

I N D E XCouncil Meeting held December 3, 1963, 5:30 p.m.

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Torrance, California  
December 3, 1963

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

**1. CALL TO ORDER:**

A regular meeting of the Torrance City Council was held on Tuesday, December 3, 1963, at 5:30 p.m., in the Council Chamber of City Hall.

**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:**

Two Torrance law students who are attending University of Southern California were in the audience, Rick Wilcox and Mike Adamson, and Mayor Isen welcomed them and at his request, Mike led the salute to our Flag.

**4. INVOCATION:**

The Reverend Francis Rath of Seaside Community Church opened the meeting with an invocation.

**5. APPROVAL OF MINUTES:**

Because of the Thanksgiving holiday, the minutes of the regular meeting held November 26th had not reached the councilmen at the usual time and their approval was held until the next Council meeting.

**6. APPROVAL OF DEMANDS:**

Councilman Drale moved all bills regularly audited be paid. His motion was seconded by Councilman Beasley and carried as follows:  
AYES: COUNCILMEN: Beasley, Benstead, Drale, Miller, Sciarrotta, Vico, and Mayor Isen.  
NOES: COUNCILMEN: None.

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

Councilman Sciarrotta 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 Benstead and carried by unanimous roll call vote.

Mayor Isen gave a brief explanation of Council procedure for the benefit of the audience.

## HEARINGS:

In order to accommodate the proponent of Item No. 10, Mr. Charles Perrone, who had to leave for work, Mayor Isen asked that this waiver be next considered and there was no objection.

10. WAIVER NO. 63-44, Charles Perrone. Requesting a side yard waiver to construct garage within five feet of Richville Drive. Property located at 25942 Matfield Drive in R-1 zone. Recommended for denial. Planning Director Shartle's transmittal of Planning Department recommendations to Planning Commission dated November 6, 1963, excerpt from Planning Commission minutes dated November 6, 1963, location sketch and plot plan.

Mr. Perrone presented a letter of approval from the neighbors and it was given to the City Clerk for filing. He stated his wish is to bring the garage to within five or six feet from the sidewalk and exhibited a sketch showing how it will be if the waiver is granted. It would be possible under these circumstances for him to park in the driveway without obstructing the sidewalk, although he does not intend to do so, and no condition to this effect is necessary because parking there would be in violation of an ordinance in any event.

Not concurring in the recommendation of the Planning Commission, Councilman Drale moved to grant the variance requested by Mr. Perrone and that he be given the right to construct his garage to a point within five feet of the sidewalk. The motion was seconded by Councilman Vico and carried by unanimous roll call vote.

8. CASE NO. 63-89 - Variance - Petitioner, R. A. Watt. Requesting relief from Ordinances 1396 and 1397 requiring doors on garages; also recommending a decorative scalloped style wall around the development located between Sepulveda and Lomita Boulevards, at Maple Avenue in R-3 zone. Recommended for approval. Planning Director Shartle's transmittal of Planning Department recommendations to Planning Commission dated November 6, 1963, excerpt from Planning Commission minutes of November 6, 1963, and exhibit for Council use.

Affidavit of Publication was presented by the City Clerk and there being no objection, ordered filed.

Mayor Isen asked if anyone wished to speak, this being a public hearing and Mr. George Nickoloff, representing R. A. Watt, explained there is no garage actually facing the street; there is only one driveway or entrance and the garages are clustered. Councilman Drale said he believes the ordinance should either be enforced, or all requests for variance be granted. The purpose of the ordinance was not solely aesthetic.

Mr. Nickoloff explained there will be a wall all along Maple Avenue, but not necessarily around the entire community. The proponent is asking two things: to eliminate the necessity of the wall under the ordinance and that the requirement for garage doors be waived. There will be no garden tools or other personal property in the garages and hence, no invitation to pilferage, especially considering the closed nature of the community project, and the presence of guards. In answer to a question by Councilman Drale it developed that practically all of the garages are more than 20 feet from the street. Lockers are to be provided for equipment which the people who live there wish to store in the garages. In the first unit there are 267 garages and eventually there will be 600 in the whole project.

Councilman Benstead contended the garages as well as the homes themselves should be protected and that the best way to do so is to insist on garage doors.

In order to start some sort of decision, Councilman Beasley moved to approve the decorative scalloped wall on Maple Street and his motion was seconded by Councilman Vico.

Discussion followed during which Councilman Drale asked and was told that the entire perimeter of the project will be walled, but where two units face each other, possibly not. Mayor Isen asked that the wall around the entire project be included in the motion made above and Councilman Beasley and Councilman Vico agreed to that addition. The proponent agreed to that also.

Roll call vote was unanimously favorable, and it was mentioned that the wall will be in accordance with its description in the transmittal from the Planning Director, eliminating the necessity of a six foot masonry wall where garages face a street and the front of the garage is not quite perpendicular to the street.

The request regarding a waiver of requirement of garage doors was next considered and Councilman Miller moved to grant the relief asked for. His motion was seconded by Councilman Sciarrotta.

Councilman Drale asked to substitute a motion to repeal the ordinance requiring garage doors, but Mayor Isen overruled that motion as not being pertinent to the issue now under consideration.

Mayor Isen outlined the reasons for adopting the ordinance regarding garage doors and City Manager Peebles recalled the report from a police officer of this type of pilfering.

Councilman Drale's opinion was that unless the Council plans to hew to the line on this ordinance, it should be removed from the City's laws. Councilman Miller, however, contended the ordinance gives the Council the control needed and that variances therefrom are sometimes in order.

Roll call vote on granting the request to waive the requirements of the garage door ordinance was:

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

NOES: COUNCILMEN: Benstead and Drale.

City Attorney Remelmeyer was instructed by Mayor Isen to study some possible amendments and to confer with Building Superintendent Schlens on the subject. Councilman Benstead asked also that the Police Department be contacted on the question of pilferage.

9. TENTATIVE TRACT MAP NO. 29141 - Palos Verdes Developers, 44 lots, east side of Walnut Street at 244th Street. Recommended for approval. Planning Director Shartle's transmittal of letter from City Engineer dated November 6, 1963, Planning Department recommendations to Planning Commission dated November 6, 1963, excerpt from Planning Commission minutes dated November 6, 1963 and tract map for Council use.

Councilman Beasley moved to concur in the recommendation of approval and his motion was seconded by Councilman Sciarrotta. Planning Director Shartle said the tract is now being processed for R-1 zoning.

Roll call vote was:

AYES: COUNCILMEN: Beasley, Drale, Miller, Sciarrotta, Vico, and Mayor Isen.  
 NOES: COUNCILMEN: Benstead - because the lots do not conform.

11. WAIVER NO. 63-45, Armand Lemieux, 4927 Carson Street. Requesting a rear yard waiver of 18 feet and side yard waiver of 2 feet to construct a garage within 2 feet of the rear property line and 3 feet of the side property line by converting an existing building and attaching it to the existing house. Recommended for denial. Planning Director Shaetle's transmittal of Planning Department recommendations to Planning Commission dated November 6, 1963, excerpt from Planning Commission minutes of November 6, 1963, location sketch and plot plan for Council use. Also appended was a letter from Mr. Lemieux, protesting the handling of his case in Planning Commission.

Mr. Lemieux agreed to conform to the following three conditions set forth in the Planning Department recommendations to the Planning Commission:

1. Construction of a concrete or asphalt drive from the street to the proposed garage with proper curb-cuts, etc.
2. Tearing out of existing driveway in front of the existing garage and closing off the curb-cut.
3. Refinishing the outside of the remodeled accessory building to match the exterior of the existing residence.

Disagreeing with the recommendation of the Planning Commission Councilman Drale moved to grant the request under the existing conditions with the above three provisions and his motion was seconded by Mayor Isen. Roll call vote was unanimously favorable to the motion although Mayor Isen asked that Building Superintendent Schlens take note of the remark in Mr. Lemieux' letter regarding "other home owners building without a permit".

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City Attorney Remelmeyer introduced his assistant, Dick Knickerbocker, to the Council. This was Mr. Knickerbocker's first Council meeting.

\* \* \* \* \*

12. PLANNING COMMISSION CASE NO. 63-76, Thomas M. Fien.

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

RESOLUTION NO. 63-297

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING A VARIANCE FROM THE PROVISIONS OF SUBSECTION P, SECTION 15 OF APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" ON PROPERTY LOCATED AT 164 PASEO DE LA CONCHA IN PLANNING COMMISSION CASE NO. 63-76.

Councilman Sciarrotta moved to adopt Resolution No. 63-297. His motion was seconded by Councilman Vico and carried as follows:

4.

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

13. PLANNING COMMISSION CASE NO. 63-79, Larry D. Long.

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

RESOLUTION NO. 63-298

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING A VARIANCE FROM THE PROVISIONS OF SECTION 2 OF APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" ON PROPERTY LOCATED AT 22505 OCEAN AVENUE IN PLANNING COMMISSION CASE NO. 63-79.

Councilman Sciarrotta moved to adopt Resolution No. 63-298 and his motion, seconded by Councilman Vico, carried as follows:

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

WRITTEN COMMUNICATIONS:

14. Notice of meeting of the Board of Directors of the Los Angeles County Division, League of California Cities, at the Rodger Young Auditorium in Los Angeles on Thursday, December 5, 1963.

Mayor Isen asked that those who wish to attend notify Assistant City Manager Ferraro; a car will leave City Hall at 6 p.m.

COMMUNICATION FROM YOUTH WELFARE COMMISSION:

15. Acting Chairman Piatt of Youth Welfare Commission submitting recommendation that City Council sponsor a Town Hall meeting on the subject of "Obscene Literature and Juvenile Delinquency: Causes and Effects".

Councilman Miller moved to concur in the recommendation as set out in Mr. Piatt's communication and his motion was seconded by Councilman Sciarrotta.

Mr. Piatt was present and spoke in favor of the meeting and explained why the date must be set as it is. One of the speakers hoped for is Assemblyman Barnes who could not attend if the date should conflict with those of the legislature. He asked if the City Council could sponsor the meeting, stating the only cost would be that of correspondence with the speakers, hiring of a meeting place, and notices to various organizations, probably \$100 or less.

Mayor Isen favored the plan and asked if additional meetings might not be planned, each on a different phase or cause of juvenile delinquency. Mr. Piatt promised additional information at next Council meeting.

Roll call vote was as follows:

AYES: COUNCILMEN: Beasley, Benstead, Drale, Miller,  
Sciarrotta, Vico, and Mayor Isen.  
NOES: COUNCILMEN: None.

## COMMUNICATIONS FROM CITY ATTORNEY:

## 16. TRAFFIC ORDINANCE.

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

ORDINANCE NO. 1442

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING CHAPTER 17 OF "THE CODE OF THE CITY OF TORRANCE, 1954," ENTITLED MOTOR VEHICLES AND TRAFFIC, AND SUBSTITUTING A NEW CHAPTER 17 THEREFOR RELATING TO THE SAME SUBJECT TO ELIMINATE CONFLICTS WITH STATE LAW AND TO PROVIDE FOR THE INCREASED NEEDS OF THE CITY.

In answer to Mayor Isen's question about the length of the ordinance, City Attorney Remelmeyer stated it was rewritten entirely.

Councilman Benstead moved to approve Ordinance No. 1442 at its first reading. His motion was seconded by Councilman Beasley and carried by unanimous roll call vote.

## 17.A. AMENDMENTS TO LOT SPLIT AND SUBDIVISION ORDINANCES.

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

ORDINANCE NO. 1443

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" (LAND USE ORDINANCE) TO REFER TO THE SPLITTING AND DIVISION OF LOTS AND PROHIBIT THE CONSTRUCTION OR PLACEMENT OF MORE THAN ONE BUILDING ON ONE RECORDED LOT.

Councilman Sciarrotta moved to approve Ordinance No. 1443 at its first reading. His motion was seconded by Councilman Miller and carried by unanimous roll call vote.

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

ORDINANCE NO. 1444

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING ARTICLE III TO CHAPTER 26 OF "THE CODE OF THE CITY OF TORRANCE, 1954" TO REGULATE THE DIVISION OF LOTS OTHER THAN SUBDIVISIONS AND THE DIVISION OF LOTS BY SUBDIVIDERS; AND REPEALING ORDINANCE NO. 1410 WHICH SET FORTH THE SAME REGULATIONS AND DECLARED THE PRESENCE OF AN EMERGENCY.

Councilman Sciarrotta moved to adopt Ordinance No. 1444 at its only reading. His motion was seconded by Mayor Isen and carried by unanimous roll call vote.

Councilman Drale asked Planning Director Shartle if there is

any truth to a rumor which claims that people were denied the processing of lot splits prior to this ordinance and Mr. Shartle answered not to his knowledge.

18. At this time, there are apartment houses being constructed in a commercial zone and the ordinance considered in this item is tailored to keep the situation under the control of the Council. Mayor Isen reminded Planning Director Shartle that it is now the duty of the Planning Commission to find every apartment house in a commercial zone and change the zoning to R-3.

Mr. Dan Ingram, a Torrance realtor cited a property which he has for sale on Crenshaw where people have asked about buying for the purpose of a beauty shop in front and home in the rear. This is an existing building and there would be nothing to prohibit such use, Mayor Isen said. City Attorney Remelmeyer said it would be prohibited specifically by the provisions of Ordinance "A", listed next on the agenda under this item. There are no multiple units involved in this case.

Neither of the proposed ordinances would permit a shop in the front and residence in the rear without a conditional use permit, it was agreed by the City Attorney, the Council and the Planning Director and the first of the two ordinances (F) goes further and states there shall be no residential use of commercial property without a conditional use permit. It also prevents single family residences and duplexes in R-3 zones. R-3 zones are frequently used as buffer zones. Councilman Drale feared the original intent is being lost, stating the only result sought was to prevent business ventures in apartment houses.

Mayor Isen's preference was still for the ordinance designated as "F" and he took an informal poll of that ordinance and, the result seeming favorable, at the request of Mayor Isen, City Clerk Coil assigned a number thereto and read title:

ORDINANCE NO. 1445

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTIONS 6, 7, 9 AND 10 OF APPENDIX I (LAND USE ORDINANCE) TO PROVIDE THAT NO RESIDENTIAL USES SHALL BE PERMITTED IN C-1 OR C-2 ZONES AND THAT NO LESS THAN THREE RESIDENTIAL UNITS MAY BE CONSTRUCTED UPON R-3 AND R-4 ZONED LOTS UNLESS A CONDITIONAL USE PERMIT HAS BEEN OBTAINED THEREFOR.

Councilman Benstead moved to approve Ordinance No. 1445 at its first reading and his motion was seconded by Mayor Isen. Roll call vote was:

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

Mayor Isen suggested the second reading be held two weeks from this evening and in the interim sample ordinances be obtained with analyses made and if feasible, certain additions to the proposed legislation may be made. Councilman Drale moved in accordance with Mayor Isen's suggestion and the motion, seconded by Councilman Beasley, carried by unanimous roll call vote. Ordinance designated "A" and the two other documents, a resolution and report re businesses in apartment houses will also be considered at that time.

A recess was declared at 6:40 and Council reconvened at 6:50 p.m.

SECOND READING ORDINANCES:

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

ORDINANCE NO. 1439

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING ARTICLE X TO CHAPTER 25 OF "THE CODE OF THE CITY OF TORRANCE, 1954" TO REGULATE NEWSPAPER STANDS IN TORRANCE.

Councilman Sciarrotta moved to adopt Ordinance No. 1439 at its second and final reading and his motion, seconded by Councilman Benstead, carried by unanimous roll call vote.

It was agreed that any other obstructions on sidewalks could be removed by order of the City Manager and need not be included in the ordinance.

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

ORDINANCE NO. 1440

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING CHAPTER 5 ENTITLED "BICYCLES" TO "THE CODE OF THE CITY OF TORRANCE, 1954" TO PROVIDE FOR LICENSING AND REGULATING OF BICYCLES IN THE CITY OF TORRANCE AND REPEALING SECTION 17.28 OF SAID CODE WHICH PROHIBITS THE RIDING OF A BICYCLE WITHIN SIDEWALK AREAS OR PARKWAYS AND PLACING THE SAME PROVISIONS IN CHAPTER 5.

Councilman Benstead moved to adopt Ordinance No. 1440 at its second and final reading. His motion was seconded by Councilman Sciarrotta and carried by unanimous roll call vote.

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

ORDINANCE NO. 1441

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTIONS 13.6, 13.10 AND 18.40 OF "THE CODE OF THE CITY OF TORRANCE, 1954" REGULATING REFUSE AND LITTER AND ADDING ARTICLE IV TO CHAPTER 13 OF "THE CODE OF THE CITY OF TORRANCE, 1954" REGULATING THE PLACEMENT, KEEPING, DISPOSITION AND SWEEPING OF LITTER IN PUBLIC AND PRIVATE PLACES.

Councilman Sciarrotta moved to adopt Ordinance No. 1441 at its second and final reading. His motion was seconded by Councilman Benstead and carried by unanimous roll call vote.

## COMMUNICATIONS FROM CITY MANAGER:

## 22. Victoria Knolls Park Site.

City Manager Peebles stated there is a correction to be made to his communication, in that \$100,000 has already been appropriated for the purchase of the Lomita Barrow Pit site.

Otherwise, the recommendation is that the Council direct the City Attorney to make a firm offer of \$100,000 to the State for acquisition of the 9.97 acres known as the Lomita Barrow Pit; 2. Upon completion of acquisition from the State, this property be exchanged for an amount of property in the Victoria Knolls area on a not less than one-to-one basis, or alternatively, that said property be sold in whole or part for a maximum dollar per acre and such funds be earmarked for the purchase of park lands in the vicinity of Victoria Knolls; 3. that the Council direct the City Attorney to open negotiations with the property owner of Lot 120 Tract 20873, facing Crest Road, as an ingress-egress to the open spaces to the rear of the lot contemplated for the Victoria Knolls Park site.

Mr. Wm. King of 25930 Matfield Drive, the Chairman of the Park Committee of the area, asked that the three items of recommendation set forth above be approved and Councilman Sciarrotta so moved. His motion was seconded by Councilman Vico and carried as follows:

AYES: COUNCILMEN: Beasley, Benstead, Drale, Miller,  
Sciarrotta, Vico, and Mayor Isen.  
NOES: COUNCILMEN: None.

Councilman Beasley reminded the Council it would be unlawful for the State to sell their property for less than the appraised price; however, there is no reason not to make the offer as stated herein.

Mr. Fred Lincoln, the owner of the house which would be acquired for the ingress and egress has offered to sell; however, he feels he has extended the time long enough, Mr. King said. Within the time of a 90 day escrow it should become certain what direction the deal will take and Mr. Lincoln will have some idea of what his future action should be.

Councilman Drale pointed out that there is only one access road to this whole area and he feels the Fire and Engineering Departments should be aware of this. In case of any emergency on Crest Road which deadends at the Lincoln home, there would be no other ingress route. For safety's sake, some other means of access should be discovered.

## 23. Miscellaneous recommendations:

- Expenditures:
1. \$378.56 to GarWood Truck and Equipment for one #2045589 Hydraulic Motor for City Garage to be used as a spare for eight parker trucks, a budget item.
  2. \$567.11 to International Harvester Company for one #204806R91 transmission for City Garage to be used as a spare for vehicle units #697, 698 and 699, a budget item.
  3. \$1,216.80 to American Rubber Mfg. Co. for 1,000 feet of 2½" fire hose for the Fire Department.

Councilman Benstead moved to approve expenditures listed in the three above items and his motion, seconded by Councilman Sciarrotta, carried as follows:

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

NOES: COUNCILMEN: None.

23A. Make-up Paving Policy.

This is a summary of revision of the policy on make-up paving approved by the Street Committee and the recommendation is that the Council approve it as set forth in the three page draft attached to the agenda, and signed by City Manager Peebles.

Councilman Drale moved to accept and approve the policy as set forth and his motion was seconded by Councilman Sciarrotta. Roll call vote was unanimously favorable.

24. Letter from NAACP re Tournament of Roses.

This letter was not intended as an action item and there being no objection, it was ordered filed as informational.

ORAL COMMUNICATIONS:

25. City Manager Peebles announced that the new population estimate of Torrance as of November 1, 1963, is 119,500 an increase of 5,000 over 1962, and will result in a net additional amount of \$40,000 per year to the City from the Streets and Highways fund.

26. The new Chief Deputy for Supervisor Chace and Paul Moore will be in Mr. Peebles' office Friday of this week at 9 a.m. and an invitation was issued by Mr. Peebles that any councilmen who can plan to do so, would be welcome to come in and meet him. Mayor Isen asked that the councilmen be further reminded before Friday.

27. City Manager Peebles said the Police Department has requested that two of their personnel be allowed to attend the California Narcotics Officers Association meeting in Palo Alto, California with \$100 allowed for their expenses. His recommendation was of approval and Councilman Drale so moved. His motion, seconded by Councilman Beasley, carried as follows:

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

NOES: COUNCILMEN: None.

28. Councilman Drale asked what is being done about paving St. Andrews Place between 182nd and 186th, which was supposed to have been on last year's budget and City Manager Peebles promised immediate action.

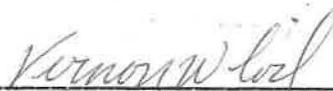
29. Councilman Miller asked for clarification from whomever could give it, of the policy regarding inspection of sewer contract for the South Torrance Sewer District. The inspection according to the contract was to be done by Adams, Latham, Kripp & Wright, and the City Inspector only at the completion. City Manager Peebles and City Engineer Nollac confirmed that this was done in compliance with the provisions of the contract for the design. The construction contractor was Dorfman who put up a performance bond. In this particular instance, the inspection by the architectural firm is tantamount to inspection by the City as they report regularly to the City. The City does not have sufficient personnel to handle some of these jobs and that was the reason for providing for inspection by Adams, Latham, Kripp and Wright who are completely responsible architects. Councilmen Drale and Miller felt there

should also be a City inspector watching all these jobs and Councilman Miller moved to refer the question to the Engineering Department. Councilman Drale seconded the motion.

City Manager Peebles repeated that the City does not have the personnel to cover all these projects and Councilman Miller thought in that event, more should be hired. City Attorney Remelmeyer confirmed what Mr. Peebles said, that the inspector of the architect is in such circumstances working for the City and offers as much or more protection as if the inspection were done by City personnel, as that inspector is an agent of the City not of the contractor.

Building Inspector Schlens explained in detail that in the case of large buildings, special inspectors are required. The building owners must hire a special inspector and he serves as the a representative of the Building Department for continuous inspection and reports regularly. Mayor Isen asked for a report on this and Councilman Miller repeated his motion. There was no objection and a written report will be returned to the Council.

The Council meeting was regularly adjourned at 7:15 p.m.

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

APPROVED:

  
 \_\_\_\_\_  
 Mayor of the City of Torrance

MINUTES OF PRE-COUNCIL  
SESSION OF REGULAR  
COUNCIL MEETING HELD  
DECEMBER 10, 1963  
7:30 p.m.

A pre-council session was held for the purpose of clarification of the method of processing precise plans, with David Halstead, President of the Planning Commission, speaking for the Commission.

Mr. Halstead outlined the procedure which is now employed on these matters and the procedure which he would recommend: that they would come up before the Planning Commission asking for rezoning and the Commission if it saw fit, would ask for a precise plan and then come on to the City Council for rezoning subject to a precise plan and then back to the commission for a precise plan. In this manner, the proponent would know he would have the right zoning and would feel free to spend ample money on his preliminary plans. Mr. Halstead exhibited a couple of rough small sketches as an example of the type of plans which are presented under the present method of procedure.

Mr. Beasley thought the six months which would be required to complete a case would be too expensive to the proponent as well as the City.

Mayor Isen said a precise plan should be ordered only in cases where it is absolutely necessary and in such case the time and expense would also be necessary and worthwhile. If a change of zone is approved subject to a precise plan, the petitioner still has a change of zone.

Planning Director Shartle said Mr. Halstead refers to holding the hearings on the zone change and make a decision as to the zoning and then not have the readings of the ordinance until the precise plan is before the Council. The regular hearings would be held on the zoning question, regardless of the precise plan, the first time it comes before Council. Mayor Isen said the City Attorney should figure out some way that once a change of zone is effected, that is final and the only thing to be considered is the precise plan. Councilman Miller suggested handling it in some such fashion as a tentative tract map is handled. Mayor Isen said that is only on agricultural land.

In answer to a question by Councilman Drale, Mayor Isen repeated that a precise plan should be ordered only in extreme cases.

Councilman Beasley pointed out as an example the Wilson Tract on 230th Street where the people bought R-3 and then it was rezoned to R-1. The people have a right to expect some consideration and in that case a precise plan would be the right answer. He expressed the opinion that for the Planning Commission to pass a change of zone subject to a precise plan is merely "passing the buck".

Mr. Halstead pointed out the instance of the Greenwood apartments as a case in point. This is an existing apartment house area in an R-1 zone. In this case the man was almost assured of getting R-3 and he was thus able to spend his money for a good and acceptable plan which Mr. Halstead showed to the Council.

Councilman Sciarrotta commented that C-2 should not include R-3 and Mr. Halstead said that is now in process of being accomplished.

Councilman Drale asked for a simplified change without all the involved ramifications. He said if a man has 16 units, it is R-3 until the environment atmosphere changes to the point that it becomes commercial. At that time it goes to the Planning Commission and the Council for a change to commercial zoning. He pointed out the situation on Hawthorne Avenue. By conditions and restrictions on the original owner, the east side of Hawthorne must be R-1 although it is directly across from the May Co. in Redondo Beach and a large shopping center. That area has now become commercial from a practical standpoint in that the environment has changed. Mayor Isen feared this might lay the groundwork for a bad slum area.

Further discussion developed that the architectural design of buildings and such cannot be controlled although more open space is being required.

Mayor Isen asked that the notes of this meeting be transcribed in considerable detail for consideration by Mr. Shartle and Mr. Remelmeyer with the possibility of further work by a committee. He repeated that the precise plan requirement should be made in extreme cases and not required where not actually needed.

I N D E XCouncil Meeting held December 10, 1963, 8:00 p.m.

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22. Request of James Ford for refund, denied	8
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28. Street alignment of Madrona Avenue north of Torrance Boulevard, Plan B approved	10
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Edith Shaffer  
Minute Secretary

i

Council Minutes  
December 10, 1963

I N D E X

<u>SUBJECT</u>	<u>PAGE</u>
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43.d Day of Mourning extra day on vacation approved for those who worked November 25, 1963	15
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Adjourned at 10:45.

MINUTES OF A REGULAR MEETING OF  
THE TORRANCE CITY COUNCIL

1. CALL TO ORDER:

A regular meeting of the Torrance City Council was held on Tuesday, December 10, 1963, at 8:00 p.m., in the Council Chamber of City Hall, preceded by a meeting on precise plans, the minutes of which are appended to these regular meeting minutes.

2. ROLL CALL:

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

3. FLAG SALUTE:

At the request of Mayor Isen, Mr. Earl Sumpter, Commander of the local American Legion Post, led the salute to our Flag.

4. INVOCATION:

Councilman Drale opened the meeting with an invocation.

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of the two regular meetings held November 26 and December 3, 1963, be approved as written and, there being no objection, on second by Councilman Benstead, it was so ordered.

6. APPROVAL OF DEMANDS:

Councilman Benstead moved that all bills regularly audited be paid. His motion was seconded by Councilman Drale and carried as follows:

AYES: COUNCILMEN: Beasley, Benstead, Drale, Miller,  
Sciarrotta, Vico, and Mayor Isen.  
NOES: COUNCILMEN: None.

7. MOTION TO WAIVE FURTHER READING:

Councilman Sciarrotta 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 Benstead and carried by unanimous roll call vote.

Mayor Isen gave a brief explanation of Council procedure for the benefit of the audience.

HEARING:

8. VACATION OF AMIE AVENUE BETWEEN SPENCER STREET AND DEL AMO BLVD. Hearing on Resolution No. 63-291 declaring intention to vacate. City Engineer, with concurrence of City Manager, submitting resolution ordering vacation of said area, with location sketch.

Affidavits of Posting and Publication were presented by City Clerk Coil and Mayor Isen asked if anyone wished to be heard; there was no response.

Councilman Drale moved to close the hearing and his motion, seconded by Councilman Beasley, carried.

City Engineer Nollac asked that the Council concur in the vacation and hold the resolution until such time as the tract map has been approved by the Council so that there would be assurance that the street would not be vacated until the tract map is approved.

Councilman Drale mentioned the oil wells and whether or not ingress and egress to them is to be considered. City Engineer Nollac states this is the purpose of holding the resolution.

Councilman Drale then moved to concur in the recommendation of the City Engineer. His motion was seconded by Councilman Miller and carried by unanimous roll call vote.

9. FINAL TRACT MAP NO. 21621 - R. A. WATT. 16 lots located on the west side of Madrona at 229th Street. Recommended for approval. Planning Director Shartle's transmittal of letter from City Engineer dated November 19, 1963, location sketch, letter of transmittal of tentative tract map dated August 29, 1963, Planning Department recommendations to Planning Commission dated July 3, 1963, excerpt from Planning Commission minutes dated July 3, 1963.

Councilman Drale asked if there has been any change made and Councilman Benstead noted that the lots have been made wider.

Councilman Beasley moved to approve Final Tract Map No. 21621 and his motion, seconded by Councilman Drale, carried by unanimous roll call vote, Councilman Benstead remarking that his "Yes" vote is because the change has been made in the width of the lots.

Items 10 and 21 were considered together as companion items:

10. FINAL TRACT MAP NO. 28248 - JAMES BOWER. 22 lots located easterly of Ocean Avenue southerly of 238th Street. Recommended for approval. Planning Director Shartle's transmittal of letter from City Engineer dated November 19, 1963, location sketch, excerpt from Planning Commission minutes dated November 20, 1963, letter of transmittal of tentative tract map dated May 9, 1963, Planning Department recommendations to Planning Commission dated April 3, 1963, excerpt from Planning Commission minutes dated April 10, 1963, letter from City Engineer to Planning Commission dated April 3, 1963.

21. TRANSMITTAL OF AVIGATION EASEMENT IN TRACT NO. 28248. Letter of transmittal from City Engineer Nollac, with approval of City Attorney Remelmeyer and City Manager Peebles, submitting avigation easement for acceptance by City Council.

As to Item 21, Councilman Drale moved to accept the avigation easement and his motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote.

As to Item 10, Councilman Drale moved to concur in approval. His motion was seconded by Councilman Beasley and carried by unanimous roll call vote.

11. FINAL TRACT MAP NO. 29107 - KENLAND DEVELOPMENT COMPANY, being a portion of Tentative Tract Map No. 28022, 17 lots located north of Spencer Street, east of Victor Street. Recommended for denial. Planning Director Shartle's transmittal of letter from City Engineer dated November 6, 1963, location sketch, location sketch of tentative tract No. 28022, excerpt from Planning Commission minutes dated November 20, 1963, letter from City Engineer dated March 14, 1963, to Planning Commission.

City Manager Peebles said a letter had been received asking that this item be withdrawn from the agenda and City Clerk Coil read the letter from the developers asking the item be placed back on the Council agenda for December 30th.

Mayor Isen questioned the legal effect and City Attorney Remelmeyer entered the meeting at this moment. After the question was explained to him by Mayor Isen, Mr. Remelmeyer stated the letter would be construed as consent to the postponement. Councilman Drale cited as another reason for continuing the case the matters set forth in the letter from City Engineer Nollac, and Councilman Sciarrotta moved to continue Item 11 to December 30, 1963, a 5:30 meeting. Councilman Benstead seconded the motion to which there was no objection.

12. Planning Director Shartle submitting request from Cake Construction Company requesting permission to park a trailer at corner of Spencer and Hawthorne Avenue.

Councilman Drale moved to grant the requested permission for six months. His motion was seconded by Councilman Vico and carried, there being no objection.

13. CASE NO. 63-69 - Change of Zone - Petitioner, J. E. Webb. This case was tabled at the October 29th meeting and is request for a change of zone from R-1 to R-3 on property described as a portion of Lot 25, Tract 3218, exclusive of streets, bounded on the north by Garnet, east of Victor 305 feet, west by Victor, south of Garnet. Recommended for denial by the Planning Commission. Appended to the agenda were letter from C. K. Norman on the case; letter from Planning Director Shartle; resubmittal of the following support material: Planning Department recommendations to the Planning Commission dated September 18, 1963, excerpt from Planning Commission minutes dated September 18, 1963, list of petitions and letters, and five sketches.

13A. Letter from B. J. O'Brien and J. J. Segna submitting petition re property referred to in Case No. 63-69.

City Manager Peebles stated a letter had been received from the petitioner asking removal of this case; however, the people who protest it seem to be present and undoubtedly want to be heard.

Mr. Norman was present and asked that the case be continued for one week because the maps are not yet back from the printer. Mayor Isen asked the pleasure of the council regarding Mr. Norman's request and Councilman Drale said he would like to settle it tonight. Mr. Webb, Mrs. Browning and numerous objecting property owners were also in the audience.

Mr. B. J. O'Brien of 20705 Victor Street, told of the long delays and many meetings on this case and the difficulty of the interested people coming back so many times.

Mayor Isen noted that Mr. Norman had specifically requested this matter be scheduled before the Council December 10th on a previous occasion and asked for a motion.

Councilman Benstead moved to continue the case as requested.

Mr. J. J. Segna spoke along the same lines as Mr. O'Brien and Mr. John Fitzpatrick of 4904 Emerald definitely objected to the case being further continued. At his request many persons in the audience indicated to like effect.

Councilman Benstead's motion died for lack of a second and Councilman Miller moved to hear the matter tonight in full; both sides of it. His motion was seconded by Councilman Beasley. There was no objection and Mayor Isen asked for anyone who wished to speak for the proponent.

Mr. C. K. Norman, representing the petitioners, spoke of the meetings held after the matter was tabled October 29th, which proved to be fruitless. He said the proponents had tried to develop the property in the best and most profitable way for themselves and the City. He outlined the history of zoning and rezoning in the Victor Tract which resulted in a landlocked piece of ground for Mr. Webb and Mrs. Browning. The third piece of ground is owned by O'Connor & Wood, attorneys, who have no interest in developing the property at this time. He said there is now a precise plan, maps for which would be ready for a meeting a week from now, which would be compatible to the area. It would result in R-1 across from R-1 and allow Mr. Webb and Mrs. Browning to utilize the R-3 portion of their land.

Mr. Miller asked for more particulars and Mr. Norman went on to describe the project as being a 75 foot frontage on Victor with 300 foot depth, a home on the front 80 feet and units with adequate parking to the rear. There would be adequate play area and patios with 18 or 19 units on each 300 foot strip.

Councilman Miller was concerned with access and traffic, and asked if it is possible to cross over R-1 property to reach R-3. The front 120 feet is R-1 and the rear 180 R-3, the R-1 faces on Victor. Councilman Beasley asked Mr. Norman if he would be satisfied with a 100 foot frontage and Mr. Norman said he believed so as long as the property could be traversed. During the hearings early in the year, O'Connor & Wood offered to dedicate 27 feet for widening of Garnet Street provided they were given all R-3. However, the decision was for 120 feet of R-1 and 180 R-3 and they withdrew their offer. Councilman Miller said this R-1 is a part of the master plan.

Mr. O'Brien spoke again, saying there are seven ownerships involved and the people have been advised that Garnet Street will be put through from Victor to Anza. He referred to a petition containing 185 signatures which he later presented for filing, and asked that the residential character of the area be maintained. There are already too many apartments near here, with resultant congestion of traffic and schools. He delineated the various property uses from a colored map

Councilman Drale asked if it is possible to arbitrarily rezone a man's property without his permission and City Attorney Remelmeyer stated you can rezone a man's property without his permission if you are not arbitrary and you are not arbitrary if you hold the necessary public hearings. The buildings and improvements in the area were listed and discussed. Mayor Isen asked Mr. Remelmeyer

if the City could rezone R-1 subject to the uses which could not be disturbed of the particular present owners, for instance the machine shop and Mr. Remelmeyer answered not on the property under discussion. Rezoning of the entire area is now being requested. City Attorney Remelmeyer said you could rezone the whole area to R-1 and then the machine shop would be a non-conforming use.

In any event, the change of the entire area would have to go through the regular Planning Commission procedures. There are two problems posed here: one, approval of or denial of this particular application and, two, rezoning the entire area. Councilman Miller said the one particular piece could be held pending study of the entire area.

Mayor Isen asked if the institution of proceedings stay any right to development and Mr. Remelmeyer said there could be a statement of intention made to rezone and freeze the zoning. It is possible to rezone a man's property to zoning where the market value is lower, but not arbitrarily or capriciously. Councilman Drale did not think it possible to change the zoning of the area without request or permission of over 50% of the property owners. City Attorney Remelmeyer stated it could be rezoned over the objection of the owner; it could be rezoned over the objection of all the people in Torrance, as far as the law is concerned. The Council acts under its own judgment; no request or consent of property owners is necessary nor from any people in the City as long as the Council is acting logically and within the procedure set up by the codes and the general constitutional law. Councilman Benstead recalled this was all rezoned not long ago.

Mr. O'Brien summed up his arguments and asked that the Council rezone all this R-3 property to R-1. Mr. Norman also summarized by saying they are asking only the right to develop the property most fittingly to the neighborhood and the City, considering the rapidly growing population.

Mr. Segna spoke briefly again, concurring in the statements made by Mr. O'Brien.

Councilman Miller moved to close the hearing and his motion, seconded by Councilman Beasley, carried.

Councilman Drale moved, recalling the several hearings on this whole area and the wishes of the people, that the 120 feet on the east side of the street be R-1 that the west side of the Street also remain R-1. Councilman Beasley seconded, concurring in the recommendation of the Planning Commission to deny; the essence of the motion is to deny. Councilman Dralê amended his motion to state denial, concurring with the Planning Commission and Councilman Miller seconded that motion, which carried by unanimous roll call vote.

Mayor Isen stated a motion: In the master plan there was bound to be human error and there is certainly one here and this R-3 as indicated here is untenable with the residential area. He agreed with Mr. O'Brien and Mr. Segna and moved that the cover letter of the petitioner represented by O'Brien, Segna, Morefield, Atcher, requesting that the City Council amend the existing plan to incorporate change of zone R-3 as indicated in this description (bounded on north by Garnet Street, on the east by Victor Park, on the south by Emerald Street and on the West by the Del Amo Christian Church property and the R-1 property described as the westerly 125 feet of the northerly 4-0 feet of Lot 25, Tract 3218)

should go to R-1 as indicated and to describe that as "13AA" on the agenda so there will be no mistake.

City Attorney Remelmeyer interrupted with a suggestion that it be studied rather than "be done". However, Mayor Isen said it requires more than study and left his motion as stated, that the Council direct the Commission to start proceedings to move to R-1. Of course, there would be the proper hearings through regular Planning Commission procedure. Mayor Isen clarified by stating his motion is intended to take into effect the laws, the ordinances, the rules and regulations through the entire procedure in the Planning Commission. On the strength of that statement, Councilman Miller seconded the motion. In effect the Council is asking the proceeding on its own motion with no attempt to bypass any of the proceedings. Councilman Sciarrotta asked what is to be embraced and Mayor Isen said all that is marked red on the map exhibited by Mr. O'Brien.

Councilman Drale thought the motion should be that the Commission restudy the area, without making it an order to institute proceedings. Councilman Beasley moved to ask the Planning Commission to restudy the area between Anza and Victor, Emerald and Garret, west of the park. Councilman Drale seconded Councilman Beasley's motion.

Mr. Hare of 5122 Emerald asked if this would allow a developer to develop the land while it is in question. City Attorney Remelmeyer said the only way to do that would be to pass a special ordinance at the next council meeting, if this presents a practical problem. The effect would be to freeze the area to R-1 pending the outcome of the hearing by the Planning Commission. City Manager told Mayor Isen in answer to a question as to any difference between his motion and that just made, that there is some possibility that Mayor Isen's motion would be prejudging before the hearings.

Mr. Roy Morefield who lives on Emerald Street had a suggestion regarding building permits, but Mayor Isen yielded to Councilman Drale's motion and roll call on that motion was unanimously favorable. (Mayor Isen stated Councilman Drale made the motion; however, the tape and notes indicated it was made by Councilman Beasley and seconded by Councilman Drale - to restudy.)

Mayor Isen then asked for a moratorium motion which City Attorney Remelmeyer stated as follows:

"move to instruct the City Attorney to prepare an ordinance which will prohibit construction in the area to be studied by the Planning Commission described in the previous motion, other than R-1 construction until such time as the hearings have been completed.

Mayor Isen asked that the words "other than R-1" be deleted and Councilman Sciarrotta so moved as stated above without the phrase "other than R-1". Mayor Isen seconded and roll call vote was:

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

The Reverend Leslie C. Ashford of Del Amo Christian Church said his church is bringing in plans for a new unit and Mayor Isen asked that the Church property be excepted. The unit is a class room.

Mr. Norman said he has been aware of the church plans and asked if it would not be possible also to make an exception for Mr. Webb and Mrs. Browning.

Councilman Drale seconded Mayor Isen's motion to exclude the Church property and roll call vote was unanimously favorable.

Mayor Isen made the following statement in summary of the action taken: The Planning Commission is going to undertake a restudy and hearings of the area designated in red; Mr. Remelmeyer will bring in a moratorium ordinance which will prohibit any building in that area encircled in red and this is excluding the Church property as shown on the diagram; if same is passed by the Council next Tuesday it could not become effective for six weeks. During that period there would be nothing legally possible to prevent the issuance of a permit in anything properly zoned R-3.

Mr. O'Brien asked if there is not some way to pass an emergency ordinance and Mayor Isen explained the votes necessary and the way an emergency ordinance operates. Councilman Drale said he does not consider this an emergency. Mayor Isen asked the City Attorney to indicate if there is any way to make this a faster freeze.

A recess was declared at 9:30 and Council reconvened at 9:40.

#### WRITTEN COMMUNICATIONS:

14. County of Los Angeles Registrar of Voters requesting permission to use City Hall as a polling place for the Consolidated Primary Election on June 2, 1964 and the General Election November 3, 1964.

Councilman Beasley moved to grant the requested permission and his motion, seconded by Councilman Miller, carried by unanimous roll call vote.

15. Reverend William Appling of Nativity Catholic Church requesting permission to block portion of Del Amo Boulevard on December 15th from 9:45 to 11:00 A.M. and from 2:00 to 2:45 P.M.

Councilman Miller moved to grant the requested permission and his motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote. City Manager Peebles promised cooperation from the Torrance Police Department.

#### COMMUNICATIONS FROM BUILDING DEPARTMENT:

16. TEMPORARY BILLBOARDS FOR R. A. WATT CONSTRUCTION CO. Assistant Superintendent of Building Inspection McKinnon submitting request from R. A. Watt Construction Co. to install temporary billboards with recommendation of Denial of billboard located at 18801 South Hawthorne and recommendation of approval, with stipulations, of billboard located at 4100 block on Pacific Coast Highway.

Councilman Sciarrotta moved to concur in the two recommendations set forth and his motion, seconded by Councilman Miller, carried as follows:

AYES: COUNCILMEN: Beasley, Miller, Sciarrotta, Vico,  
Mayor Isen.  
NOES: COUNCILMEN: Benstead  
ABSENT: COUNCILMEN: Drale (out of the room for the moment).

17. Superintendent of Building Inspection Schlens submitting, with approval of City Manager Peebles, request from Jefferson, Inc., that City facilitate approval of new store at Rolling Hills Plaza, with recommendation of approval with conditions.

Councilman Sciarrotta moved to grant the request and his motion was seconded by Councilman Beasley. Roll call vote was unanimously favorable.

## COMMUNICATIONS FROM ENGINEERING DEPARTMENT:

18. AWARD OF CONTRACTS FOR INTERSECTION OF CRENSHAW AND SEPULVEDA BOULEVARDS AND STORM DRAIN AT WESTERN AND 190TH STREET. Recommendation of City Engineer Nollac, with concurrence of City Manager Peebles, that SAVALA CONSTRUCTION CO. low bidder on both projects, be awarded contracts for work. \$60,554.95 and \$~~1~~<sub>9</sub>,354.00 respectively.

Councilman Vico moved to award the contracts to SAVALA CONSTRUCTION CO. at the prices set forth and reject all other bids. His motion was seconded by Councilman Benstead and carried by unanimous roll call vote.

19. REFUND OF SEWER REIMBURSEMENT FEE COLLECTED IN ERROR FROM COBABE BROS. Communication from City Engineer Nollac, with concurrence of City Manager Peebles, recommending reimbursement fee be refunded in the amount of \$50.91.

Councilman Benstead moved to concur. His motion was seconded by Councilman Sciarrotta and carried as follows:

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

NOES: COUNCILMEN: None.

20. NOTICE OF COMPLETION - HAWTHORNE AVENUE SEWER ASSESSMENT DISTRICT NO. 2. Communication from City Engineer Nollac, with concurrence of City Manager Peebles, recommending that (1) the City Council accept the work and (2) that the City accept assessments against City-owned property.

Councilman Sciarrotta moved to concur in both recommendations and his motion, seconded by Councilman Miller, carried by unanimous roll call vote.

21. This item was cared over in conjunction with Item 10.

22. REQUEST OF MR. JAMES FORD FOR REIMBURSEMENT OF COSTS ON STORM DRAIN CONSTRUCTION. Communication from City Engineer Nollac recommending denial of request.

Mr. Ford was present and presented his case which is also detailed in the communication. The amount which Mr. Ford paid for the catch basin would eventually have to be paid by him and the Councilmen believed his property has been made more marketable by the improvement.

Councilman Sciarrotta moved to concur in the recommendation of the City Engineer and Staff not to refund the amount requested. His motion was seconded by Councilman Benstead and carried by unanimous roll call vote.

The City did not collect a drainage fee from Mr. Ford. What did happen is that Mr. Ford was required to build at his own expense a catch basin or drainage structure and received credit for the amount it cost him.

23. TRANSMITTAL OF EASEMENTS TO CITY COUNCIL FOR ACCEPTANCE.

Councilman Beasley moved to accept the following 9 easement deeds:

1. Street easement deed dated November 19, 1963 for the widening of 230th Place and 231st Street over portions of Lot 94, Tract No. 639, given by Charles S. and J. Sherwood Dresser.
2. Street easement deed dated November 20, 1963 for the widening of 230th Place over a portion of Lot 86, Tract No. 639, given by Yurilda E. Luck.
3. Street easement deed dated October 1, 1963 for the widening of 227th Street over a portion of Lot 20, Tract No. 639, given by Howard O. Coale, Jr.
4. Street easement deed dated November 19, 1963 for the widening of Los Condonia over a portion of Lots 13 and 14, Block D, Tract No. 7506, given by Robert William and Maryrose McNair.
5. Street easement deed dated November 26, 1963 for the widening of Anza Avenue and alley over portions of Lot 41, Tract No. 2895, given by Eugene Hochman.
6. Street easement deed dated November 14, 1963 for the widening of Redondo Beach Boulevard over a portion of Lot 24, McDonald Tract, given by Laurence E. McBride and Roger L. McGee.
7. Sanitary sewer easement deed dated September 9, 1963 for the construction of a sanitary sewer over a portion of B. S. Weston 1898.4 acre, Rancho Los Palos Verdes given by Standard Oil Company of California.
8. Street easement deed dated December 3, 1963 for the widening of Crenshaw Boulevard over a portion of Lot 5, Tract No. 9765 given by Ambassador Construction Co., Inc.
9. Storm drain easement deed dated December 4, 1963 for the construction of a storm drain over a portion of Lot 5, Tract No. 9765, given by Ambassador Construction Co., Inc.

Councilman Benstead seconded the motion which carried, there being no objection.

COMMUNICATION FROM GARAGE DEPARTMENT:

24. BID SCHEDULE B63-80 - NEW 1964 PASSENGER CARS AND PICKUP TRUCKS. Garage Superintendent MacRae, with concurrence of City Manager Peebles, submitting recommendation to accept bids on Items 1 through 7.

Councilman Miller moved to concur in accepting the bids as set forth in detail in the communication, as to all seven items and his motion, seconded by Councilman Beasley, carried as follows:

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

ABSTAIN: COUNCILMEN: Vico.

**COMMUNICATION FROM FIRE DEPARTMENT:**

25. PAINT JOB FOR ENGINE NO. 3. Fire Chief Benner, with concurrence of City Manager Peebles, requesting authorization for subject work and recommendation that the order be awarded to low bidder, H & H Body Shop in the amount of \$450.

Councilman Drale moved to concur in the recommendation as above set forth and his motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote.

**COMMUNICATION FROM BUS DEPARTMENT:**

26. REPAIR OF BUS 338. Recommendation of Bus Superintendent Chamberlain, with concurrence of City Manager Peebles, that Gardena Municipal Bus Lines repair subject bus for an amount not to exceed \$4,200.

Councilman Benstead moved to concur in the recommendation and his motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote.

Councilman Drale asked why so much of this type of work is done in Gardena and City Manager Peebles answered that the garage workmen there do not get overtime for Saturday work and their base rate is lower than in Torrance. Torrance's City garage shops are not equipped to do body work.

**COMMUNICATIONS FROM TRAFFIC COMMISSION:**

27. NOTICE OF COMPLETION OF INSTALLATION OF TRAFFIC SIGNAL SYSTEM AT INTERSECTION OF MADRONA AVENUE AND SEPULVEDA BOULEVARD.

The cost of this signal system was \$6700 and the reason it is not yet in full operation is that there remains to be done the installation of railroad signals which are to be hooked into the City street system. This is a railroad company responsibility and the PUC will not absolve the City of any responsibility in case of an accident if the system is used prior to its completion by the railroad company. Traffic Engineer Whitmer said the railroad company is slow in getting this done but he and City Manager Peebles promised to see what can be done to expedite it.

Councilman Miller moved to accept the notice of completion as recommended and his motion, seconded by Mayor Isen, carried by unanimous roll call vote.

28. Street alignment of Madrona Avenue north of Torrance Boulevard. Plans A, B and C attached.

Councilman Sciarrotta moved to accept Plan B and his motion, seconded by Mayor Isen, carried by unanimous roll call vote.

29. TRAFFIC RECOMMENDATIONS FOR APPROVAL: Traffic and Lighting Engineer Whitmer submitting following traffic recommendations:

- A. 1. That the existing one-hour parking limit on the southwesterly side of Border Avenue between Arlington and Portola be removed.
2. That the existing one-hour parking limit on Columbia Place between Van Ness and Dominguez Street be removed.
3. That the existing one hour and two hour parking limits on the south side of Carson Street between Western Avenue and Border Avenue be removed.
- B. That the request for additional stop control at Camino del Campo and Paseo de las Delicias be denied.

- C. That the following streets be established as through streets:
1. Entradero Ave from Del Amo Boulevard to 190th Street
  2. Maple Avenue from Sepulveda Boulevard to 235th Street
  3. 235th Street from Maple Avenue to Crenshaw Boulevard
- D. That Columbia Court be established as a one-way street in a southeasterly direction between Dominguez Street and Van Ness Avenue.
- E. That the request for 20 minute parking zones on Watson Ave be denied.
- F. That the existing parking limit in effect on C.B.D. parking lots be removed.

Councilman Miller moved to concur on all items and his motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote.

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

RESOLUTION NO. 63-299

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ARTICLES II AND III OF RESOLUTION NO. 63-32 WHICH ESTABLISHES ONE, TWO AND FOUR HOUR PARKING LIMITS IN THE CITY BY REPEALING CERTAIN LOCATIONS AND BY ADDING CERTAIN LOCATIONS THERETO.

Councilman Sciarrotta moved to adopt Resolution No. 63-299. His motion was seconded by Councilman Vico and carried by unanimous roll call vote.

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

RESOLUTION NO. 63-300

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ARTICLE III OF RESOLUTION NO. 63-35 WHICH ESTABLISHES THROUGH STREETS IN THE CITY BY ADDING CERTAIN LOCATIONS THERETO.

Councilman Benstead moved to adopt Resolution No. 63-300. His motion was seconded by Councilman Vico and carried by unanimous roll call vote.

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

RESOLUTION NO. 63-301

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING ONE-WAY STREETS PURSUANT TO ARTICLE IV, SECTION 17.35 OF THE TRAFFIC AND MOTOR VEHICLE "CODE OF THE CITY OF TORRANCE, 1954"

Councilman Miller moved to adopt Resolution No. 63-301 and his motion, seconded by Councilman Vico, carried by unanimous roll call vote.

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**COMMUNICATIONS FROM TRAFFIC SAFETY COUNCIL:**

30. Chairman Percy submitting action taken at November 18th meeting re purchase of \$100 of air time during the holidays for spot announcements on KAPP radio re traffic safety.

Councilman Benstead moved to concur in approving the purchase of air time as stated and his motion was seconded by Councilman Vico. Councilman Drale inquired whether or not anyone edits or checks what is said in these broadcasts and Mayor Isen stated Officer Hartel has that responsibility. Mr. Drale said he believed either the City Manager or City Attorney should clear what is said.

Roll call vote was unanimously favorable, to the payment.

31. Recommendation that crosses be painted at locations of traffic fatalities to serve as a reminder of danger spots.

Councilman Sciarrotta moved to table this recommendation and his motion, seconded by Mayor Isen, carried, there being no objection.

**COMMUNICATION FROM TORRANCE BEAUTIFUL COMMISSION:**

32. Chairman Apsey submitting action taken at November 21st meeting that the Council deal with the billboards in a very radical manner and thereby alter the face of Torrance.

Mayor Isen remarked that Torrance allows billboards in commercial and industrial zones automatically. Councilman Drale suggested the City Attorney send the Commission a copy of the billboard ordinance and Councilman Miller moved to refer the matter back to the Commission for a specific request. Councilman Drale seconded the motion to which there was no objection. A copy of the ordinance will be sent.

**AIRPORT MATTERS:**

33. Airport Manager Egan request to attend University of California ITTE at Fresno January 8 through 10, with appropriate expenses paid. Approved by City Manager Peebles.

Councilman Drale moved to concur. His motion was seconded by Councilman Miller and carried as follows:

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

NOES: NONE.

**COMMUNICATIONS FROM CITY ATTORNEY:**

34. THREE PLATOON SYSTEM FOR FIRE DEPARTMENT.

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

ORDINANCE NO. 1446

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 11.6 OF "THE CODE OF THE CITY OF TORRANCE, 1954" RELATING TO THE PLATOON SYSTEM OF THE FIRE DEPARTMENT; ESTABLISHING NEW PROVISIONS THEREFOR RELATING TO THE SAME SUBJECT MATTER AND DECLARING THE PRESENCE OF AN EMERGENCY.

Councilman Benstead moved to adopt Ordinance No. 1446 as an emergency measure. His motion was seconded by Councilman Sciarrotta and carried by unanimous roll call vote.

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

ORDINANCE NO. 1447

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 11.6 OF "THE CODE OF THE CITY OF TORRANCE, 1954" RELATING TO THE PLATOON SYSTEM OF THE FIRE DEPARTMENT; ESTABLISHING NEW PROVISIONS THEREFOR RELATING TO THE SAME SUBJECT MATTER, AND REPEALING URGENCY ORDINANCE NO. 1446.

This ordinance will effect a regular ordinance covering the same subject matter as No. 1446 and Councilman Sciarrotta moved to approve it at its first reading. Councilman Beasley seconded and roll call vote was unanimously favorable.

35. INSTALLATION OF SIDEWALK IN SOUTH TORRANCE HIGH AREA.

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

RESOLUTION NO. 63-302

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN ENCROACHMENT PERMIT WITH THE STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, TO PERMIT INSTALLATION OF A TEMPORARY ASPHALTIC CONCRETE SIDEWALK ON STATE-OWNED PROPERTY.

Councilman Drale moved adoption of Resolution No. 63-302 and authorization to City Manager Peebles to proceed with the installation. Councilman Vico seconded the motion which carried by unanimous roll call vote.

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

RESOLUTION NO. 63-303

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SUPPORTING THE NATIONAL SAFETY COUNCIL'S HOLIDAY SAFETY PROGRAM AND URGING ALL OUR CITIZENS TO DO EVERYTHING IN THEIR POWER TO PREVENT ACCIDENTS DURING THE HOLIDAY SEASON.

Councilman Vico moved to adopt Resolution No. 63-303 and his motion, seconded by Councilman Benstead, carried by unanimous roll call vote.

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

ORDINANCE NO. 1442

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING CHAPTER 17 OF "THE CODE OF THE CITY OF TORRANCE, 1954," ENTITLED MOTOR VEHICLES AND TRAFFIC, AND SUBSTITUTING A NEW CHAPTER 17 THEREFOR RELATING TO THE SAME SUBJECT TO ELIMINATE CONFLICTS WITH STATE LAW AND TO PROVIDE FOR THE INCREASED NEEDS OF THE CITY.

Councilman Sciarrotta moved to adopt Ordinance No. 1442 at its second and final reading. His motion was seconded by Councilman Benstead and carried by unanimous roll call vote.

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

ORDINANCE NO. 1443

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" (LAND USE ORDINANCE) TO REFER TO THE SPLITTING AND DIVISION OF LOTS AND PROHIBIT THE CONSTRUCTION OR PLACEMENT OF MORE THAN ONE BUILDING ON ONE RECORDED LOT.

Councilman Benstead moved to adopt Ordinance No. 1443 at its second and final reading. His motion was seconded by Councilman Sciarrotta and carried by unanimous roll call vote.

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

ORDINANCE NO. 1444

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING ARTICLE III TO CHAPTER 26 OF "THE CODE OF THE CITY OF TORRANCE, 1954" TO REGULATE THE DIVISION OF LOTS OTHER THAN SUBDIVISIONS AND THE DIVISION OF LOTS BY SUBDIVIDERS; AND REPEALING ORDINANCE NO. 1410 WHICH SET FORTH THE SAME REGULATIONS AND DECLARED THE PRESENCE OF AN EMERGENCY.

Councilman Miller moved to adopt Ordinance No. 1444 at its second and final reading. His motion was seconded by Councilman Vico and carried by unanimous roll call vote.

COMMUNICATIONS FROM CITY MANAGER:

40. Group Health Insurance - Council Committee Report.

The recommendation is to authorize the extension of the interim revised health insurance agreement previously approved for only 30 days, with Washington National to March 1, 1964, and thereafter on a month-to-month basis, and to encourage the various employee representatives to meet during the next three months to formulate specifications for competitive bids.

Councilman Sciarrotta moved to approve the Committee report and his motion, seconded by Councilman Drale, carried by unanimous roll call vote.

41. Program for Street Superintendent position.

The recommendation of the City Manager is that the Sanitation Supervisor and Street Maintenance Supervisor be given a salary increase, on a trial basis of one year, in the amount of \$75 per month. It is also recommended that the City Engineer be assigned the additional position of Acting Street Superintendent and paid an additional salary of \$75 per month, on a temporary basis, for one year also. This to be effective December 1, 1963. This will amount to \$225 per month additional salary to these three people, thus resulting in a net saving to the City of \$921 per month. Additional duties will be assigned to these persons by the City Manager's office.

Councilman Drale moved to approve and concur in the recommendation, but on the basis of six months rather than one year. Mayor Isen seconded the motion. Another look at the situation will be taken at the end of the six months, and if not followed, readjustment of salaries will be made.

Roll call vote was:

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

NOES: COUNCILMEN: None.

ADDENDA ITEMS:

42. WEST COAST BASIN BARRIER PROJECT UNIT 4-B, TRANSMITTAL OF SPECIFICATIONS.

The recommendation of the City Engineer is that the Los Angeles County Flood Control District be authorized to proceed with the above-noted project within the City of Torrance, and the concurrence of City Manager Peebles is noted.

Councilman Sciarrotta moved to concur in the recommendation. Mayor Isen seconded the motion which carried by unanimous roll call vote.

43. City Attorney Remelmeyer submitted a resolution granting an additional day's pay at the regular daily rate for those employees who were required to work on the Day of National Mourning proclaimed by President Johnson, which would enable the Finance Director to pay additional wages to those employees doing essential work who were required to work on this day.

The cost to the city involves around \$8,000 for Police and Fire personnel. Mayor Isen suggested an extra day be added to the vacations of those who worked on that day and moved that a list be compiled and those who worked November 25, 1963 be given an extra day off, preferably added to their regular vacation. Councilman Miller seconded the motion which carried as follows:

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

NOES: COUNCILMEN: Benstead.

Later in the meeting under oral communications, Bus Superintendent Chamberlain asked about employees whose regular day off fell on November 25th. He was told their time will be allowed in such a way that everyone will be treated equally.

44. City Manager Peebles mentioned an item which came in too late to be on the agenda. It is a request from Don Wilson Builders to authorize the Building Department to issue building permits on models for a portion of the Marble Tract No. 28414, prior to the

recordation of the map on the following conditions:

1. The models will not be connected to the sewer outlets.
2. No one shall occupy the models until after the tract map is recorded and improvements installed.

There is also an agreement to furnish the City with moving bonds, insuring it of the cost of removing the homes if for any reason the map does not record and it is necessary to remove them.

Councilman Drale moved to grant the permission, with the following addition:

3. That final occupancy inspection is to be by the Torrance Building Department.

Mayor Isen seconded the motion and it carried by unanimous roll call vote.

45. City Attorney Remelmeyer asked permission to be absent from the next Council meeting, for personal reasons. It was granted.

46. City Attorney Remelmeyer asked permission to hold the apartment house ordinance second reading to December 30th. A survey is being conducted by Planning Director Shartle and the results will not be completed until then. There was no objection.

47. City Attorney Remelmeyer said the city attorneys in this area have banded together in an attempt to help each other combat any cases where there is a chance that cities may lose some home rule powers. The plan is to join in an amicus curiae brief. Each city attorney is asking his City Council to grant permission to spend not to exceed \$100 in time to write any such brief. The city involved in the home rule case would write its own brief and the other cities who form this group would band together to write an amicus curiae or supporting brief to show the court that all the cities are concerned in such a matter. Rather than individual briefs, there would be one in which all would join. When these cases come up Mr. Remelmeyer will so inform the Council. Mayor Isen moved to approve in principle on condition that the Council is so advised in each instance. Councilman Miller seconded and there was no objection.

48. The Mayor and Council members congratulated Mr. Remelmeyer on his coming marriage.

49. Councilman Benstead said the Police and Fire Committee of the Council recommends to the City Council that the following be placed on the April 1964 ballot for the people of Torrance to decide:

The Police and Fire Chiefs' examination to be an open exam for all cities within the State of California of 80,000 population or more and those within the first three ranks of those cities be qualified to file for the position of Police or Fire Chief in the City of Torrance.

Further, this is to include the first three ranks of the Sheriff's Departments of each County in the State of California and to qualify one must pass the written examination with a minimum score of 70% with the examination being handled in its entirety by the City's contracting agency and no veterans' exemption given.

Further, that the City Attorney be instructed to prepare the

proper ballot measure to implement the above.

Councilman Benstead moved in accordance with the above statement and his motion was seconded by Councilman Miller. Roll call vote was:

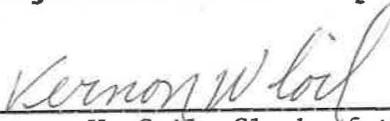
AYES: COUNCILMEN: Benstead, Miller, Sciarrotta, Vico, Mayor Isen.

NOES: COUNCILMEN: Beasley and Drale.

50. Councilman Sciarrotta said he attended a homeowners association meeting and they would like to have the City look into the possibility of a traffic signal at Maple and Sepulveda for the Palo Del Amo subdivision. City Engineer Nollac said this is a part of the tract requirements and will be installed. The people would also like to have some solution to the flooding of Sepulveda and some street signs installed. Traffic Engineer Whitmer said an order is now being prepared for the signs.

51. Mrs. Mary Loven of 16805 Yukon Avenue spoke in favor of establishing an ordinance for safety glass in the large sliding type of doors. Mayor Isen asked that Staff consider such a regulation, and City Manager Peebles promised to investigate.

The meeting was regularly adjourned at 10:45 p.m.

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

APPROVED:

  
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 Mayor of the City of Torrance