

I N D E XCouncil Meeting held February 27, 1962, 8:00 P.M.

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Adjourned at 9:10 P.M.

Edith Shaffer
Minute Secretary

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Council Minutes
February 27, 1962

Torrance, California
February 27, 1962

**MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL**

1. CALL TO ORDER:

A regular meeting of the Torrance City Council was held Tuesday, February 27, 1962, at 8:00 P.M., in the Council Chamber of the City Hall.

2. ROLL CALL:

Those responding to roll call by Deputy City Clerk Whitacre were: **COUNCILMEN:** Benstead, Blount, Bradford, Drale, Vico, and Mayor Isen. Councilman Beasley arrived at the close of the flag salute. Also present were City Manager Peebles and City Attorney Remelmeyer.

3. FLAG SALUTE:

At the request of Mayor Isen, Mr. Vernon Coil led the salute to our Flag.

4. INVOCATION:

Father Hugh Percy, Rector of St. Andrews Episcopal Church opened the meeting with an invocation.

5. APPROVAL OF MINUTES:

On motion of Councilman Benstead, seconded by Councilman Drale, the minutes of the regular meeting held February 20, 1962 were approved as written, there being no objections.

6. APPROVAL OF DEMANDS:

Councilman Beasley moved all bills regularly audited be paid. The motion was seconded by Councilman Benstead and carried by unanimous roll call vote.

7. MOTION TO WAIVE FURTHER READING:

Councilman Beasley moved that after the clerk has given a number and read title to any resolution or ordinance on tonight's agenda, the further reading thereof be waived; reserving and guaranteeing to each councilman the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Drale and carried by unanimous roll call vote.

AIRPORT MATTERS:

8. Request of Jefferson, Incorporated, by J. S. Bower, for approval of plans for the Citizens National Bank building at the Rolling Hills Plaza Shopping Center.

In answer to an inquiry from Mayor Isen, Building Superintendent Schlens stated the plans conform very well to the architecture of Foods Company and the other buildings to the south and west thereof. Councilman Benstead inquired the size of the building and was told it will be 55 x 90 approximately, and will cost an estimated \$120,000.

Mayor Isen asked that the plans as exhibited by Mr. Schlens be marked Exhibit A for identification.

Councilman Beasley moved the Council approve the plans as presented in Exhibit A. The motion was seconded by Mayor Isen. Roll call vote was expressly requested by Councilman Drale who also inquired about proper parking ratio. Mr. Schlens explained this has been checked with each addition to the shopping center and has been kept in accordance with the original plot plan. This is merely filling out that plan.

Roll call vote was favorable, as follows:

AYES: COUNCILMEN: Beasley, Benstead, Blount, Drale, Vico, Mayor Isen.

NOES: None

ABSTAIN: COUNCILMEN: Bradford.

9. Councilman Beasley moved to accept the four easement deeds described as:

1. Street easement deed dated January 30, 1962 for the widening of Carson Street over a portion of Lot 1, Block 30, Tract No. 2761, given by Lorraine G. Parkhurst and Antonina Grumschlis.
2. Sewer Easement deed dated February 12, 1962 over a portion of Lot 55, Tract No. 639, given by William I. Morgan.
3. Storm Drain easement deed dated February 12, 1962 over a portion of Lot 55, Tract No. 639, given by William I. Morgan.
4. Street easement deed dated February 20, 1962 for the widening of Carson Street and to provide a corner radius at the southeasterly corner of Carson Street and Juniper Avenue over portions of Lot 10, Block 27, Tract No. 2761, given by A. Ross and E. Winifred Wilcox.

The motion was seconded by Councilman Benstead and, there being no objection, carried.

LICENSE MATTERS:

10. Request of Torrance Optimist Club for Fireworks Stand license, with comments of License Inspector Whitacre.

Councilman Bradford moved to grant the fireworks stand license requested by Torrance Optimist Club. His motion was seconded by Councilman Vico.

License Inspector Whitacre asked that the other two organizations mentioned in his communication, Torrance Area Youth Band and North Torrance Democratic Club, also be considered at this time, their circumstances being the same as Torrance Optimist Club.

Roll call vote on the motion to grant to Torrance Optimist Club was unanimously favorable. If and when the other two organizations file their applications, they will be considered separately, Mayor Isen said.

11. Recommendation of License Inspector Whitacre for release of Oil Well Bond No. 01-B-77348 in the amount of \$1,000 covering Patdot Well No. 2, located on Lot 3, Tract 2895, Torrance Boulevard, between Henrietta and Victor Streets.

In answer to a question by Councilman Benstead, Mr. Whitacre said the report is on file showing compliance with State requirements.

Councilman Beasley moved to release the oil well bond as requested. Motion, seconded by Councilman Drale, carried by unanimous roll call vote.

TRAFFIC MATTERS:

12. J. O. Whitmer, Traffic and Lighting Engineer, submitting recommendation that 223rd Street westerly of Western Avenue be established as a secondary street. Location map, sketch, letter from Los Angeles County Regional Planning Commission, and plan of the proposed realignment of 223rd Street attached.

Councilman Drale moved to concur in the recommendation of the Traffic Engineer. The motion was seconded by Councilman Beasley. Roll call vote was unanimously favorable.

13. Traffic Commission recommendation that a stop sign be installed on Adolph Avenue at its approach to Newton Street, submitted by Traffic and Lighting Engineer Whitmer, with signature of concurrence of City Manager Peebles.

Councilman Bradford moved to concur in the recommendation. Motion, seconded by Councilman Benstead, carried by unanimous roll call vote.

At the request of Mayor Isen, Deputy City Clerk Whitacre assigned a number and read title to:

RESOLUTION NO. 62-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ARTICLE II OF RESOLUTION NO. 61-158 WHICH ESTABLISHES THROUGH STREETS IN THE CITY BY ADDING CERTAIN STREETS THERETO.

Councilman Benstead moved to adopt Resolution No. 62-35. Motion, seconded by Councilman Bradford, carried by unanimous roll call vote.

14. At the request of Mayor Isen, Deputy City Clerk Whitacre assigned a number and read title to:

RESOLUTION NO. 62-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ARTICLE II OF RESOLUTION NO. 61-158 WHICH ESTABLISHES THROUGH STREETS IN THE CITY BY ADDING CERTAIN STREETS THERETO.

The addition proposed is Del Amo Boulevard from Western Avenue to the westerly City limits.

Councilman Benstead moved to adopt Resolution No. 62-36. Motion, seconded by Councilman Blount, carried by unanimous roll call vote.

15. R. J. Vroman, chairman, Torrance Traffic Safety Council, requesting that vacancies on that Council be filled.

Mayor Isen asked the councilmen to get in their appointments and he would try to do the same. There being no objection, the communication was ordered filed.

ORDINANCES:

16. At the request of Mayor Isen, Deputy City Clerk Whitacre assigned a number and read title to:

ORDINANCE NO. 1299

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY COUNCIL AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA STATE EMPLOYEES' RETIREMENT SYSTEM.

Councilman Drale moved to approve Ordinance No. 1299 at its first reading. Motion, seconded by Councilman Benstead, carried by unanimous roll call vote.

COMMUNICATIONS FROM CITY MANAGER:

17. Parking Lot Signs. The recommendation of the City Manager is to go ahead with installation of four parking lot signs to cost \$360 each and twelve direction signs, at a total cost of approximately \$1,600, plus installation, which can be done by City forces.

Councilman Benstead moved to concur. Motion, seconded by Councilman Vico, carried by unanimous roll call vote.

18. Car Mileage for use of one's own automobile.

The recommendation is merely for clarification, to include city employees' personal cars when necessary to be used on City business, in the 13¢ per mile policy previously adopted for Mayor, Council members, Commissioners, and elected officials.

Mayor Isen moved to concur in that recommendation and his motion was seconded by Councilman Drale. Roll call vote was unanimously favorable.

19. Miscellaneous recommendations:

Expenditure: That \$392.91 be appropriated to Hutchison Fence for 600 feet of woven wire, one roll of barbed wire and 60 pieces of 4 x 4 x 9' redwood.

Councilman Beasley moved to approve the expenditure set forth above. Motion, seconded by Councilman Drale, carried by unanimous roll call vote.

PROCLAMATIONS:

20. Mayor Isen designated the month of March as KEEP A LIGHT IN YOUR HOME AT NIGHT month in compliance with the campaign publicized by Sheriff Peter J. Pitchess of Los Angeles County.

21. At the request of Mayor Isen, Deputy City Clerk Whitacre assigned a number and read title to:

RESOLUTION NO. 62-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE COMPLIMENTING MARINE LT. COL. JOHN H. GLENN, JR., ON BEING AMERICA'S FIRST MAN-IN-ORBIT.

Councilman Benstead moved to adopt Resolution No. 62-37. Motion, seconded by Councilman Drale, carried by unanimous roll call vote.

22. An additional item was on this evening's agenda, a communication from Superintendent of Building Inspection Schlens with recommendation on awarding of the contract for removal of the old Walteria library building.

The recommendation was to ignore the lowest bid because it was submitted by a City employee, and to accept the bid of S. T. Gibbs in the amount of \$450 because it includes removing the old foundation whereas the next lower includes only removal of combustible debris. The difference in amount is only \$2.00. Councilman Beasley moved to concur in the recommendation above set forth. The motion was seconded by Councilman Drale and carried by unanimous roll call vote.

ORAL COMMUNICATIONS:

23. City Manager Peebles told of the drowning today of a six year old child in one of the drainage areas located on private property. It is not a sump, but a localized depression which has been adjacent to the Edison right of way on Western Avenue for years. Councilman Beasley mentioned another dangerous place, a concrete pit 6 x 6 x 20 feet at 218th and Border Street, which has been full of water. City Manager Peebles said it has now been pumped and he is trying to keep up with all the places of this kind that exist.

Mr. Jerome Satuloff, a home owner in the vicinity of the Watt property involved in the drowning today, expressed the concern of himself and the parents of small children. He said before moving into the tract, he was assured by the real estate people and contractor that the depressed area would be filled and made into a park. The fence protects only three perimeters of the depression. City Manager Peebles said the property Mr. Satuloff is speaking of is owned by Mr. Guenser and is not involved in this accident; also that the people who own the property where the sumps are have been put on notice to start pumping immediately.

Mr. Satuloff said the concern of the homeowners is for their children and asked that something be done immediately. He told of other accidents involving injury and death of children. The filling of the depression is progressing only on Saturdays and Sunday mornings, he said.

Mayor Isen asked City Manager Peebles for a report on this. No specific time has been set for completion of the fill. It is private property which will be dedicated to the city for a park when filled. Mayor Isen promised the City would attempt to get the broken places in the fence repaired and properly maintained and City Manager Peebles will give a full report on the subject to the Council in two weeks.

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Councilman Beasley said children are crawling under the fence on the extension of Old Lomita Boulevard and playing in 40 feet of water. He advised a full report on the condition of the sumps around town. City Manager Peebles said that is being done and the Police Department has been alerted to the danger and they have been bringing children into the Police Station, calling the parents and giving them a lecture on the dangers.

The report by the City Manager's office will contain a cost estimate and recommendation and will be presented to the Council in two weeks.

24. City Manager Peebles said ever since the problem has come up with respect to Walteria Lake and the building restriction there, City Attorney Remelmeyer and he have been conferring in search of a solution which would be satisfactory to the Council and to the people. Mr. Remelmeyer has met with the insurance companies and the building and loan associations to find a solution and Mr. Peebles asked Mr. Remelmeyer to explain the proposal which might solve the problem.

City Attorney Remelmeyer said although he does not believe the City would be liable as a result of permitting building, it is possible that the Supreme Court might so hold. Mr. Koletos has offered to hold the City harmless for damage to third persons and release the City from any possible damage to his property, but the release would not bind subsequent owners and would preclude Mr. Koletos getting insurance. However, it would protect the City as long as Mr. Koletos owns the property and he would have to defend any lawsuits. Some record should be made of the flood hazard in the area and Mr. Remelmeyer proposed putting all this into one document in which the builder, the owner of the property, would release the City from liability to himself, hold the City harmless from damage to third persons, and refer to the flood hazard reports, and be recorded so any subsequent purchaser would be made aware thereof. He said he would try to make it a covenant running with the land.

Secondly, he proposed that the City amend the Drainage Improvement Ordinance and, instead of requiring a flat fee for building in the area, that the City Engineer complete his study and on that basis and on the Koebig and Koebig report, determine the cost of drainage in the area easterly of Hawthorne Boulevard, consider the contribution of the City toward relief of the problem, and that the remainder be prorated in the manner of an assessment district, between the landowners in the area. This has been legalized by the legislature for subdivisions. Engineering lack of personnel at this time precludes doing this for the entire City. Under this arrangement, for example, Mr. Koletis would pay to the City the prorated amount that would be his share of a complete drainage program. This would apply to anyone in the area who builds, and a set of conditions would be established which would be applicable to everyone. This would bring in money but would not bring any construction.

The third phase would be for the Council to order the City Engineer to proceed with preliminary plans for an assessment district which would be based on the plans he would draw to determine the boundaries of the assessment district. The amount collected would be given as a credit against the 1911 Act assessment so that the homeowner would not have to pay twice. Under this three-phase plan, Mr. Remelmeyer said within a year he hoped the necessity of a hold harmless agreement and release could be obviated. Without the three points, he does not believe any

building should be permitted. There should be a statement on the title so that everyone would know of the hazard before buying. This plan seems satisfactory to Mr. Remelmeyer and Mr. Peebles and was presented orally for consideration by the Council.

Mayor Isen said he thought it very good, equitable and fair and complimented City Attorney Remelmeyer.

Councilman Vico asked if this would mean Mr. Koletos could build if he put all the improvements in and Mr. Remelmeyer said no, Mr. Koletos would pay money into the drainage improvement fund to take care of his share of the construction cost of a drainage improvement system in the area, under a type of assessment district. If the Council orders the preliminary study, looking toward amendment of the drainage ordinance and the 1911 Act proceeding, before the rain comes next year we could have a system set up so if people build they won't be flooded. City Manager Peebles added that perhaps when people realize they can go ahead, they would be willing without resorting to the 1911 Act.

Councilman Blount asked when this can all be put in writing and Mr. Remelmeyer said he could start tomorrow. Mayor Isen suggested that Mr. Remelmeyer hold informal office interviews with interested parties to get their reactions and then report back to the Council as the plan should be approved by the property owners.

Answering a query by Councilman Beasley, City Engineer Nollac called attention to the map given the Council with a report two weeks ago in which the acreage is given as 1070 and the total cost \$1,980,000, or about \$1850 per acre for the drainage system. Mr. Remelmeyer said he and Mr. Peebles believe this amount may be reduced by accomplishing the purpose in phases.

Councilman Beasley moved to ask the City Attorney, the City Engineer and the City Manager to proceed and bring in a report as soon as possible so that a realistic appraisal may be made by the Council.

Councilman Drale asked what will be done about the flight pattern. Mr. Remelmeyer said the City knows what properties it must have for a clear zone and what the height limitations will be.

Councilman Drale said the people in the area had been led to believe the drainage system now being installed was to be a partial solution of the sump problem and he did not favor releasing any property until that sump is completed, but rather that the property owners should ask relief from the taxing agencies. Mayor Isen said remedial action, not tax relief, is necessary.

Councilman Bradford asked if it would be possible to build a sump at the end of the airport runway; City Engineer Nollac said it would not be advisable and City Manager Peebles said it is not permitted under FAA regulations. Councilmen Bradford and Blount questioned this and Airport Manager Egan will do some research to determine.

Mayor Isen asked if there were any objections to this preliminary study being made, put in writing and released to the Council and interested parties; there was none.

25. Mrs. Ethel Kovach of 21730 Barbara Street presented a problem involving the services of the South Bay Humane Society. A stray dog had severely injured Mrs. Kovach's cat and although she called the Humane Society and their truck picked up the cat, locked it in a cage and in the truck, when her husband went to the shelter about an hour later to be sure that the pet had been humanely disposed of, neither the driver of the truck nor the man in charge of the shelter could produce the cat, its body, or any information. The only inference the Kovachs could draw was that it had been allowed to escape. Her complaint also dealt with the refusal of the South Bay Humane Society which has a two year contract with the City, to pick up stray dogs when reported.

City Manager Peebles said Mrs. Blonk, the operator of the shelter, had been told of complaints and that the contract would be carefully scrutinized at the budget sessions this spring. Mrs. Blonk also was advised of this particular complaint and that it would be before the Council at this meeting, but she was not present.

Mayor Isen stated if there was no objection, the City Manager would make a complete report on this incident as well as on other available agencies for the purpose of replacing South Bay Humane Society. He asked that Mrs. Kovach be supplied a copy of the report on the investigation made of her complaint. There was no objection.

26. City Manager Peebles said the architect for the County Probation Building would like to have the Council's concurrence on the colored rendition of the building which was displayed to the Council and the audience. Mayor Isen moved that it be approved by the Council. Motion, seconded by Councilman Drale carried by unanimous roll call vote.

27. City Attorney Remelmeyer requested permission to attend the conference of city attorneys April 4, 5 and 6 at San Diego, with appropriate expenses paid. Mayor Isen moved the permission be granted. Motion, seconded by Councilman Vico, carried by unanimous roll call vote.

28. Councilman Beasley expressed the opinion that the South Bay Humane Society's shelter on Earl Street has been a disgrace to the City for twelve or fifteen years and still is. He has never heard one word of a complimentary nature concerning it or its services.

29. Councilman Beasley said he had several substantiated reports of the Goodhew Ambulance service being from 40 to 45 minutes late in getting to the scene of an accident. An example was the drowning of the little boy today. In addition, they do not seem to know Torrance streets or locations as they had to be led to the scene today by a newspaper reporter. The health and welfare of the people of Torrance is entitled to faster and more efficient ambulance service.

Mayor Isen asked that this be referred to the Police Committee of the Council, the Chief of Police and the City Manager. Councilman Benstead called a meeting for Friday afternoon of this week, at 5 p.m., in the City Manager's office.

30. Councilman Benstead said a month or so ago he spoke of making a survey of the Victor Tract to determine what the people would like to have out there. When they were first annexed to the City

it was understood they were going to have M-1 zoning. Since then, but by bit, the property has been going residential, R-2 and R-3. He asked if this survey has been made and moved the matter be referred to the Planning Department for a report. Attention was called to a letter from Mrs. Kulpaca on the subject. There was no objection and the motion carried.

31. Councilman Bradford referred to the ordinance limiting parking to one side of several narrow residential streets in the neighborhood where he lives. He and his neighbors favor having the limitation as to Beech Street removed. There was to have been a survey of the residents of Madrid, Acacia and Beech Streets which Mr. Bradford said has not been made. He moved a proper ordinance be prepared to remove the prohibition of parking on the west side of Beech. His motion was seconded by Councilman Benstead and roll call vote was as follows:

AYES: COUNCILMEN: Benstead, Blount, Bradford.

NOES: COUNCILMEN: Beasley, Drale, Mayor Isen.

ABSTAIN: COUNCILMEN: Vico.

The motion failed.

Councilman Drale asked Traffic Engineer Whitmer about the survey and Mr. Whitmer said the people were contacted by postcard and letter and in some cases where no reply was received, personally. He will look in his files for documentary evidence of their having been contacted.

Mayor Isen said the one side of the street parking had worked very well on Amapola, the narrowest of the streets.

The meeting was adjourned at 9:10 P.M.

A. H. Bartlett, City Clerk

By *John Whitacre*
Deputy City Clerk

APPROVED:

Albert Isen

Mayor of the City of Torrance

Edith Shaffer
Minute Secretary

9.

Council Minutes
February 27, 1962