

I N D E XCouncil Meeting held July 10, 1962, 8:00 p.m.

<u>SUBJECT:</u>	<u>PAGE</u>
1. Call to order	1
2. Roll call	1
3. Flag salute	1
4. Invocation	1
5. Approval of minutes	1
6. Approval of demands	1
7. Motion to waive further reading	1
<b>HEARINGS:</b>	
8. Case No. 780, Hunt, Variance, denied	2
9. Case No. 782, Rippy, Variance, approved	2,3
<b>PLANNING MATTERS:</b>	
10. (protests to Case No. 782 - informational only)	
11. Case No. 764, Change of Zone, Howard, referred back to Planning Commission for 30 days	3,4
<b>WRITTEN COMMUNICATIONS:</b>	
12. Mrs. Kulpaca re weed abatement, ordered filed	5
13. Claim of Mrs. Eissa, denied and referred to Legal	5
14. Breivogel re San Diego freeway, etc., filed	5
<b>COMMUNICATIONS FROM CITY ENGINEER:</b>	
15. Release of subdivision bond Tract No. 26551	5
16. Budget proposal for funds under Streets and Highways Code, Resolution No. 62-137 adopted	5,6
17. Resolution No. 62-138 adopted, accepting dedication of 186th Street	6
18. Acceptance of 25 easement deeds	6,7,8
<b>COMMUNICATIONS FROM STREET DEPARTMENT:</b>	
19. Award of contract for plant mix to Warren Southwest	8
<b>COMMUNICATIONS FROM RECREATION DEPARTMENT:</b>	
20. Award of bid for sporting goods equipment to Torrance Cycle and Sport Shop	9
<b>AIRPORT MATTERS:</b>	
21. Request of Benbow Aero for flight school granted	9
22. Egan authorized to send letter re oil leases	9
23. Discussion of weed, dirt and stones complaints	9,10
23A. Proposed theater on Jefferson lease, meeting to be called of Airport Commission 7/17/62 5:30 p.m.	10
<b>RESOLUTIONS:</b>	
24. Authorizing destruction of certain City records Resolution No. 62-139 adopted	11
25. Re. Edison Co. furnishing energy for Street Lighting Assessment District No. 6, Resolution No. 62-140 adopted	11,12
<b>COMMUNICATIONS FROM CITY MANAGER:</b>	
26. Award of contract for pipe to Thompson & Sons	12
27. Contract for Concrete Mix, held one week for study by City Attorney	12
28. Weed Abatement bids - to Haddan	4,5
<b>FOR INFORMATION ONLY:</b>	
Complaint on loudspeakers at donkey baseball game City Manager Peebles to write letter	12
<b>ORAL COMMUNICATIONS:</b>	
29. Peebles re use of council chambers by Anza Avenue property owners group July 19th, granted	12
30. Report on curfew violations	13
31. Re fencing for YWCA, City to furnish labor	13

Edith Shaffer  
Minute Secretary

Index  
i.

Council Minutes  
July 10, 1962

I N D

<u>SUBJECT:</u>	<u>PAGE</u>
32. Peebles' comment on Jefferson Lease report	13
33. Blue Cross health insurance problem	13
34. Remelmeyer re military leave	13
35. Miller re remuneration for commission members	13
36. Sciarrotta re Library survey, letter to be prepared by City Manager	13,14
37. Sciarrotta re reasons for minority votes at various commission meetings	14
38. Sciarrotta re inequity in holiday pay plan for trash collectors	14

Adjourned at 10:35 p.m.

Edith Shaffer  
Minute Secretary

Index  
ii.

Council Minutes  
July 10, 1962

Torrance, California  
July 10, 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, July 10, 1962, at 8:00 p.m., in the Council Chamber of City Hall, Torrance.

**2. ROLL CALL:**

Those responding to roll call by City Clerk Coil were:  
COUNCILMEN: Beasley, Benstead, Drale, Miller, Sciarrotta, Vico, and Mayor Isen. Also present were City Attorney Remelmeyer and City Manager Peebles.

**3. FLAG SALUTE:**

At the request of Mayor Isen, Airport Commissioner Jack Brown led the salute to our Flag.

Mayor Isen introduced the new President of the Airport Commission, Robert Herrick.

**4. INVOCATION:**

The Reverend Hugh Percy of St. Andrews Episcopal Church opened the meeting with an invocation.

**5. APPROVAL OF MINUTES:**

On motion of Councilman Beasley, seconded by Councilman Benstead, the minutes of the regular meeting held July 3, 1962 were approved as written by unanimous roll call vote.

**6. APPROVAL OF DEMANDS:**

Councilman Benstead moved all bills regularly audited be paid. Motion, seconded by Councilman Drale, carried as follows:

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

NOES: COUNCILMEN: None.

**7. MOTION TO WAIVE FURTHER READING:**

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.

Two police officers who said they had been assigned were relieved of the necessity of attending and left the Council meeting.

## HEARINGS:

8. CASE NO. 780. Variance, Donald G. Hunt, Petitioner. Formal hearing on petition for variance and conditional use permit to construct an apartment motel at 16640 Crenshaw Blvd., in Land Use Zones C-2 and R-1, property described as a portion of Lot 49, McDonald Tract (lengthy legal on file in Planning Division office). Submitted were letter of transmittal from Planning Director Shartle recommending approval, location sketch, excerpts from Planning Commission minutes of June 6, 1962.

Mayor Isen asked if anyone wished to speak on Case No. 780.

Councilman Drale asked if the building is not already constructed and Director of Planning Shartle said it is, but is in use as an apartment building except for a real estate office. This should have been shown on the presentation, Councilman Drale said.

Mr. Clyde Kensey, representing Donald Hunt of 1043 West Manchester Boulevard, explained the building has been in operation as an apartment house since January of this year. There are 34 single units on the commercial property and 10 one bedroom apartments and 1 two bedroom apartment on the variance. The parking is at the rear and a variance is needed to correctly utilize that property. The single apartments are the ones which would be used as a motel operation and the permission requested is to put up a "Motel" sign.

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

Affidavit of Publication for Case No. 780 and Case No. 782 to follow, were presented by City Clerk Coil and, there being no objection, ordered filed.

Councilman Drale moved to deny the petition for variance because a motel being so near residential area would cause commotion. The motion was seconded by Councilman Vico. Councilman Drale explained the use of the various parts of the property from the map. Mr. Kensey pointed out there would be a large wall which would protect neighboring residents and he felt transient rentals would simplify rather than complicate any problem. There would be a fulltime manager.

Councilman Sciarrotta mentioned the 32 protests and Councilman Drale stated the first variance was granted over many protests. Planning Director Shartle explained the reason for the recommendation of approval by the Commission: that a motel would not be any noisier than an apartment house especially with the six foot concrete block wall easterly of the garages.

Roll call vote on the motion to deny Case No. 780 was:

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

NOES: COUNCILMEN: Miller.

9. CASE NO. 782. Variance. Charles T. Rippey, Petitioner. Formal hearing on petition for relief from the off-street parking ordinance to permit the construction of structures not to exceed 2,800 square feet on the south 32.75 feet of Lot 1, Tract 3391, situated on the west side of Arlington Avenue between 229th Street and 230th Street in Land Use Zone C-2. Submitted were letter of transmittal from Planning Director Shartle recommending approval, excerpts from Planning Commission minutes of June 6, 1962, location sketch for council use.

Mayor Isen advised Planning Director Shartle to include more information in the text presented to the Council on planning matters. For example "construction of structures" is not definite enough.

Mayor Isen asked if anyone wished to be heard on Case No. 782.

Charles T. Rippy, Jr., 1629 Fern Avenue, the petitioner, stated the main reason for the request is to make it possible to grant an easement over the north 27 feet of this lot for street purposes which will take away almost half of the lot and eliminate most of the parking space. It has not been determined what will be built at this time, but undoubtedly a waiver of the off-street parking ordinance will be necessary. Councilman Benstead said he does not believe the easement has anything to do with what Mr. Rippy wants to do with the property.

With the construction of a 2800 square foot building, Mr. Rippy said he would still have some off-street parking. The requirement was stated to be one square foot of parking space for each square foot of the building. Mr. Rippy stated his giving 27 feet to the City makes it possible to open 229th Place clear through to Arlington, whereas if he did not dedicate the 27 feet the street would deadend.

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

Councilman Sciarrotta moved to concur in the recommendation of approval of the Planning Commission. Motion, seconded by Councilman Drale, carried as follows:

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

NOES: COUNCILMEN: Benstead

Councilman Benstead remarked that he has heard it said that some people can get anything they want in Torrance. In his opinion the decision in this matter confirms that statement. No matter when the petitioner builds, the City could hold him to the street easement.

Mayor Isen stated in clarification of the motion that it was for relief of off-street parking, to be granted provided there was to be a building of not to exceed 2800 square feet. The purpose of the variance is relief of off-street parking requirements. The councilmen acknowledged that to be their understanding when they voted.

#### PLANNING MATTERS:

11. CASE NO. 764. Change of Zone, Harold W. Howard, petitioner. Request for a change of zone from A-1 to C-2. Hearing closed May 8, 1962, to be submitted again to Council for area recommendations in two months (July 10, 1962).

The recommendation of Planning Director Shartle is to deny the change of zone pending an overall study of the area. Councilman Benstead moved to concur. His motion was seconded by Mayor Isen. Councilman Drale remarked the pattern is set for commercial zoning along Crenshaw from Rolling Hills boundary to Redondo Beach Boulevard. Mayor Isen stated the denial would be without prejudice and the matter will come up again when a definite recommendation can be made.

Councilman Miller agreed with Councilman Drale and stated the people have a right to a definite answer from the City.

Mary Bowers, a realtor, said she is having a very difficult time keeping a buyer and seller with the many delays and has been put to considerable expense.

Councilman Drale moved a substitute to send the item back to the Planning Commission for a definite recommendation within thirty days. The motion was seconded by Councilman Sciarrotta and there was no objection.

Mr. Robert Collins who owns some property nearby in escrow complained of the delay also and Mayor Isen reminded him Torrance real estate is a good buy regardless.

28. Mayor Isen asked that the Weed Abatement bids opening be now considered and given the number 28.

Councilman Drale moved to concur in the recommendation of City Manager Peebles which was read aloud:

1. Reject all bids. Do not consider any weed abatement program in the City of Torrance this year and have the Fire Department immediately start a program of reviewing all areas of the City of Torrance for possible fire hazard and place the owners on notice per the fire prevention ordinance to abate the fire hazard immediately.

The motion was seconded by Councilman Benstead.

Councilman Sciarrotta thought the City is being influenced to some extent by outsiders. Chief Benner pointed out under the procedure set up in the Fire Prevention Code, it would be a minimum of 45 days and could go to 70 days before anything tangible could be accomplished; this is a very slow process. There is also frequently a long delay in determining the true owner of a specific piece of property.

City Attorney Remelmeyer stated the two possibilities which the City could pursue under the law.

Mayor Isen asked City Manager Peebles if the bids had been opened and in answer Mr. Peebles outlined the series of events regarding the most recent bids on weed abatement. In short, the bids were both in accordance with specifications: Forsythe \$68,100 and Haddan \$62,010, both of which seem in line, considering the Council's request that the contractor assume all responsibility. The figure last year was approximately \$64,000.

Councilman Sciarrotta moved a substitute to award the contract to the low bidder, P. I. Haddan, Jr., and the motion was seconded by Mayor Isen.

There will be no rubbish removal and if the owner takes care of his own property in response to the postcard notice sent him, the amount of the bid is to be reduced accordingly; the contractor is even to pay for the services of the City inspector. This is not a lump sum bid: \$62,010 is the maximum and possibly the amount will be far less.

Councilman Benstead boiled down the above remarks to mean this program will ultimately cost the City not a dime. The contractor is required to place a 100% faithful performance bond with the City, carry the entire cost of the program, except for 10% incidentals,

and gets no money until the County pays the City for the weed abatement amounts collected on the individual owners' tax bills.

Mr. Forsythe was present and, in answer to a question, stated he is not interested in the job at any price. City Attorney Remelmeyer asked him if he had been permitted by City Clerk Coil to take back his bid, he would have changed it. Mr. Forsythe answered after the conversation with Haddan, yes. He stated again, he does not want it now.

Roll call on the substitute motion was:

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

NOES: COUNCILMEN: Drale, Vico.

A recess was declared at 9:00 and Council reconvened at 9:15. Councilman Vico did not return to the meeting after recess.

#### WRITTEN COMMUNICATIONS:

12. Letter from Zelda Mae Kulpaca regarding agreement relative to weed abatement issues, dated November 25, 1960 for fiscal year 1959-60 taxes.

Councilman Drale was very complimentary of Mrs. Kulpaca's letter. Otherwise it was agreed the letter was essentially informational and was ordered filed.

13. Claim of Mrs. Mickey Eissa for injuries allegedly sustained on City property at 17400 Hawthorne Boulevard, April 26, 1962.

Councilman Beasley moved to deny and refer the claim to the Legal Department. The motion was seconded by Councilman Benstead and there was no objection.

14. Milton Breivogel, Director of Planning, County of Los Angeles, transmitting a print of highway amendments No. 513, San Diego Freeway, et al, on proposed amendments to the Master Plan of Highways of the Los Angeles County Regional Planning District and the County of Los Angeles.

City Manager Peebles stated this is informational only and it was ordered filed.

#### COMMUNICATIONS FROM CITY ENGINEER:

15. Release of Subdivision Bond, Tract No. 26551, subdivider, Don Wilson, Bond No. 456358, \$244,913. Recommendation of City Engineer Nollac with concurrence of City Manager Peebles for release of subdivision bond on the subject tract. Attached, copy of memo from Park Superintendent Clemmer and location sketch.

Councilman Benstead moved to concur in the recommendation to release the bond. Motion, seconded by Councilman Miller, carried by unanimous roll call vote of those present (Councilman Vico absent).

16. Budget proposal for expenditure of funds allocated under Section 2107.5 of the Streets and Highways Code. Cover letter from City Engineer Nollac with concurrence of City Manager Peebles recommending approval of budget proposal and adoption of resolution covering same. Attached copy of proposal and proposed resolution.

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

RESOLUTION NO. 62-137

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADOPTING AND SUBMITTING A BUDGET FOR EXPENDITURE OF STATE ALLOCATED (ENGINEERING) FUNDS.

Councilman Benstead moved to adopt Resolution No. 62-137. Motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote of those present (Councilman Vico absent).

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

RESOLUTION NO. 62-138

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING FOR DEDICATION FOR PUBLIC STREET PURPOSES A PORTION OF LOT 70, McDONALD TRACT, LYING SOUTHERLY OF MANHATTAN PLACE AND NAMING SUCH ACCEPTED PORTION AS "186TH STREET" IN THE CITY OF TORRANCE.

Councilman Sciarrotta moved to adopt Resolution No. 62-138. Motion, seconded by Councilman Benstead, carried by unanimous roll call vote of those present (Councilman Vico absent).

18. Councilman Drale moved the following easements be accepted by the City Council:

1. Street easement deed dated April 26, 1962 for the widening of Crenshaw and Redondo Beach Boulevards over portions of Lot 47, McDonald Tract, given by Henry H. Maag.
2. Street easement deed dated April 23, 1962 for the widening of Lomita Boulevard over portions of B. S. Weston allotment of Rancho Los Palos Verdes, given by Nevada Brokers, Inc., and Edward P. Garnier.
3. Street easement deed dated May 24, 1962 for the widening of Sepulveda Boulevard over a portion of Lot 5, Block 300, Tract No. 1952, given by George J. and Imogene S. Peckham and Hazel Irene Day.
4. Street easement deed dated March 14, 1962 for the widening of Carson Street and Madrona Avenue, and to provide a corner radius at the Southeast corner of said streets, over portions of Lot 1, Tract No. 10778, given by Socony Mobil Oil Co., Inc.
5. Street easement deed dated June 20, 1962 to provide a corner radius at the Northeast corner of Eldorado Street and Amapola Avenue over a portion of Lot 1, Block 57, Torrance Tract, given by Jackson E. and Grace Dalbey.
6. Street easement deed dated May 8, 1962 for the widening of Amie Avenue and to provide a corner radius at the northwesterly corner of Torrance Boulevard and Amie Avenue over portions of Lot 4, Tract No. 3458, given by Tryatt Investment Company.

7. Street easement deed dated May 1, 1962 for the widening of Amie Avenue over a portion of Lot 4, Tract No. 3458, given by International Numatics, Inc.
8. Street easement deed dated June 18, 1962 for the widening of Amie Avenue and Emerald Street and to provide a corner radius at the Southwesterly corner of same, over portions of Lot 13, Tract No. 3458, given by Omatsu, Inc.
9. Street easement deed dated March 8, 1962 to provide a corner radius at the southwest corner of Hawthorne Avenue and 242nd Street over a portion of Lot 15, Meadow Park Tract, given by Petroleum Facilities, Inc.
10. Street easement deed dated May 10, 1962 to provide a corner radius at the northwesterly corner of Acacia Avenue and Maricopa Street over a portion of Lot 20, Block 79, Torrance Tract, given by Leondrus and Julia M. Stamps.
11. Storm Drain easement deed dated May 14, 1962 for the Walteria drainage system, over a portion of Lot 19, Meadow Park Tract, given by H. Veazie and Vivian Markham.
12. Sanitary Sewer Easement Deed dated June 28, 1962, over portions of Lot 21, La Fresa Tract, given by Norma L. Myers.
13. Street easement deed dated June 26, 1962 for the widening of 227th Street and 228th Street over portions of Lot 28, Tract No. 639, given by Mabelle T. Babcock.
14. Street easement deed dated June 10, 1962 for the widening of 228th Street, 229th Street, Pennsylvania Avenue and to provide a corner radius at the southeasterly corner of 228th and Pennsylvania and to provide a corner radius at the northeasterly corner of 229th Street and Pennsylvania Avenue over portions of Lot 41, Tract No. 639, given by Joseph and Grayce Groppi.
15. Street easement deed dated June 10, 1962 for the widening of 227th Street, Pennsylvania Avenue and 228th Street and to provide a corner radius at the northeasterly corner of 227th Street and Pennsylvania Avenue and to provide a corner radius at the southeasterly corner of 228th Street and Pennsylvania Avenue over portions of Lot 27, Tract No. 639, given by John and Phyliss A. Shuver.
16. Sanitary Sewer Easement deed dated February 5, 1962 for the South Torrance Sewer District over a portion of Lot 29, Tract No. 639, given by Bessie B. Martner.
17. Street Easement deed dated May 7, 1962 for the widening of Carson Street and to provide a corner radius at the northeasterly corner of Carson Street and Iris Avenue, over portions of Lot 4, Block 23, Tract No. 2761, given by Romaine and Hazel L. Bell.

18. Street easement deed dated April 4, 1962 for the widening of Arlington Avenue over a portion of the 730.61 acre tract allotted to Susana Dominguez of the Rancho San Pedro Tract given by Tomlin Realty, Inc.
19. Street easement deed dated April 4, 1962 for the widening of Arlington Avenue over a portion of the 730.61 acre tract allotted to Susana Dominguez of the Rancho San Pedro Tract, given by Del Realty, Inc.
20. Grant deed dated June 25, 1962 to provide a corner radius at the southeasterly corner of Cabrillo Avenue and Carson Street over a portion of Lot 24, Block 18, Torrance Tract, given by Shell Oil Company.
21. Street easement deed dated May 21, 1962 to provide a portion of a corner radius at the northwesterly corner of Crenshaw Boulevard and Sepulveda Boulevard over a portion of Lot 6, Block 304, Tract No. 1952, given by Chanslor-Western Oil and Development Company.
22. Street easement deed dated May 21, 1962 for the widening of Sepulveda Boulevard and Crenshaw Boulevard and to provide a portion of a corner radius at the northwesterly corner of Sepulveda and Crenshaw Boulevards over portions of Lot S, Tract No. 1952, given by Chanslor-Western Oil and Development Company.
23. Street easement deed dated May 21, 1962 for the widening of Crenshaw Boulevard and to provide a portion of a corner radius at the northwesterly corner of Crenshaw and Sepulveda Boulevards over portions of Lot 2, Tract No. 10778, given by Chanslor-Western Oil and Development Company.
24. Street easement deed dated May 21, 1962 for the widening of Crenshaw Boulevard over a portion of Lot 2, Tract No. 10777, given by Chanslor-Western Oil and Development Company.
25. Street easement deed dated May 21, 1962 for the widening of Crenshaw Boulevard and to provide a corner radius at the northeasterly corner of Crenshaw Boulevard and Sepulveda Boulevard over portions of Lot 17, Tract No. 10185, given by Chanslor-Western Oil and Development Company.

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

#### COMMUNICATIONS FROM STREET DEPARTMENT:

19. Recommendation of Street Superintendent Perkins on award of bid for plant mix, with concurrence of City Manager Peebles. Bid summary attached.

Councilman Miller moved to concur in the recommendation of the Street Superintendent to award the bid to Warren Southwest, the low bidder, the materials to be supplied as needed, as listed on bid summary, for 17,000 tons of plant mix.

The motion was seconded by Councilman Beasley and carried by unanimous roll call vote of those present (Councilman Vico absent).

## COMMUNICATIONS FROM RECREATION DEPARTMENT:

20. Recommendation on award of bid for sporting goods equipment with concurrence of City Manager Peebles, with bid summary.

Councilman Benstead moved to concur in the recommendation to award the bid for sporting goods equipment to Torrance Cycle and Sport Shop as listed on bid summary. The motion was seconded by Councilman Miller and carried by unanimous roll call vote of those present (Councilman Vico absent).

## AIRPORT MATTERS:

21. Recommendation of approval of change in Benbow Aero, Incorporated's sublease to allow flight school.

In answer to Mayor Isen's question, Airport Manager Egan said there are now in effect four grants for flight schools; this would be the fifth if approved. However, Vegas is not active. Councilman Sciarrotta asked if they are all necessary and Mr. Egan stated they could be considered so, or the requirement could be met by one, depending on viewpoint. Councilman Benstead considered this to be in violation of an established policy although Councilman Drale moved to concur in the recommendation to grant the request and Mayor Isen stated the policy was changed at the time Palos Verdes Aviation was granted permission for flight instruction.

Roll call vote carried, as follows:

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

NOES: COUNCILMEN: Benstead

ABSENT: COUNCILMEN: Vico.

Mayor Isen asked License Inspector Whitacre about the licensing factor and revenue therefrom and Mr. Whitacre said under the ordinance we do not require multiple licenses, all businesses in one location and under one owner come under one license if applied for and the \$1.00 fee paid for the paper work. Councilman Drale asked this policy regarding licenses be reviewed and Councilmen Benstead and Sciarrotta concurred in his request.

22. Recommendation that Airport Manager Egan be instructed to send letter to oil companies negotiating for a lease.

Councilman Beasley did not favor this recommendation because he said a corner for a service station would take the best part of a block whereas he believes the leases should be negotiated for larger areas. Councilman Sciarrotta understood the proposal as one to send out feelers, not to grant a lease.

Councilman Miller moved to concur in the recommendation of the Airport Commission. His motion was seconded by Councilman Sciarrotta, and carried, there being no further objection.

23. Matters discussed at June 28, 1962 meeting of Airport Commission:

1. Discussion of weed problem on airport.
2. Complaint of Robert Fitzsimmons, Redondo Beach, on conditions at airport.
3. Complaint of A. J. Brennan, Chairman, Aircraft Owners Committee, on dirt and stones on taxiway.

City Manager Peebles said a program is being initiated to clean up weeds on the Airport. Commissioner Doss stated the lights are not adequate, were bought at about 60% discount and are still very poor but the weeds have been removed; there is nothing but sand and dirt and some dead weeds which have been cut. The same man who complained about the weeds also complained about the lines. They are there but a little dimmed by wear just as they become in time on the City streets. Mr. Doss said the sweeper had not been used at the Airport for two or three weeks but showed up on Friday after these complaints. Mr. Peebles explained it had been out of repair but is now in working order and will be following the regular schedule of sweeping.

Mayor Isen made the general remark that compared with many cities' airports which he viewed while on the Flying Farmers tour last year, our Airport is beautiful.

Another complaint, Mr. Doss said, was the lack of a courtesy car at Torrance Airport. This would be advantageous and, if County funds can be obtained, perhaps Torrance Municipal Airport can afford it.

23A. Another Airport matter to be considered, Mayor Isen said, is the problem on which Mr. Levitt and Mr. Bower are present this evening.

Mr. Levitt, as spokesman, said in accordance with the request of the City they appeared before the Airport Commission last night and several councilmen were present and some members of the Planning Commission. The result of that meeting was the request that the matter be considered on July 26th. A lease has been signed with Sterling Theaters. Today Mr. Levitt received a call from the Los Angeles office of Sterling who had just heard from the head office in Seattle that there is a strong likelihood that Fox theater which has been promised for over a year will go in at the Peninsula Shopping Center and whichever theater goes in first will probably preclude the other. For this reason he wished to have the matter before the Council this evening.

President Herrick of the Airport Commission said a poll of the Commission agreed to consider the matter on July 26th if the two men appear before the Council tonight. Mr. Bud Pierson was introduced and displayed pictures of Sterling theaters and they were very attractive. He described the mutual advantages to be gained by the theater and the surrounding shops.

Mayor Isen asked clarification as to whether the theater project was to be separated from the apartment house project so that permission could be obtained, subject to FAA and Airport approval. He definitely favors the theater.

Councilman Sciarrotta stated he is not against the theater and his thought is only to await a recommendation of the Commission.

Mr. Levitt said the agreement to wait for the 26th meeting was sincere; however, with this impending second theater, time has become very important.

City Attorney stated he had made an analysis of the apartment house and the theater projects, but had not presented them as yet because he did not think this item was to be considered at this meeting.

Mr. Remelmeyer stated he is opposed to the theater and, if it is permitted, Jefferson should pay the market value of that lease the same as if leased to someone else. The 5% provision was only meant to cover certain types of basic non-sales tax enterprises considered essential for a shopping center. The theater would take up about two acres and they should pay the market value which he considers to be \$2 per square foot. They are paying about \$780 per acre for the property at the present time and if anything other than sales tax producing businesses are established there will be a loss of a minimum of \$4,000 sales tax revenue to the City. The primary purpose of that lease was to gain revenue from sales tax. If the theater is put in, in effect it constitutes a new lease. City Attorney Remelmeyer asked the Council to withhold judgment until he had presented his full analysis and recommendation.

Councilman Beasley did not agree with Mr. Remelmeyer's contention and stated the value of the land had been increased by the development of the lessors. Mr. Remelmeyer said that is true, but they must continue to develop in accordance with the terms of the lease in order to have no increase in rental.

Councilman Drale commended City Attorney Remelmeyer for stating his views, but moved the Council support the Airport Commission in whatever decision it makes.

Mr. Pierson pointed out the ways in which a theater would benefit the businesses near it.

Mr. Doss stated it is impossible to have an Airport Commission meeting on the 19th and Mayor Isen said that inasmuch as the 17th is the day of the meeting of the Airport Commission with the Council as the last item on the agenda, it might be well for them to meet at 5:30 p.m. simultaneously with the Council, but in the conference room. Although, as Councilman Benstead pointed out, it would not be possible to have a written report, it could be presented in due course. President Herrick stated he would call such a meeting and only the theater problem would be considered at that time, the apartment house to come up later.

#### RESOLUTIONS:

24. Authorizing and directing the destruction of certain City records and documents.

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

#### RESOLUTION NO. 62-139

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE DIRECTOR OF FINANCE TO DESTROY CERTAIN CITY RECORDS AND DOCUMENTS.

Councilman Benstead moved to adopt Resolution No. 62-139. Motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote (Councilman Vico absent).

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

RESOLUTION NO. 62-140

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DETERMINING THAT THERE IS ONLY ONE CONTRACTOR PRACTICALLY CAPABLE OF SERVING THE STREET LIGHTING SYSTEM WITHIN TORRANCE STREET LIGHTING ASSESSMENT DISTRICT NO. 6, IN ACCORDANCE WITH DIAGRAM AND PLAN NO. L-6-62, AND ORDERING THE IMPROVEMENT TO BE CARRIED OUT BY SUCH CONTRACTOR. (Street Lighting Assessment District No. 6).

Councilman Benstead asked how it is determined that Edison is the only qualified supplier. Traffic and Lighting Engineer Whitmer explained they are the only ones who can supply the electrical energy in that many of these designs are extensions of their system and they are financing a majority of the cost of the fixtures themselves. Councilman Drale stated the Department of Light and Power could serve the energy. Councilman Benstead asked again for an answer to his question and was not satisfied with that given by either Mr. Whitmer or City Manager Peebles.

Councilman Miller moved to adopt Resolution No. 62-140. Motion, seconded by Councilman Sciarrotta, carried as follows:

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

NOES: COUNCILMEN: Benstead (because of no satisfactory answer to his question)

ABSENT: COUNCILMEN: Vico.

## COMMUNICATIONS FROM CITY MANAGER:

26. Councilman Beasley moved to concur in the recommendation to reject all bids and purchase the pipe from J. A. Thompson and Sons for \$2,376 plus \$120 for delivery, a total of \$2,496. His motion was seconded by Councilman Drale and carried, as follows:

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

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Vico.

27. City Manager Peebles on award of bid on Class A and Class B concrete mix, with recommendation.

City Manager Peebles explained the inadvertence which had caused this matter to be placed back on the agenda and asked that it be held further for study by the City Attorney. It will be on the agenda for next week, Mr. Remelmeyer said.

## FOR INFORMATION ONLY:

Mayor Isen commented on the complaint on use of loudspeakers at the Donkey Baseball Game July 4th. Loudspeakers were specifically prohibited in the permission granted and he asked City Manager Peebles to write a suitable letter to the Tordondo Little League.

## ORAL COMMUNICATIONS:

29. City Manager Peebles said he has received a request from the Anza Avenue property group to use the Council Chamber Thursday, July 19th. These are the people who are attempting to arrange the rights of way for the sidewalk. The chambers are available at that time and he recommended permission be granted. Motion by Councilman Benstead to grant the permission was seconded by Mayor Isen and carried, there being no objection.

30. City Manager Peebles called attention to the monthly report on curfew violations and Mayor Isen asked that it be continued to be published each month and that copies be furnished to the Press.

31. City Manager Peebles said Mr. Levy has pledged the furnishing of fencing and concrete to do the work at the YWCA building and has requested the City to furnish the labor. Councilman Beasley moved to grant the request. The motion was seconded by Councilman Miller and carried, as follows:

AYES: COUNCILMEN: Beasley, Drale, Miller, Sciarrotta,  
and Isen.

NOES: COUNCILMEN: Benstead.

32. City Manager Peebles commented very favorably on the analysis of the Jefferson lease prepared by City Attorney Remelmeyer.

33. As to health insurance for City employees, City Manager Peebles said Mr. Sumner of Blue Cross was present. It had been necessary to make a decision to stay with Blue Cross, or change to another company, within thirty days. Because of the number of claims presented by City employees, the Blue Cross premiums will be increased by approximately \$2588 per month. City Clerk Coil has spent a great deal of time and effort in researching the possibility of other coverage and one possibility would result in an increase of \$286 per month as compared with \$2588 by Blue Cross and provide more complete coverage.

Mr. Sumner spoke from the standpoint of his company and City Clerk Coil outlined the alternatives. A decision must be made before the time of the next Council meeting for at least interim coverage.

Mr. Sumner said he would endeavor to get an extension from his company for the interim so the City would not be without insurance. Mayor Isen moved the request be made for extension of an additional thirty days, to August 15th, for Blue Cross service. The motion was seconded by Councilman Drale and there was no objection.

34. City Attorney Remelmeyer stated he will be on military leave for two weeks starting this coming Sunday and probably will not be able to attend council meetings during that time.

35. Councilman Miller recalled the discussion at the pre-council meeting this evening on the subject of remuneration for commission members and in pursuance thereof moved the City Council grant to each of the commissioners on regularly established City commissions, boards, councils, or other advisory bodies established by ordinance or resolution of this City Council, a blanket \$10 per month payable quarterly, with the exception of the Planning Commissioners who will be permitted to file a quarterly affidavit for any extra expenses over and above the \$10 per month. This plan would take effect as of July 1, 1962 and with the exception of the Planning Commission members, would be considered as being in lieu of expense account money. The motion was seconded by Councilman Sciarrotta and carried as follows:

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

NOES: None.

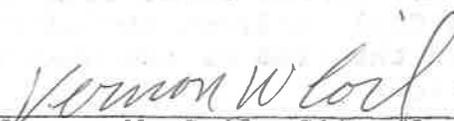
36. Councilman Sciarrotta said he attended the Library Commission meeting Monday evening. A State Library representative who was present suggested the Commission could not make application for them to come in and make a library survey but a letter from the

Council or Mayor should be sent to the Commission requesting such a survey which would be completed by October 1st and at no cost to the City. Mayor Isen moved this letter be sent in accordance with Councilman Sciarrotta's remarks. Councilman Drale seconded the motion and it carried. It is understood the request will be on behalf of the Council and the Library Commission and will be signed by the City Manager.

37. Councilman Sciarrotta asked if it might be possible to have each commissioner at the respective commission meetings, explain their reason for a minority vote in order to guide the decision of the Council. Although this is not possible, Mayor Isen asked the Council minutes to show in the event a commissioner indicates a reason for a minority vote, that the commission minutes should reflect that reason.

38. Councilman Sciarrotta outlined what he termed an inequity with respect to holiday pay for trash collectors. Under the change whereby they work on holidays, he said they are being deprived of the equivalent of our hours' pay. Previously, they were paid for the holiday and then got overtime pay for Saturday, or a total of 20 hours. Now, they get double time for the holiday which they work, or 16 hours. City Manager Peebles stated the trash department is not being penalized, but rather is being brought back under sound and equitable policy.

The meeting adjourned at 10:35 p.m.

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

APPROVED:

  
 Mayor of the City of Torrance