

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

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Adjourned at 11:00 p.m.

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

1. CALL MEETING TO ORDER:

A regular meeting of the Torrance City Council was held Tuesday, May 8, 1962 at 8:00 p.m., in the Council Chamber of City Hall, Torrance, California.

2. ROLL CALL:

Those responding to roll call by City Clerk Coil were:
COUNCILMEN: Beasley, Benstead, Drale, Miller, Sciarrotta, Vico, and Mayor Isen.

3. FLAG SALUTE:

At the request of Mayor Isen, Mr. Albert Levitt led the salute to our Flag.

4. INVOCATION:

The Reverend Daniel Weaver, Del Amo Southern Baptist Church, opened the meeting with an invocation.

5. APPROVAL OF MINUTES:

Councilman Drale moved that the minutes of the regular meeting held May 1, 1962 be approved as written. Motion, seconded by Councilman Miller, carried, there being no objection.

6. APPROVAL OF DEMANDS:

Councilman Drale moved all bills regularly audited be paid. Motion, seconded by Councilman Benstead, carried by unanimous roll call vote.

7. Councilman Benstead 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.

Mayor Isen gave a brief explanation of Council procedure for the benefit of the audience and stated, if there was no objection, he would take some matters out of regular order so that persons interested might be free to leave if they wished.

HEARINGS:

8. Case No. 764 - Change of Zone. Harold W. Howard, 85 Val Monte Plaza, petitioner, Third and final hearing for change of zone from A-1 to C-2 on property described as Lot 102, Tract 639 situated on the east side of Crenshaw between 231st Street and what is proposed to be 230th Place to a final depth of 115' in accordance with present City Plans. Letter of transmittal recommending DENIAL without prejudice, location sketch, excerpt from Planning Commission minutes attached.

Mayor Isen asked if anyone present wished to be heard on Case No. 764.

Mary Boles, representing Alyce Rourke Realty, representing both the buyer and seller, spoke in favor of the change of zone. She presented three letters from property owners in Tract 639 approving the proposed change.

Also received was a letter from Mrs. Pamela Vellings of Canoga Park, approving.

Mr. Harold W. Howard, the proponent, said he saw no reason not to grant the change, considering the other properties in the neighborhood which have been so changed.

City Clerk Coil presented affidavit of publication on this and Case No. 776 and, there being no objection, they were ordered filed.

Mr. Robert Collins of 99 Calle Mayor, Redondo Beach, who owns a lot about a block from the parcel in question, hoped for a change of zoning of his lot as well as that of proponent, to commercial.

Councilman Drale moved to close the hearing. Motion, seconded by Councilman Benstead, carried, there being no objection.

Councilman Drale moved to return the case to the Planning Commission for further study, taking into consideration there is now a Planning Director in the City of Torrance, and return to the Council at the end of two months with a definite recommendation. The motion was seconded by Councilman Sciarrotta and, there being no objection, carried.

Councilman Miller felt this is the type of case which should be approved for variance rather than change of zone, but that all the area south of Sepulveda should be commercial.

9. Case No. 776 - Variance. Standard Oil/Signal Oil Co. Division, petitioner. Formal hearing for variance and conditional permit to construct modern 24 x 40' three bay steel service building on rear yard of existing service station property at 2975 Carson Street, C-1 zone, for use as an automobile repair garage, excluding body and fender work. Letter of transmittal with recommendation of denial, location sketch, excerpt from Planning Commission minutes attached.

Mayor Isen asked if anyone wished to speak on Case No. 776.

Mr. I. L. Harris representing Signal Oil Company, 6300 West 78th Place, Los Angeles 45, said the improvement would not be detrimental to the public welfare, but on the contrary would be beneficial to the many residents coming into the neighborhood with completion of the new apartments on Carson Street. He pointed out that modern garage service equipment is not noisy as it was once and that this type of operation would have no adverse effect on property values nor interfere with the progress of development of the community.

Mr. Arthur Nelson of 3013 Antonio, presented a petition signed by 28 people within 300 feet radius, protesting. He does not believe an automobile repair shop has a proper place in a nice residential area.

Councilman Beasley moved to close the hearing. Motion, seconded by Councilman Miller, carried, there being no objection.

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

10. Case No. 703 - Variance. Filomena B. Thomas, petitioner. Variance to construct 32 unit two-story apartment building to allow a one-story carport, A-1 zone situated at Hickman Drive between Baily Drive and Prairie Avenue. Planning Commission letter of transmittal with recommendation of denial, location sketch and excerpt from Planning Commission minutes of April 18, March 7, February 21 and September 6, 1961.

In response to Mayor Isen's call for anyone who wished to speak, Mr. Jack Spahn of Barclay Pearson, representing the petitioner, spoke. He said the recommendation of denial is based on the fact that the documents required for forwarding to the Council had not arrived at that time. He read from a letter to David Cleveland, then Acting Planning Director, explaining the reason for delay, and described the proposed 32-unit apartment building.

Councilman Benstead moved to refer Case No. 703 back to the Planning Commission for study. His motion was seconded by Councilman Sciarrotta.

Mr. Frank A. Hilsinger, 4513 Redondo Beach Boulevard, Lawndale, appeared in protest. Mr. Cleveland told the Council what zones surround this land at the request of Councilman Benstead.

Mr. Hilsinger stated each time the matter has come before the Commission, they have had notice, with the exception of the time in September of 1961 at which time no opposition was in attendance because no notice was received. Mr. Hilsinger presented a petition of 30 or 40 residents who wish to have no multiple dwellings of any kind.

Councilman Sciarrotta and Mayor Isen asked why the Council so frequently gets complaints from property owners that they were not notified and suggested a different method be adopted; that the mailing be done by registered mail, with return receipt requested. Councilman Benstead said at one time when he telephoned the Planning Division on a similar matter, he was told the notices would be sent out after the hearing. Councilman Beasley thought the discrepancy might arise from the list of property owners which the department uses.

Councilman Benstead moved to close the hearing. Motion, seconded by Councilman Beasley, carried.

Mr. Danhy Thomas, 4816 West 99th St., Inglewood, presented arguments in favor of the variance.

Councilman Benstead moved to concur in the recommendation of denial of Case No. 703. Motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote.

WRITTEN COMMUNICATIONS:

11. Letter dated April 30, 1962 from Robert O. Borton on behalf of residents in vicinity of the Entradero sump requesting sump be developed into a West Torrance Regional Park.

Mrs. Eve Bisou of 4915 Halison St., asked the petition be read, but Mayor Isen felt a report from City Manager Peebles would be more advantageous in that all Councilmen had read the petition.

Mr. Peebles said a week or two ago the Council received a request for an easement or agreement to be reached for the Tordondo Little League for a future baseball field in Entradero sump. He referred to the petition as containing 1615 signatures from the area directly affected and said administration is working with the Park and Recreation Commission on the project.

Mrs. Bisou said he believed there had been a community misunderstanding. City Manager Peebles said the misunderstanding is that the Council tentatively approved the Tordondo Little League having approximately 441 x 356 feet more of Entradero Sump for additional baseball field and "the other faction" feels this is not for the good of the area and want this project stopped so they may develop it for a community park for the good of all age groups.

Mr. Raymond S. Lewand, 19808 Halison Place, stated the petition is for the purpose of making the Council aware of the tremendous amount of interest in the area at this budget time. He asked that action be withheld until all sides of the question have been presented.

Mr. Alfred Pearson of 20028 Halison, said the request of Tordondo is for only a small section of land for use as a ball diamond.

Mayor Isen asked the secretary to communicate to the Park and Recreation Commission, not only the petition, but the names of those speaking here tonight and that all interested parties be notified when the matter will come before the Commission.

Councilman Drale reminded the people there is no chance of this land being sold or given away; it is for drainage use but may be used for park purposes. He did not think there would be any harm in letting Tordondo use a little land for baseball.

* * * * *

Mayor Isen introduced Ben Russell, formerly a Civil Service Board member, and Councilman Beasley presented to him the perma plaque resolution previously adopted by the Council in appreciation of his efforts.

Mayor Isen greeted Councilman Beasley on this, his birthday, but refrained from mentioning any figures.

At 8:50 p.m., a recess was declared and the Council reconvened at 9:00 p.m.

The heroic acts of members of Boy Scout Troup 728 and their scoutmaster, Wm. Raines, were recounted in connection with rescue of Larry Combs, aged 11 who had fallen from a cliff. Mayor Isen said it is very gratifying to find the boys making such fine practical use of skills they have learned, and moved a perma plaque resolution to be presented to Troup No. 728. The motion was seconded by Councilman Beasley and carried by unanimous roll call vote. Mayor Isen turned over to City Attorney the communication from which he had gathered the information, for use in drafting the resolution. City Clerk Coil will notify the scoutmaster and scouts so they may be present to accept the resolution when prepared and processed.

44. Next, Mayor Isen asked that the Council consider, out of order on the agenda, acquisition of property in downtown Torrance for parking lot purposes.

Mr. George Binder, 404 North Roxbury Drive, Beverly Hills, acted as spokesman for a group of downtown businessmen, called Downtown Torrance Redevelopment Committee. A plan has been formulated by which four parcels of property would be purchased and improved, the first one to be bought by the City for approximately \$100,000 which Mr. Binder hoped would be allocated tonight. Secondly, the downtown property owners would immediately ask the City to instruct the City Attorney to form an assessment district, and the district so formed would purchase the second, third and fourth parcels and complete the program.

Councilman Benstead asked if the assessment district should not be set up first. Mr. Binder was definite in his contention that the City should take this first step of allocating \$100,000 for purchase of the first parking lot. He described the condition which exists and is rapidly worsening in Downtown Torrance as a result of the many big shopping centers and discount houses in and around the City. Time is of the essence of any planned remedy.

Councilman Benstead doubted the plan would be followed through.

Mr. Binder pointed out if he and his syndicate and Mr. Sam Levy signed (and they would) that would take care of about 40% of the signatures necessary for the assessment district. Mr. Levy and Mr. Lou Schlander were present and concurred completely in Mr. Binder's remarks.

Councilman Miller asked if it would be possible to make a condition of the allocation of the money that the assessment district be formed. Mr. Binder did not think that would be practicable because of the time element.

Councilman Beasley stated the obligation of the City to downtown Torrance as a tax revenue source, to stimulate business and keep the area worthwhile. Mayor Isen outlined the reasons he thinks it would be poor business for the Council to stand by and see downtown Torrance deteriorate. Some major activity is rumored for the area if the plan is initiated. Mr. Binder said his group owns the Newberry occupied property and 60 feet next door. Newberry has said if the lot is acquired they will go ahead with an enlargement to cost about \$112,000.

Councilman Sciarrotta expressed the opinion that this sort of improvement should have started long ago and if not started soon and vigorously, he feared downtown Torrance would become rundown and dilapidated as has happened in some other cities.

Councilman Miller moved to concur in the recommendation of the City Manager to allocate \$100,000 for purchase of property for parking. Second was by Councilman Sciarrotta and City Manager Peebles said every attempt would be made to find the necessary money.

Councilman Drale asked if there might be an amendment to provide the assessment district be guaranteed and Councilman Benstead agreed with the thought. Mr. Binder strenuously objected to such a provision, saying the City has been very derelict in its duty to downtown. He cited the case of Rochester, New York, which spent \$7 million and the property owners an additional \$23 million to improve its downtown area. Rochester's population is 500,000.

The councilmen and interested parties discussed the time element and it developed the district could be formed within two or three months under existing circumstances.

Councilman Miller asked that his motion stand as presented, Councilman Sciarrotta seconded.

Mayor Isen asked the motions be considered separately. Both he and Councilman Drale favored changing the word "guarantee" to "commence to get the necessary signatures" with respect to Councilman Drale's motion to amend the original motion.

Roll call vote on the amendment (Mr. Drale's motion) was:
 AYES: COUNCILMEN: Benstead, Drale.
 NOES: COUNCILMEN: Beasley, Miller, Sciarrotta, Vico,
 Mayor Isen.

Thus, the so-called amendment was rejected.

Roll call vote on Councilman Miller's motion in chief, to concur in the recommendation of the City Manager was:
 AYES: COUNCILMEN: Beasley, Drale, Miller, Sciarrotta,
 Vico, Mayor Isen.
 NOES: COUNCILMEN: Benstead.

Mayor Isen stated that while this is a fine step forward, there must be merchandising, items of interest and value, to bring people to downtown Torrance; stores must be made attractive enough to be competitive and the whole district must be refurbished. Parking alone just won't do it. Councilman Benstead admonished the group to act in good faith so the same thing will not happen which caused such a plan to go awry several years ago.

City Attorney Remelmeyer reminded the Council their motion allocated the money but there was no motion to form any assessment district. Mayor Isen said the amendment failed and only the original motion carried. City Manager Peebles asked that City Attorney Remelmeyer be authorized to do whatever is necessary to commence formation of a district. Councilman Sciarrotta so moved. Motion, seconded by Mayor Isen, carried by unanimous roll call vote.

33. Next considered was the request of Airport Plaza, Inc., for return of \$25,000 security deposit.

In answer to a question by Mayor Isen, City Attorney Remelmeyer said the request is a proper one. Councilman Drale moved to so refund the deposit. Councilman Beasley seconded the motion and roll call vote was as follows:

AYES: COUNCILMEN: Beasley, Drale, Miller, Sciarrotta,
 Vico, Mayor Isen.
 NOES: COUNCILMEN: Benstead.

The motion carried.

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Principal Hugh Dooley, 25810 Skylark Drive, of Crenshaw School accompanied by several members of a class in logic and semantics was present and were welcomed by Mayor Isen.

12. Letter petition dated April 29, 1962 with 18 signatures urging City Council to refuse recommendation of Recreation Director Van Bellehem to accept money through the Urban Renewal and Open Space Program to help buy park sites for the City of Torrance.

Mayor Isen stated this would be filed. There is another item later on the agenda dealing with this subject.

13. Bay Cities Taxi request for additional permits with comments of Chief of Police Bennett, license Inspector Whitacre, and City Manager Peebles.

George Stephenson, attorney of San Pedro, represented persons protesting and said it would take him about twenty minutes to set forth his contentions. Mayor Isen asked the matter be set for pre-council meeting at 7 p.m., on May 23, Wednesday, because of the conflict of dates with Mayors' and Councilmen's Institute in Sacramento. The council meeting May 15th will adjourn to 8 p.m. on May 23 and City Manager Peebles was asked to keep that in mind. Mr. Stephenson was promised 45 minutes pre-council on this subject May 23rd and the subject will then come up early in the regular meeting at 8:00 p.m.

A formal motion was made by Councilman Beasley to discuss the matter at pre-council session 7 p.m., May 23, 1962 and seconded by Councilman Sciarrotta; there was no objection.

Mr. Stephenson, 413 West 7th Street, San Pedro, asked for a copy of the report and it was furnished him and also to Mr. Hart who evidently had planned to represent the Bay Cities Taxi Company.

12.A. At the request of Mayor Isen, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 62-92

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING RESULTS OF THE GENERAL MUNICIPAL ELECTION HELD IN SAID CITY ON APRIL 10, 1962 - AS DETERMINED BY THE RECOUNT OF VOTES CAST IN CONSOLIDATED PRECINCT NUMBER 46; AND REPEALING SECTIONS 11 TO 20 INCLUSIVE OF RESOLUTION NO. 62-58 AND SUBSTITUTING NEW SECTIONS THEREFOR RELATING TO ELECTION RETURNS.

Councilman Benstead moved to dispense with further reading of Resolution No. 62-92. Motion, seconded by Councilman Drale, carried by unanimous roll call vote.

Councilman Benstead moved to adopt Resolution No. 62-92. Motion, seconded by Councilman Drale, carried by unanimous roll call vote.

12.B. Further, on the same subject, Mr. David Lyman, 1305 Teri Avenue, stated he would like to comment. When this was first brought in, he said the request was based on a restoration of confidence in the election system. The results of the recount of consolidated Precinct No. 46 have done quite the opposite. For that reason he thinks it important for the Council to consider recounting all the precincts. Mayor Isen asked Mr. Lyman if he had found any further discrepancies in the results of other precincts and Mr. Lyman answered negatively. Mayor Isen

stated the errors found in Precinct 46 were inexplicable and he cannot approve the City spending the amount of money necessary to make the recount. He suggested taking the request through Superior Court as any question would be one to be decided by a judge where jurisdiction is vested under the Election Code.

Mayor Isen moved that Mr. Lyman, or anyone else interested in contesting the election file through the Superior Court in a timely manner. The motion was seconded by Councilman Drale and carried, as follows:

AYES: COUNCILMEN: Benstead, Drale, Sciarrotta, Vico,
Mayor Isen.
NOES: COUNCILMEN: Beasley, Miller

Although Councilman Sciarrotta voted "Yes" he fears this may set a precedent in future elections.

Councilman Miller said he gained 77 votes by the recount.

Councilman Beasley voted "No" because he does not feel qualified to make the decision.

A recess was declared at 9:40 and the Council reconvened at 9:55 p.m.

14. Letter dated April 23, 1962 from North Torrance Civic Improvement Association regarding studying the feasibility of Councilmanic District plan.

Councilman Benstead moved to file the communication, but Councilman Beasley suggested setting up a citizens' committee to look into the possibilities and advantages. Mayor Isen said he would have to see a lot more demand for such a system before it is considered. Councilman Vico seconded the motion to file and there were no objections.

15. Letter dated April 23, 1962 from North Torrance Civic Improvement Association regarding increase in pay for Mayor and councilmen.

Mayor Isen said this too would need much more popular demand before it should be considered. Councilman Vico moved to file; Mayor Isen seconded, no objections.

16. Communication from Water Superintendent McVicar dated May 2 1962 regarding installation of water main extension in 235th Place west of Pennsylvania Avenue, with concurrence of City Manager Peebles.

Councilman Beasley moved to concur in approval. Councilman Vico asked that bids be taken. He feels the same supplier is used too often. City Manager Peebles stated it would be advertised for bidding and subject to that provision and the fact that the money would come from the water department revenue, the motion of Councilman Beasley carried, there being no further objection.

17. Vacancies on Civil Defense and Disaster Commission.

Mayor Isen nominated Mrs. Gertrude Tooker, 20545 Madrona Avenue, to take the place of Commissioner Burall, and Mr. S. A. Alberti, 3314 Antonio, to fill the vacancy left by the appointment of C. J. Peterson to the Civil Service Board. A poll of the Council proved unanimously favorable.

18. Communication from Mayor Isen dated May 4, 1962 regarding Mayor and Councilmen's Institute, sponsored by League of California Cities May 20 through 22, 1962.

Councilman Drale moved those councilmen who wish to attend be authorized to do so, with appropriate expenses paid. Mayor Isen seconded, and asked City Manager Peebles to place the program for that institute on next week's agenda. Roll call vote was unanimously favorable.

COMMUNICATIONS FROM ENGINEERING DEPARTMENT:

19. Recommendation of City Engineer Nollac dated May 3, 1962 that Rolling Hills Road be adopted as a secondary highway, 80 feet wide.

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

20. At the request of Mayor Isen, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 62-88

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO VACATE A PORTION OF THE SOUTH CORNER OF PASEO DE LA PLAYA AND CALLE MIRAMAR IN THE CITY OF TORRANCE; FIXING A TIME AND PLACE FOR A HEARING THEREON AND PROVIDING FOR THE PUBLICATION OF THIS RESOLUTION.

Councilman Benstead moved to adopt Resolution No. 62-88. Motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote. City Engineer Nollac and Traffic Engineer Whitmer explained this would allow better traffic control.

21. Transmittal of easement deed to City Council for acceptance.

Councilman Benstead moved to accept the easement deed from Pittsburgh Plate Glass Company. Motion, seconded by Councilman Drale, carried and at the request of Mayor Isen, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 62-89

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING, ON BEHALF OF THE CITY, THAT CERTAIN EASEMENT DEED FROM PITTSBURGH PLATE GLASS COMPANY.

Councilman Benstead moved to adopt Resolution No. 62-89. Motion, seconded by Councilman Drale, carried by unanimous roll call vote.

22. At the request of Mayor Isen, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 62-90

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ORDERING THE TRAFFIC AND LIGHTING ENGINEER TO PREPARE AN ASSESSMENT DIAGRAM, PLANS, SPECIFICATIONS, ESTIMATE AND REPORT, PURSUANT TO THE PROVISIONS OF DIVISION 14, PART 1 (INCLUDING

CHAPTER 8), STREETS AND HIGHWAYS CODE, STREET LIGHTING ACT OF 1919, AS AMENDED, FOR INSTALLATION AND FOR THE FURNISHING OF ELECTRIC CURRENT AND FOR THE MAINTENANCE OF CERTAIN LIGHTING FIXTURES AND APPLIANCES, IN DISTRICT NO. 6 IN SAID CITY FOR A PERIOD OF FOUR (4) YEARS, ENDING OCTOBER 31, 1966.

Councilman Sciarrotta moved to adopt Resolution No. 62-90. Motion, seconded by Councilman Benstead, carried by unanimous roll call vote.

23. Traffic and Lighting Engineer Whitmer submitting contract for Street Lighting Assessment Preparation.

Councilman Beasley moved to concur in the recommendation of the Traffic and Lighting Engineer and the City Manager. Councilman Sciarrotta seconded and roll call vote was unanimously favorable.

24. Recommendation of Traffic and Lighting Engineer Whitmer for"

- a. Installation of 2 hour parking limits on east side of Maple Avenue from California St. to 100' north and on the north side of California St. from Maple Ave. to 150' east. Approximate cost \$55. (Proposed resolution attached.
- b. Request for four-way stop sign at Emerald St. and Tomlee Avenue be DENIED.
- c. Request for stop signs at 244th St. and Los Codona Avenue be DENIED.

Mayor Isen moved to approve and concur in the recommendations set forth above. Motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote and at the request of Mayor Isen, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 62-91

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ARTICLE II OF RESOLUTION NO. 61-160 WHICH ESTABLISHES TWO-HOUR PARKING IN THE CITY BY ADDING CERTAIN LOCATIONS THERETO.

Councilman Benstead moved to adopt Resolution No. 62-91. Motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote.

COMMUNICATIONS FROM AIRPORT COMMISSION:

Mayor Isen asked that in the future, Councilman Miller, Chairman of the Airport Committee of the Council, make some recommendations with respect to the Airport items on the agenda.

25. Recommendation of approval of purchase of Benbow Aero, Inc. by Marjorie James.

Mayor Isen moved to concur in the recommendation of the Airport Commission. Motion, seconded by Councilman Benstead, carried, there being no objection.

26. Recommendation of approval of transfer of Bay Area Sales to Marion Tanger.

Councilman Miller moved to concur in the recommendation of the Airport Commission. Motion, seconded by Councilman Benstead, carried, there being no objection.

27. Recommendation that Airport Manager be authorized to investigate and take necessary action regarding irregularities in lease of R. R. Grothe.

Mr. Henry Halvorson, 1023 Cravens Avenue, asked this matter be referred back to the Airport Commission because he had had no notice of the meeting. Mayor Isen said if there was no objection, it would be so ordered; there was none.

28. Recommendation that policy be set regarding Clear Zone acquisition.

Councilman Miller moved to concur in the recommendation. Motion, seconded by Councilman Vico, carried, there being no objection. Mayor Isen remarked the policy would not preclude any particular method of acquiring the property. The policy mentioned is to tell the property owners the status of the situation, as outlined in Airport Manager Egan's letter dated April 25, addressed to the Torrance Airport Commission.

29. Recommendation that Planning Director be instructed to work with Airport Commission regarding Master Plan for commercial frontage on airport.

Councilman Beasley moved to refer the matter of evolving a master plan for the commercial plans on Airport Property to Planning Director Shartle as recommended. Motion, seconded by Mayor Isen, carried, there being no objection.

30. Airport commissioners on Committee for Airport Days.

Mayor Isen moved to file this communication as informational. There was no objection.

COMMUNICATIONS FROM CITY ATTORNEY:

31. Request of Torrance Youth Band to have concession stand at Armed Forces Day..

The exact location cannot be ascertained until the display area has been finalized, but providing the Torrance Youth Band meets all City regulations, the request was granted on motion of Councilman Sciarrotta, seconded by Councilman Vico. Roll call vote was unanimously favorable.

32. Report on complaint of Wm. Faren regarding R-3 zoning of property on east side of Cypress, north of 229th Street, Planning Commission Case No. 510.

Mayor Isen said if there was no objection, the report would be ordered filed. City Attorney Remelmeyer will furnish a copy thereof to Mr. Faren, 2272 229th Street.

33. This item was previously considered.

34. Report on Open Space Land Program.

Councilman Sciarrotta commented that the report of City Attorney Remelmeyer, in his opinion made the prospect even more discouraging. Councilman Miller stated the report answered any questions in his mind. Mayor Isen reminded the council the Federal government is a part of our government, not a foreign power, although he does not believe this particular program is feasible.

Mr. Roger West of 2721 Cabrillo, took exception to the attitude of the Council, particularly Councilman Miller. His objection was that this evening the Council had approved \$100,000 for a parking lot to benefit downtown merchants and refused to participate in a plan to benefit Torrance citizens by providing parks because the Federal Government might want to examine the City's books.

Councilman Sciarrotta said none of the councilmen is opposed to parks and Councilman Miller remarked that any plan the City now has would not be sufficient to satisfy the Federal government. The cost of such a master plan has been determined to be around \$150,000.

Mayor Isen advised Mr. West to read the report, a copy of which was supplied to him, and become informed on the subject.

35. Regarding "spin-offs" of Jefferson, Inc. airport leases.

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

RESOLUTION NO. 62-93

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST LEASES BY AND BETWEEN THE CITY AND JEFFERSON INCORPORATED ENTITLED LEASE NO. 4-A and LEASE NO. 4-B COVERING A PORTION OF REAL PROPERTY LOCATED ON THE 36 ACRE AIRPORT TRIANGLE LEASEHOLD.

Councilman Benstead moved to adopt Resolution No. 62-93. Motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote.

36. Resubmittal of amendments to lot split ordinance and related ordinances.

a. Mayor Isen remarked the three ordinances have been recommended and approved by Management, Planning, and everyone concerned. At his request, City Clerk Coil assigned a number and read title to:

ORDINANCE NO. 1308

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ARTICLE II OF CHAPTER 26 OF "THE CODE OF THE CITY OF TORRANCE, 1954" RELATING TO THE DIVISION OF A LOT OR OTHER PARCEL OF LAND, OTHER THAN A SUBDIVISION, AND PROVIDING REGULATIONS GOVERNING SUCH DIVISIONS INCLUDING, AMONG OTHER THINGS, CONTROL OF THE DESIGN AND IMPROVEMENTS TO BE MADE ON SUCH LAND AND THE IMPOSITION OF CONDITIONS THEREON.

Councilman Benstead moved to approve Ordinance No: 1308 at its first reading. Motion, seconded by Councilman Drale, carried by unanimous roll call vote.

b. At the request of Mayor Isen, City Clerk Coil assigned a number and read title to:

12.

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ORDINANCE NO. 1309

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 15J OF APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (OFFICIAL LAND USE ORDINANCE) GOVERNING THE SPLITTING OF LOTS.

Councilman Sciarrotta moved to approve Ordinance No. 1309 at its first reading. Motion, seconded by Councilman Benstead, carried by unanimous roll call vote.

c. At the request of Mayor Isen, City Clerk Coil assigned a number and read title to:

ORDINANCE NO. 1310

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 15C OF APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (OFFICIAL LAND USE ORDINANCE) GOVERNING MINIMUM LOT AREAS AND BUILDING SITE AREAS.

Councilman Benstead moved to approve Ordinance No. 1310 at its first reading. Motion, seconded by Councilman Drale, carried by unanimous roll call vote.

37. At the request of Mayor Isen, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 62-94

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ORDERING CONSTRUCTION OF CERTAIN CURBS, GUTTERS, SIDEWALKS AND GRADING AND PAVING IN CABRILLO AVENUE; ORDERING POSTING AND PUBLICATION OF NOTICES INVITING SEALED PROPOSALS OR BIDS; AND AUTHORIZING THE CITY ENGINEER OF SAID CITY TO OPEN SAID BIDS.

(Cabrillo Avenue Assessment District No. A'11-60-2)

Councilman Benstead moved to dispense with further reading of Resolution No. 62-94. Motion, seconded by Councilman Drale, carried by unanimous roll call vote.

Councilman Benstead then moved to adopt Resolution No. 62-94. Motion, seconded by Councilman Drale, carried by unanimous roll call vote.

38. At the request of Mayor Isen, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 62-95

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE COMMENDING AND CONGRATULATING MAYOR H.F.B. ROESSLER, MAYOR OF THE CITY OF PALOS VERDES ESTATES, FOR TWENTY-TWO YEARS OF DEVOTED SERVICE TO THE CITIZENS OF THAT CITY.

Councilman Benstead moved to adopt Resolution No. 62-95. Motion, seconded by Councilman Drale, carried by unanimous roll call vote.

39. At the request of Mayor Isen, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 62-96

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE TRUSTEES OF CALIFORNIA STATE COLLEGES TO LOCATE THE NEW SOUTH BAY STATE COLLEGE IN THE CITY OF TORRANCE.

Councilman Sciarrotta moved to adopt Resolution No. 62-96. Motion, seconded by Councilman Drale, carried by unanimous roll call vote.

ORDINANCES:

40. At the request of Mayor Isen, City Clerk Coil assigned a number and read title to:

ORDINANCE NO. 1311

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 8 OF APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (LAND USE ORDINANCE) PROVIDING RESTRICTIONS APPLICABLE TO PROPERTY ZONED A-1 (LIGHT AGRICULTURAL DISTRICT) INCLUDING PERMISSIBLE USES, BUILDING HEIGHT LIMITS, LOT DIMENSIONS, AND YARDS AND DISTANCES BETWEEN BUILDINGS AND DECLARING THE PRESENCE OF AN EMERGENCY.

Councilman Drale moved to adopt Ordinance No. 1311 as an emergency measure. Motion, seconded by Councilman Benstead, carried, as follows:

AYES: COUNCILMEN: Benstead, Drale, Miller, Sciarrotta, Mayor Isen.

NOES: COUNCILMEN: Beasley, Vico.

41. At the request of Mayor Isen, City Clerk Coil presented for its second and final reading, and read title to:

ORDINANCE NO. 1307

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 614.

Councilman Benstead moved to adopt Ordinance No. 1307 at its second and final reading. Motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote.

COMMUNICATIONS FROM CITY MANAGER:

42. Communication from John R. Atkinson, Public Works Supervisor regarding City Dump.

Councilman Drale asked why outside contractors have been using the dump and City Manager Peebles explained it is written into the specifications, providing the contractor furnishes three to one basis of soil versus concrete and blacktop, they could dump.

Councilman Beasley moved to concur. Motion, seconded by Councilman Benstead, carried as follows:

AYES: COUNCILMEN: Beasley, Benstead, Miller, Sciarrotta
 rotta
 NOES: COUNCILMEN: Drale.

The details of the recommendation are set forth in Mr. Atkinson's memorandum dated March 26, 1962:

1. The Torrance School Board, City Park Division, Street Division and all outside contractors other than those with good fill dirt, be prohibited from dumping into the City dump on Madrona Avenue, and be instead instructed to use the County District landfill on Crenshaw Boulevard in Palos Verdes.

2. All household refuse collected by the Sanitation Division on Wednesday, Thursday and Friday, in the district from Torrance Boulevard south, except the last loads, be dumped into the County District landfill on Crenshaw. The area covered these three days is nearer the County landfill and would be more economical in that it would save dead time and also wear on the equipment.

City Manager Peebles said the recommendation of the Public Works Supervisor would be put into effect as soon as the pertinent people could be notified.

43. Request from Parasol Restaurant to widen their driveway.

Councilman Drale moved to grant the request. The motion was seconded by Councilman Miller and carried by unanimous roll call vote.

44. This item was considered earlier in this meeting.

45. Budget message with addenda.

The addenda deals with certain insurance benefits to the Police and Fire Department which would approximate the social security which miscellaneous employees have. Councilman Benstead asked if an election within the departments would not be required and City Manager Peebles asked the City Attorney to investigate if this is true.

Mayor Isen asked the Council to proceed with the balance of the agenda and come back to the budget message later in the evening.

46. Miscellaneous recommendations:

A. Personnel: That Fire Marshal Frank Tuttle be authorized to attend the Fire and Arson Investigation Seminar at the University of California in Berkeley, June 13 through 15, 1962, with appropriate expenses of \$175 paid, a budget item.

B. Expenditures:

1. \$385.32 to Garwood Truck & Equipment for one #2045600 Ram Cylinder Assembly for repair on packer for City Garage.
2. \$953.97 to Hersey-Sparling Meter Co. for two 3" Model CT meters for Water Dept to be used on Chacksfield job at Maple and Carson St., a budget item.

Councilman Beasley moved to concur in the recommendation of the City Manager as to the one item of personnel and two items of expenditure. Motion, seconded by Mayor Isen, carried by unanimous roll call vote.

47. Mayor Isen proclaimed May 20-26 as NATIONAL HIGHWAY WEEK and May 6 to 12 as BE KIND TO ANIMALS WEEK.

INFORMATIONAL ITEM:

1. At the request of Mayor Isen, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 62-97

RESOLUTION URGING REAPPORTIONMENT OF THE LOS ANGELES COUNTY BOARD OF SUPERVISORS AND INCREASING ITS NUMBER FROM FIVE TO SEVEN MEMBERS.

Councilman Benstead moved to adopt Resolution No. 62-97. Motion, seconded by Mayor Isen, carried by unanimous roll call vote.

Mayor Isen asked City Attorney Remelmeyer to send copies of the resolution to each member of the Board of Supervisors, as well as to the Los Angeles County Division of the League of California Cities.

Councilman Drale asked the Council to go on record as favoring the Bonelli program of reapportionment of the State Senate. Mayor Isen thought this had been done, but asked that some of the petitions be obtained at the meeting to be held on Friday of this week, for circulation in Torrance.

45. Back to the budget message:

Officer Glen Boice, representing Torrance Police Department employees, read a statement in support of the request for interpretation of the word "days" as "working" rather than "calendar" days.

John Kirkpatrick claimed there is a misunderstanding and wanted to know what proposal is being made by management. City Manager Peebles stated Mr. Kirkpatrick and other employee representatives have had the proposal thoroughly explained.

Mayor Isen recommended the whole matter be considered in budget sessions and Councilman Vico spoke for equal benefits for all employees. City Manager Peebles said regardless of the outcome of the Police vacation question, he strongly recommends all personnel be given the eleven holidays.

Mr. Kirkpatrick had a different proposal which he said would save the City money but would not be acceptable to all City employees. It involves taking the four holidays from Miscellaneous employees and making an adjustment in the vacation allowance starting with the second year of employment. He states the four holidays for approximately 550 employees costs the city around \$77,000.

Councilman Beasley moved to hold the matter for discussion at open budget sessions. Mayor Isen seconded the motion.

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City Manager Peebles said in fairness to all, since the anniversary date of each employee is now established at January 1st, any plan put into effect should be retroactive to January 1, 1962, so as not to disturb the pattern and the bookkeeping and necessary records. Councilman Beasley so moved and his motion was seconded by Councilman Vico.

Milton Langum of the Fire Department said a letter has been written protesting the manner in which vacations are figured for the Fire Department.

The council concurred in the belief that these matters are properly ones for discussion at the budget sessions which will be held in June.

Roll call vote on holding for budget sessions and that whatever vacation plan is put into effect be retroactive to January 1, 1962, so as not to disturb the anniversary date pattern, was

AYES: COUNCILMEN: Beasley, Benstead, Drale, Sciarrotta,
Mayor Isen.

NOES: COUNCILMEN: Miller, Vico.

ORAL COMMUNICATIONS:

48. With respect to the Church of Christ property on Pacific Coast Highway, Councilman Drale said he and Councilman Miller had looked it over; find it is R-1 property, completely fenced. They have not established a figure, but intend to.

49. Councilman Drale suggested approval of the use of part of the Airport for a drag strip, with the Police Department Auxiliary responsible. Mayor Isen said if the Police Department Auxiliary is interested, they should appear before the Airport Commission with the request.

50. Mayor Isen said May 16, 1962, Independent Cities have their annual meeting at Rodger Young Auditorium. He will be away from the City and asked if someone would attend. Councilmen Beasley and Sciarrotta will go.

51. Mayor Isen complained that the door leading from the rear of the Council Chamber, the platform and steps, are not properly lighted and moved a proper light be installed and utilized at appropriate times. City Manager Peebles said it has been ordered.

52. Also, Mayor Isen said the City is in process of obtaining information to install a proper and workable sound system in the Council Chamber.

53. City Attorney Remelmeyer asked the Council to direct the Planning Commission in conjunction with the Planning Director to determine what changes, if any, should be made to A-1 provision as a permanent measure and to study zoning in the South Torrance area. Councilman Miller so moved and his motion was seconded by Councilman Drale. There was no objection.

54. Mr. E. F. Schoonover complained of the bad condition of the streets where the flood control is being installed. City Manager Peebles will take care of having the dust allayed. Also, on behalf of himself and his family, Mr. Schoonover thanked the Mayor and Council for the way City affairs have been handled, and hoped for a continuation.

55. Councilman Beasley mentioned the damage done by contractors through running water on the streets in the area of his home.

56. Mrs. Mary Walker said she will send out some booklets on "More Attractive Communities for California". Mayor Isen said it might be well to appoint a seven-man commission to implement a program of beautification of Torrance. City Attorney Remelmeyer was instructed to look into the legal aspects of a City Beautiful Commission, and Councilman Beasley said he believes the State Highway Division budgets funds for making the expressways more attractive.

57. Mr. Joe Cappuccio spoke further on the subject of Mayor Isen's building downtown. Mayor Isen asked City Attorney Remelmeyer to clarify the situation as to responsibility or liability of the Isen Trust which owns the building occupied by tenants with long term leases. Also, Mr. Cappuccio said his family has been intimidated, as have been persons whom he interviews for employment in his barber shop.

Councilmen Drale and Beasley asked him to file a complaint with the Police Department or the City Manager if he believes City laws are being violated.

The meeting adjourned at 11:00 p.m.

Vernon W. Coll
Vernon W. Coll, City Clerk
City of Torrance, California

APPROVED:

Albert Isen
Mayor of the City of Torrance