

I N D E XCouncil Meeting held April 7, 1964, 5:30 p.m.

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Edith Shaffer
Minute Secretary

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Torrance, California
April 7, 1964

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, April 7, 1964, 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, Miller, Sciarrotta, Vico, and Mayor Isen. Councilman Drale joined the meeting a few minutes later. Also present were City Manager Ferraro and City Attorney Remelmeyer.

3. FLAG SALUTE:

At the request of Mayor Isen, Mr. Harold Umbarger, Torrance's Chief Librarian, led the salute to our flag.

4. INVOCATION:

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

5. APPROVAL OF MINUTES:

On motion of Councilman Sciarrotta, seconded by Councilman Beasley, the minutes of the regular meeting held March 31, 1964 were approved as written, there being no objections.

6. APPROVAL OF DEMANDS:

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

Mayor Isen asked a point of personal privilege, on the subject ¹¹⁴⁴ of release of the two Attorney General's reports. He stated this ^{INVESTIGATION} investigation is no different from a private investigation except ^{ATION} for the power to subpoena and take oaths. There was no trial; no cross examination; no judgments were rendered. As a reply which he would have made had he not been absent at the last Council meeting, Mayor Isen read the following statement, which he asked City Clerk Coil to have printed and available for distribution to the people who receive the reports, the cost of reproduction and distribution to be borne by Mayor Isen personally.

"Reply of Mayor Albert Isen to references to him contained in second report.

The investigation of the District Attorney and Attorney General was to determine whether crime and corruption existed in the Police Department. It has gone far afield. Since statements concerning me have been made in the second report that are false, as well as immaterial to the investigation, I feel an answer is necessary.

The statements attributed to former Chief of Police Bennett are untrue. He has since that time, before witnesses, denied making them. I wish to point out that Mr. Bennett was quite aware of the fact that neither the Mayor nor the City Council has any control whatsoever over the office of Chief of Police, or has any right of hiring or firing.

Assistant Chief Porter made statements about me that were apparently based on a mixture of hearsay, gossip, revenge and a long-time personal antipathy.

Mr. Porter's intense disappointment and resentment are quite understandable regarding the opening of the examination for Chief of Police to officers outside the City. I urged and voted in favor of this change in procedure, realizing that a few must be disappointed in order to benefit the entire community. Had the examination remained limited to Torrance officers, only Porter and one other officer would have been eligible.

One untrue incident described in the report does not disclose the date, although I was informed by the investigators that it supposedly took place 17 years ago, seven years before I became a member of the City Council. It would appear that the above indicates a significant lack of good faith towards me by those responsible for the report, both by reason of the deliberate omission of the date and its inclusion at all in the report.

Outside of official business, there were very few times over the past ten years when I was given police car transportation, probably no more than two or three, and these were by invitation of the officers. It is difficult to recall back over so many years. These occasions were after evening parties held in private rooms at restaurants and were hosted by police organizations. The guests were City Councilmen and other city officials. Although alcoholic beverages were served at these affairs, I did not become intoxicated, as stated. Allegations made to this effect are false, and are irrelevant to the investigation and were obviously made for the sole purpose of causing me embarrassment. The fact that other city officials were given transportation from time to time is completely omitted from the report. If this practice constitutes an irregularity, police officers should be informed of it. I have NEVER at any time requested transportation in police cars except on OFFICIAL city business."

HEARINGS:

10³³ 8. CASE NO. 64-12 - CHANGE OF ZONE - George Steinkamp. Third and Final hearing for a change of zone from A-1 to R-1 on property located at the southeast corner of 166th Street and Van Ness Avenue. Recommended for approval by Planning Commission and Planning Department.

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

Mayor Isen asked if anyone wished to be heard; there was no response. City Clerk Coil read two letters of approval: one from Mr. and Mrs. A. Muensterman, 16519 Wilton Place and one from Saduko Uchida, 16633 Haas Avenue, Gardena.

On motion of Councilman Benstead, seconded by Councilman Vico, the hearing was ordered closed, there being no objection.

Councilman Drale moved to concur in approval and his motion, seconded by Councilman Benstead, carried by unanimous roll call vote.

9. CASE NO. 64-18 - VARIANCE - H. O. Coale, Jr. Formal hearing on a variance to omit garage doors in apartment development at 2421 West 227th Street, in zone R-3. Recommended for approval by Planning Commission and Planning Department.

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

Mayor Isen asked if anyone wished to be heard; there was no response. Councilman Sciarrotta moved to close the hearing and his motion, seconded by Councilman Drale, carried, there being no objection.

Councilman Sciarrotta moved to concur in approval of the variance and his motion, seconded by Councilman Drale, carried as follows:

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

NOES: COUNCILMEN: Benstead (should stick with the ordinance)

PLANNING MATTERS:

10. TENTATIVE TRACT MAP NO. 29604 - VINCE GRANT (Lanco Engineering Co.) 8 lots located on west side of Pennsylvania Avenue between 227th and 228th Streets. Recommended for denial by Planning Commission and Planning Department. 1121

Mr. Clark Leonard of Lanco Engineering Co., 17430 South Prairie, stated while the lots are not up to standard size, they are compatible with the area. However, he said the proponent had been asked to make improvements on property which he does not own and which were required by split of a lot not owned by him, also to put protective fencing around an oil well on private property not owned by him. The location of the oil well and an oil line make it impossible to obtain land to make the lots standard. Councilman Sciarrotta said some standard must be kept on lot size.

City Engineer Nollac referred the Council to Item 7 on page 2 of his recommendation which states: that all improvements shall be installed across the frontage of the 85 foot well site. (This was Parcel 1 of Lot Split D-63-26; Parcels 2, 3 and 4 are now included in this tract). By purchasing the land, Mr. Nollac said the proponent had also assumed the encumbrances.

Councilman Miller also objected on the grounds of the substandard size of lots. Although there are some substandard lots in this area, he said he did not want to see them go sub-substandard. Mr. Leonard said all that would have been required would be a one percent variance and even that would not have been necessary were it not for the two foot dedication on Pennsylvania Avenue which was required.

Councilman Drale moved to send this tentative Tract map back to the Planning Commission and Mayor Isen seconded the motion, requesting Mr. Leonard to work with the Planning Director toward some sort of compromise. There was no objection.

1121
+1155.1
11. Communication from Planning Director and City Engineer, with concurrence of City Manager, regarding Tentative Tract Map No. 29103 and Final Tract Maps No. 28575 and 28576, resubmitted.

- A. Tentative Tract Map No. 29103 - Dan E. Butcher, 11 lots located at north side of Spencer Street between Amie and Madrona Avenues. Recommended for denial by Planning Commission and Planning Department.
- B. Final Tract Map No. 28575 - Jewell Land Co., resubmitted 127 lots located between Del Amo Boulevard and Spencer Street at Madison Avenue. Recommended for approval by Planning Commission and Planning Department.
- C. Final Tract Map No. 28576 - Jewell Land Co. (resubmitted) 25 lots located at north side of Spencer at Osage Avenue. Recommended for approval by Planning Commission and Planning Department.

Mayor Isen asked City Attorney Remelmeyer what, if anything had been worked out on this resubmittal and Mr. Remelmeyer said nothing definite, but suggested a compromise: first that Mr. Cake deposit sufficient money with the City to construct the water lines in his tracts (estimated at \$60,000 by Water Superintendent McVicar) plus the lines to bring water from Torrance Water Department existing lines to his tract. If the Council should establish the policy that the City pay to bring the water to the tract, the cost would be reduced by about \$12,000. City Manager Ferraro said the City would recommend that it absorb the cost of those lines because there are other areas which might be served at a later time. Water Superintendent McVicar said there is no chance of any further services north and south because Union Carbide to the north and the area to the south, Dominguez already serves. Mayor Isen still felt the 125 homes involved would be a good investment. Mr. McVicar said this is possible but there would be some problems too until such time as the water department gets over from Madrona.

City Attorney Remelmeyer said there are two other points which must be considered. Not only should Mr. Cake make a cash deposit, but he should be required to sign an agreement to take water from the City of Torrance and not Dominguez; also that there be an amendment to the Tract Map's title page, so that Dominguez gives Torrance Water Department an easement for water service purposes.

Councilman Drale asked specifically who has the right to furnish water here and Mr. Remelmeyer said Dominguez has a water easement on this particular property by which they have reserved the right to serve water to the inhabitants of this tract. If a public street is dedicated with the right to water service, this conveys to the city the right to lay water pipes. Mr. Remelmeyer said this is exactly the same type of situation as existed in Southwest Park. He explained in effect Dominguez has said it plans to serve water to this tract, but will convey to the City the street easement subject to the right to serve; and that they retain and reserve forever the right to exercise freely the right to serve; that the PUC has granted them a certificate of public convenience and necessity and that the subdivider has filed an application for water main extension and has agreed to deposit with Dominguez the estimated cost of constructing a water distribution system to serve the land within said subdivision.

Mr. Remelmeyer said the City cannot approve the tract map with this language on it. Assuming Dominguez will not change this, the only alternative would be to check the title through a title report and discover whether or not it is necessary for Dominguez to sign off any interest.

If the City Water Department wishes to serve this land, Mr. Remelmeyer advised that the Council not approve the tract map until these three things have been done: Money deposited, agreement executed by Mr. Cake and the title check to see if there is the right to serve water without Dominguez signing off the tract map. If it is determined Dominguez must sign off and won't do it, Mr. Remelmeyer said he would get an estimate of the cost of condemnation. These things, he stressed, should be done before the tract map is approved.

Councilman Beasley wondered if the little profit to be gleaned from 125 homes would justify the cost of condemnation, etc, considering the small potential. Councilman Miller said that is not the point: the municipal rates are much lower and the citizens should have that benefit. City Attorney Remelmeyer repeated he is not saying Torrance should serve the area; that is a policy matter for the Council, but if Torrance does, then he recommends the procedure he has listed.

Councilman Miller said assuming that the building and the condemning could be done simultaneously, he would move to concur in the City attorney's recommendations and approve Mr. Cake's tract map. Mayor Isen seconded that motion although Mr. Remelmeyer said he does not recommend approving the map.

Mr. Cake said he would put up the money, or bond, or whatever, but he would like his tract approved tonight - it takes six months to build the homes. It is a mistake, Mr. Remelmeyer repeated, to approve the tract map with the title page written as it is now. The money in condemnation could vary from nothing to a very substantial amount depending on how this is written. Mayor Isen said he believed the City should serve the tract regardless - 125 homes is a valuable account and the cost is merely a step in the proper expense of the City's water system. The people in these new tracts are entitled to have Torrance water service.

Councilman Miller moved to concur in approval of the tract map subject to the conditions set forth by City Attorney Remelmeyer and again Mr. Remelmeyer recommended not approving.

Mayor Isen recommended a motion to concur with the tentative tract map providing the municipal water system of Torrance serves it, as being enough at this time. Councilman Miller so moved and his motion was seconded by Councilman Benstead. An addition of a provision for deposit of \$48,000 and an agreement that Cake take water from the City of Torrance (The amount is subject to demand by the City and may be more or less than the amount mentioned) was made to the motion with the consent of its maker and its second and roll call vote was favorable as follows:

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

ABSTAIN: COUNCILMEN: Vico.

Incidentally, a ratio of \$3.50 to \$6.00 was mentioned as the amount by which Dominguez rates exceed Torrance Water Department's

City Manager Ferraro asked for clarification and was told the deposit is to be a cash deposit, but only upon demand.

City Clerk Coil read into the record the following letter:

"Torrance City Council
City Hall
Torrance, California

Gentlemen:

This is to inform you that we have watched the progress and development of Tract 28575. We have checked the tract map which is before you at the present time and fully approve street pattern, drainage and utilities.

We have no objection to said development.

Sincerely yours,

s/ Arnold Metcalf
s/ M. P. Metcalf

1121 11A. Councilman Beasley moved to approve Tentative Tract Map No. 29103, Dan Butcher, and his motion was seconded by Councilman Drale.

Clark Leonard, engineer, representing Mr. Butcher brought up outside improvements: one of the requirements is that Mr. Butcher dedicate some property. City Engineer Nollac explained this is a requirement to finish out the cul de sac so as to have a finished street system. He said he believes the recommendation is to refer this tract back to the Planning Commission for processing of zone change, as well. Up to now Mr. Butcher has refused to apply for the zone change.

Councilman Beasley moved that Tentative Tract Map No. 29103 be approved and Councilman Miller moved a substitute that it be forwarded back to the Planning Commission for the proper procedure as created by this City Council to get the zone change before approval of the Tentative Tract Map. Mayor Isen seconded. City Attorney Remelmeyer explained the motion should have been for denial and then processing of the zone change. The motion was withdrawn by Mr. Miller and his second, Mayor Isen.

Councilman Miller moved to deny, stating it a matter of procedure as to the request for change of zone prior to the map. However, he said he would withdraw his motion if the Council would change its policy. Councilman Sciarrotta thought the policy should remain the same, but each case be considered on its merits, with exceptions where they are deemed proper.

City Attorney Remelmeyer said the developer could start through the Planning Commission immediately and Councilman Miller called for the question on the substitute motion which is for denial. Roll call vote was:

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

Councilman Beasley restated his original motion: That the Tentative Tract Map 29103, be approved with the same conditions pertaining to water service as apply to Tract Maps Nos. 28575 and 28576, Jewell Land Co., and that Dan Butcher immediately apply for a change of zone. Councilman Benstead seconded the motion.

Mr. Clark Leonard again brought up his problem regarding improvements on land which does not belong to the proponent, but he was told to consult with the City Engineer; in case he finds it impossible to purchase, the City can condemn for street purposes. The improvement is necessary to join the streets of the Cake and the Butcher tracts.

It was noted that the letter previously quoted from Mr. and Mrs. Metcalf should be made a part of this entire item 11, A, B and C.

Roll call vote on Councilman Beasley's motion, for approval under certain stated conditions, was:

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

ABSTAIN: COUNCILMEN: Vico.

Mayor Isen qualified his vote by stating he does not like the idea of the policy being violated in this particular instance; that he particularly recalls the minutes of the Planning Commission at least six months ago when they asked Mr. Butcher if he would go ahead and ask for a change of zone and he flatly refused.

Councilman Miller stated he too is opposed to the change of policy and Councilman Benstead agreed.

Councilman Sciarrotta moved that the record be specific in showing that the same conditions exist as to Final Tract Maps numbered 28575 and 28576, Jewell Land Co. His motion was seconded by Councilman Benstead and carried as follows:

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

NOES: COUNCILMEN: None

ABSTAIN: COUNCILMEN: Vico.

12. VACATION OF AMIE AVENUE BETWEEN SPENCER STREET AND DEL AMO BOULEVARD (resubmitted. City Engineer, with concurrence of City Manager, submitting for adoption resolution approving and ordering the subject vacation. 1320

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

RESOLUTION NO. 64-69

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE ORDERING THE VACATION OF AMIE AVENUE
BETWEEN SPENCER STREET AND DEL AMO BOULEVARD
IN THE CITY OF TORRANCE.

Councilman Sciarrotta moved to adopt Resolution No. 64-69 and his motion, seconded by Councilman Benstead, carried by unanimous roll call vote.

13. TRANSMITTAL OFFSITE STREET, ALLEY AND STORM DRAIN EASEMENT DEDICATION WESTERLY OF TRACT NO. 28575, resubmitted. Recommendation of acceptance by City Engineer, with approval of City Attorney and City Manager. 1177
* 1179

Councilman Beasley moved to accept the easement dedication as described and his motion, seconded by Councilman Sciarrotta, carried, there being no objection.

- 1036 14. WAIVER NO. 64-11 - OCEAN VIEW DEVELOPMENT CORP. (Robert Grimes) Requesting 2½ foot waiver of fence height to construct 5 foot wall at southwest corner of 182nd Street and Van Ness in Zone R-3. Recommended for approval by Planning Commission and recommended for denial by the Planning Department.

Some man who did not give his name, but was evidently of the proponent company stated he believed the recommendation of denial by the Planning Department was based on disapproval of a tree house they had planned to build. Assurance has now been given there will be no tree house.

Mayor Isen moved for approval subject to there being no tree house. His motion was seconded by Councilman Miller and carried as follows:

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

- 1036 15. WAIVER NO. 64-13 - ROBERT B. CURREY. Requesting rear yard waiver in excess of required one-third of rear yard at 21714 Marjorie Avenue in R-1 zone. Recommended for denial by the Planning Commission and the Planning Department.

Councilman Miller moved to concur in the recommendation of the Planning Commission, for ~~approval~~ denial. His motion was seconded by Councilman Sciarrotta and carried as follows:

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

- 1036 16. WAIVER NO. 64-14 - AUSTIN/FREEMAN. Requesting rear yard waiver of 10 feet to construct 27 unit motel on rear property line, south of Redondo Beach Boulevard, west side of Prairie in C-2 zone. Recommended for approval by Planning Commission and Planning Department.

Councilman Sciarrotta moved to concur in approval. His motion was seconded by Councilman Benstead.

Councilman did not favor elimination of the kitchen facilities and Assistant Planning Director Cleveland explained the definition of "motel" as distinguished from "apartment". There is a definite difference as to parking required, as well as the minimum square footage for a kitchen.

Mr. Larry Freeman of 304 North Poinsettia, Manhattan Beach, said it would be to the advantage of the owners of the motel and the tenants thereof, to have kitchen facilities for the family trade. Assistant Building Superintendent McKinnon said 50 square feet exclusive of cabinets is required for kitchens, or there can be the small Dwyer unit provided it is behind metal doors.

Councilman Drale asked if the motion could be made "subject to Building Department approval" and that was granted. Roll call vote was unanimously favorable.

- 1036 17. WAIVER NO. 64-15 - STEVEN KADOICH. Requesting rear yard waiver in excess of required one-third to attach rumpus room to existing garage at 2055 West 186th Street, R-1 Zone. Recommended for denial by Planning Commission and Planning Department.

Mr. Kadoich says he lives next to the Freeway and in order to have any place to entertain, it is necessary to have a rumpus room because the rear yard is too noisy. Attaching to the garage would be less expensive than to the house, and would still leave the same number of square feet of rear yard. There is no intention of renting or permitting anyone to live in this addition.

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

18. UNION OIL COMPANY - requesting approval of plot plan in connection with Planning Commission Case No. 795 (Elizabeth Senness). *1033*
Resubmitted. Letter from Attorney Thomasian dated April 2, 1964, *# 795* approving Union Oil Company plans.

Councilman Sciarrotta moved to concur in the recommendation of approval and Councilman Vico seconded his motion. The section now under consideration is the northerly portion. Mr. McAtee, one of the owners of the southern portion said he would like to ascertain there would be no reservation of approval of any plan on the southern portion. Mayor Isen said it would be considered separately.

Roll call vote on approval was:

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

NOES: COUNCILMEN: None.

19. ORDINANCE, ON PLANNING COMMISSION CASE NO. 63-99, Eldorado *1033*
Estates, Inc., Al Levitt., City Clerk Coil read title to:

ORDINANCE NO. 1478

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 63-99. (Eldorado Estates, Incorporated).

Councilman Sciarrotta moved to approve Ordinance No. 1478 at its first reading. His motion was seconded by Councilman Benstead and carried by unanimous roll call vote.

20. PLANNING COMMISSION CASE NO. 64-2, TORRANCE KNOLLS (Ray Watt) *1033*

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

ORDINANCE NO. 1479

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 64-2. (TORRANCE KNOLLS)

Councilman Miller moved to approve at first reading Ordinance No. 1479. His motion, seconded by Councilman Vico, carried by unanimous roll call vote.

- 1033 21. PLANNING COMMISSION CASE NO. 64-5, TORRANCE PLANNING COMMISSION.

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

ORDINANCE NO. 1480

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791) RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 64-5 (Torrance Planning Commission).

Councilman Sciarrotta moved to approve Ordinance No. 1480 at its first reading. His motion was seconded by Councilman Miller and carried by unanimous roll call vote.

At 6:40 p.m., a recess was declared and Council reconvened at 6:55 p.m., with Mayor pro tem Vico conducting the meeting. Mayor Isen had asked to be excused at intermission time.

WRITTEN COMMUNICATIONS:

- 1221 22. Southwest Association for Retarded Children, Inc., requesting permission to operate a fireworks stand at 1942 Artesia Boulevard.

Councilman Dråle moved to grant the requested permission and his motion was seconded by Councilman Beasley and carried by unanimous roll call vote. However, Councilman Sciarrotta said there are getting to be too many exceptions to the ordinance and he does not plan to vote for any of these next year. (Mayor Isen was absent from this roll call vote).

COMMUNICATIONS FROM ENGINEERING DEPARTMENT:

- 1338, 11823. NOTICE OF COMPLETION - SANITARY SEWERS IN 234th STREET AND 235TH PLACE WESTERLY OF CABRILLO AVENUE (Contractor: S & S Construction). Communication from City Engineer, with concurrence of City Manager, recommending that Council approve and authorize changes in the work and that Council accept the work on the subject property.

Councilman Benstead moved to concur in the recommendation set forth. His motion was seconded by Councilman Beasley and carried by unanimous roll call vote (Mayor Isen absent).

- 1135 MADRONA 24. NOTICE OF COMPLETION - INTERSECTION OF CARSON STREET AND MADRONA AVENUE - PROJECT NO. 81 (Contractor: Sully-Miller Co.) Recommendation from City Engineer, with concurrence of City Manager, that Council accept the work.

Councilman Sciarrotta moved to concur in the recommendation set forth and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote (Mayor Isen absent).

- 1121.2 x1291 25. REDUCTION IN DRAINAGE FEES - LOT SPLIT D-64-17- REQUEST FOR RELIEF FROM REQUIREMENT (Roman Catholic Archbishop of Los Angeles) Communication from City Engineer, with concurrence of City Manager, recommending drainage fees be reduced to \$107.50.

City Manager Ferraro asked City Engineer Nollac to tell the Council some last minute changes: Since the City received the letter from the Archbishop, it has been noted that the expenditures paid by the Church far exceed any fees they would have had to pay and considering the credit which would be given them, there should be no charge for any drainage fees. This is purely administrative.

Councilman Drale moved to concur in the recommendation orally made by the City Engineer and his motion was seconded by Councilman Beasley. Roll call vote was unanimously favorable (Mayor Isen absent). There will be no charge for drainage fees.

26. SEWER REIMBURSEMENT DISTRICT NO. 46 - EXPENDITURE FROM SEWER REVOLVING FUND (Developer: Meine Construction). Letter from City Engineer, with concurrence of City Manager, recommending developer be reimbursed portion of his cost of construction of sanitary sewer (in 236th Place westerly of Cabrillo Avenue) from Sewer Revolving Fund, and that Sewer Reimbursement District No. 46 be established to return cost to the Sewer Revolving Fund. 1337

Councilman Beasley moved to concur in the recommendation set forth. His motion was seconded by Councilman Drale and carried by unanimous roll call vote (Mayor Isen absent).

27. SEWER REIMBURSEMENT DISTRICT NO. 48. Recommendation from City Engineer, with concurrence of City Manager, that subject sewer reimbursement district with sewer connection fee noted therefor be established. 1337

Councilman Sciarrotta moved to concur in the recommendation set forth and his motion, seconded by Councilman Benstead, carried by unanimous roll call vote (Mayor Isen absent).

28. TAX DEEDED LAND ADJACENT TO VERBURG DAIRY NORTHERLY OF ARTESIA BOULEVARD. Communication from City Engineer, with concurrence of City Manager, recommending that City Council accept offer of Mrs. Verburg to purchase portion of subject land not needed for street purposes. 1002

Attorney Don Hitchcock was present representing Mrs. Verburg. He explained the long chain of events which resulted in the occupation and development of the narrow strip of land by the Verburgs but no payment of taxes by them. The City now owns the land through tax sale by the County. In effect, Mrs. Verburg is to pay the City \$1,750 for the southerly portion of the strip and \$250 for the northerly portion.

Mr. David Cleveland spoke from the standpoint of one of the owners of the adjoining lots, stating that if the city is going to accept less than 60¢ per square foot, he thought the property owners should be renotified so they might submit a bid also. Councilman Drale agreed with Mr. Cleveland that the owners of these 20 lots should have an opportunity to make an offer. Because of the manner in which this error arose, Councilman Miller did not believe there was anything to purchase. Councilman Sciarrotta thought the property owners should have the opportunity to bid at the lower rate. Councilman Beasley agreed except that he thought the money should be placed in escrow and the owners should agree to move their walls back this small amount of footage, within six months. To sell to the property owners would involve considerable procedure and City Attorney Remelmeyer outlined a method of handling such a sale.

Councilman Benstead moved to concur in the recommendation and grant the request set forth by Mr. Cleveland. Councilman Sciarrotta seconded that motion.

Councilman Beasley moved a substitute to table this matter for two weeks to give the property owners the opportunity to make an offer. Councilman Drale seconded that motion.

Mr. Hitchcock said the property owners had been told this matter would come up tonight and there was nothing to prevent their being present and making a bid.

City Engineer Nollac explained in detail how and why the matter had been handled as it had. The Council had originally stipulated that the land be sold in one piece to the property owners as a group or to the Verburgs. No one else could bid on it because that would create a spite strip.

A friend of the Verburg family from Palm Springs spoke, as did Mrs. Verburg, and her attorney, Mr. Hitchcock suggested that a solution might be reached by the parties' conferring for a few minutes in an adjoining room and bringing that solution back to the Council meeting. The Council authorized that conference.

Following that conference, later in the meeting, Mr. Hitchcock stated Mrs. Verburg would amend her bid to conform to that requested by the City Council as a minimum. Councilman Miller moved to accept that solution and his motion, seconded by Councilman Benstead, carried as follows:

AYES: COUNCILMEN: Beasley, Benstead, Miller, Sciard tta,
Vico.
NOES: COUNCILMEN: Drale
ABSENT: COUNCILMEN: Mayor Isen.

29. TRANSMITTAL OF EASEMENTS TO CITY COUNCIL FOR ACCEPTANCE:

Councilman Sciarrotta moved to accept the following three easement deeds:

- // 77 1. Street easement deed dated March 25, 1964 for the widening of Samuel Street over a portion of Lots 25 and 26, Meadow Park Tract, given by South Del Amo Corp.
- // 77 2. Street easement deed dated March 27, 1964 for the widening of Arlington Avenue and alley over portions of Lot 62, McDonald Tract, given by B. A. Wechsler.
- // 84 3. Avigation easement deed dated March 24, 1964 over a portion of Lot 57, Tract No. 639, given by William and Ann K. Faren.

Councilman Beasley seconded the motion which carried by unanimous roll call vote (Mayor Isen absent).

30. EASEMENT FROM CITY OF TORRANCE TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

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

RESOLUTION NO. 64-70

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN GRANT OF EASEMENT FROM THE CITY OF TORRANCE TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

Councilman Sciarrotta moved to adopt Resolution No. 64-70 and his motion, seconded by Councilman Benstead, carried by unanimous roll call vote (Mayor Isen absent).

COMMUNICATION FROM FINANCE DEPARTMENT:

31. INCREASED WATER RATES - DOMINGUEZ WATER CORPORATION AND CALIFORNIA WATER SERVICE. Recommendation of Director of Finance with concurrence of City Manager, that City take action to oppose applications for rate increases. 1074
x1192

Councilman Beasley moved that the City Attorney be instructed to protest the increase in rates. His motion was seconded by Councilman Sciarrotta and carried as follows:

AYES: COUNCILMEN: Beasley, Benstead, Drale, Miller, Sciarrotta

ABSTAIN: COUNCILMEN: Vico

ABSENT: COUNCILMEN: Mayor Isen.

COMMUNICATION FROM TRAFFIC AND LIGHTING DEPARTMENT:

32. Parking recommendations for vicinity of Palos Verdes Boulevard and Calle Miramar. 1050

Councilman Sciarrotta moved that the Traffic and Lighting Department be authorized to make the study described in Mr. Whitmer's memorandum dated April 1, 1964, including the two additional points recommended by him. His motion was seconded by Councilman Drale and carried, there being no objection.

COMMUNICATIONS FROM RECREATION DEPARTMENT:

33. BID - ELECTRICAL KITCHEN APPLIANCES FOR JOSLYN RECREATION CENTER. Recommendation of Director of Recreation, with concurrence of City Manager, that bid of Reback's in the amount of \$736.61 be accepted. 1041
FURN.

Councilman Beasley moved to accept the low bid as listed and reject all others. His motion was seconded by Councilman Sciarrotta. In answer to a question by Councilman Benstead, Director of Recreation Van Bellehem explained that this was an informal oral bid and Reback's was the only acceptable one. Councilman Drale asked that in the future it be specified on the agenda and on the supporting material whether the bids are formal or informal. Councilman Beasley was of the opinion the material should have been obtainable in Torrance and Mr. Van Bellehem explained to whom the bids went and the intention of the last paragraph of his memorandum explaining.

Roll call vote was unanimously favorable by roll call vote (Mayor Isen absent).

34. BID - PORTABLE ELECTRIC PIANO FOR JOSLYN RECREATION CENTER. Director of Recreation, with concurrence of City Manager, recommending that bid of Mannings' Big Red Piano Shop in the amount of \$474.57 be accepted. 1041
FURN

Councilman Benstead moved to accept the bid as recommended and that all others be rejected. His motion was seconded by Councilman Sciarrotta and carried by unanimous roll call vote (Mayor Isen absent).

35. BID - TABLES, CHAIRS AND ACCESSORIES FOR JOSLYN RECREATION CENTER. Director of Recreation, with concurrence of City Manager, awarding items to various companies. 1041
FURN

Councilman Miller moved that the awards be made as follows:

- Item 1. 50 multipurpose folding tables, Virco Mfg. Co. in the amount of \$1,475
2. 300 folding chairs with wood seats to American Seating Company in the amount of \$1,446.
3. 5 chair trucks, in the amount of \$460, to the American Seating Company.
4. 5 table trucks to the Virco Manufacturing Company in the amount of \$172.50.
5. 300 folding chairs, steel seats, to the Virco Manufacturing Company in the amount of \$960.
6. That all bids for the 50 folding chairs with padded seats be rejected.
7. That the bids for 18 craft tables be awarded to the Welch Company in the amount of \$842.40.
8. 2 swivel arm chairs in the amount of \$126;
9. 2 steel office desks in the amount of \$268.50, and
10. 4 four-drawer file cabinets, in the amount of \$376 to Parrish & Wood, Stationers.
11. That the bid for 50 stools be awarded to the Welch Company, in the amount of \$279.50, and
12. That the four tennis tables be awarded to Pacific Seating Company in the amount of \$477.60.

His motion was seconded by Councilman Benstead and carried as follows:

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

AIRPORT MATTERS:

¹⁰¹⁰ ^{HOPKINS} 36. BILL HOPKINS, WITHDRAWING HIS REQUEST TO LEASE CERTAIN AIRPORT PROPERTY. Airport Commission President Morgan submitting Commission's recommendation of approval.

Councilman Miller moved to concur in approval of withdrawal. His motion was seconded by Councilman Sciarrotta and carried by unanimous roll call vote (Mayor Isen absent).

¹⁰¹⁰ ^{DOUGLAS} 37. RESUBMITTAL OF W.A.S. DOUGLAS LEASE PROPOSAL NO. 2. Council Airport Committee report as requested by Council at its meeting of March 31, 1964, to be made at this meeting.

The recommendation is that the new lease cover the requested additional plot and reflect both it and the presently leased plot. In effect, the old lease would be cancelled and a new one prepared which would incorporate both plots.

Councilman Beasley moved to concur in that recommendation and his motion, seconded by Councilman Sciarrotta, carried as follows:
 AYES: COUNCILMEN: Beasley, Benstead, Miller, Sciarrotta, Vico.
 NOES: COUNCILMEN: Drale
 ABSENT: COUNCILMEN: Mayor Isen.

Councilman Drale explained his "No" vote. Because there are not too many 100 x 100 parcels on the Airport, the policy has been that they not be exploited. Now, where some might not get any, this man is going to get two.

Councilman Beasley thought Mr. Douglas needed both parcels and Councilman Vico remarked that he is going to blacktop the whole area. Councilman Miller stated it adds to the benefits of the plant by allowing more flexibility and in fact the Airport Committee of the Council had recommended more than that because of the benefit to the airport and to the city as well as the individual lessee.

38. Communication from Airport Manager, with concurrence of City Manager, regarding business interruption insurance.

1009
INSURANCE

Councilman Drale moved to concur in the recommendation that the Airport Manager be authorized to place the additional \$35,000 revenue insurance with Torrance General Insurance as soon as possible and that \$190.75 be appropriated from the Airport Fund for the purpose. His motion was seconded by Councilman Benstead and carried as follows:

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

COMMUNICATIONS FROM CITY ATTORNEY:

39. ORDINANCE ESTABLISHING R-H ZONE - resubmitted.

1034
x1030.2

Councilman Beasley moved to table Ordinance No. 1476. His motion was seconded by Councilman Drale and carried by unanimous roll call vote. (Mayor Isen absent).

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

1237

ORDINANCE NO. 1481

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTIONS 5.5 ENTITLED 'INSPECTION OF BICYCLES', 5.6 ENTITLED 'REGISTRATION FEE AND LICENSE DURATION' AND SECTION 5.16 ENTITLED 'BICYCLE DEALER'S REPORTS' AND ADDING NEW SECTIONS WITH THE SAME NAMES BUT ELIMINATING THE REQUIREMENT THAT T.B.L. BE STAMPED ON THE FRAME OF EACH BICYCLE, LIMITING THE DURATION OF LICENSING TO FOUR YEARS, AND LIMITING THE REQUIREMENT OF DEALER REPORTS TO ONE PER WEEK.

Councilman Sciarrotta moved to approve Ordinance No. 1481 at its first reading. His motion was seconded by Councilman Benstead and carried by unanimous roll call vote (Mayor Isen absent).

SECOND READING ORDINANCE:

41. At the request of Mayor pro tem Vico, City Clerk Coil presented for second reading and read title to:

1029

ORDINANCE NO. 1477

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING ARTICLE XI TO CHAPTER 2 OF "THE CODE OF THE CITY OF TORRANCE, 1954" CREATING THE TORRANCE SAFETY COUNCIL AND SETTING FORTH THE POWERS AND DUTIES OF THE COUNCIL.

Councilman Miller moved to adopt Ordinance No. 1477 at its second and final reading. His motion was seconded by Councilman Beasley and carried by unanimous roll call vote (Mayor Isen absent).

COMMUNICATIONS FROM CITY MANAGER:

42. EXPENDITURES:

Councilman Beasley moved to approve the following three listed expenditures:

- 1041 OFFICE EQUIP.
1. \$458.64 to IBM Electric Typewriter Division for one Model No. 11228701-5 IBM Electric Typewriter for the Police Department, a budget item.
- 1041 PHOTO
2. \$412.88 to Coast Visual Education Company for one opaque projector with carrying case and pressure plate for the Recreation Department, funds available in current budget.
- 1041 TRAFFIC CONTROL SUPPLIES
3. \$1,560 to J. E. Bauer for 12,000 pounds of glass beads for traffic paint for the Traffic and Lighting Department, a budget item.

Councilman Drale seconded the motion which carried as follows:

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

ABSENT: COUNCILMEN: Mayor Isen.

PROCLAMATIONS:

- 1057 43. Mayor pro tem Vico introduced from the audience Mrs. Saville, Mrs. Moseley and Mr. Rea, members of the Library Commission, as well as Mr. Umbarger and Miss Addison, Librarians, and proclaimed the week of April 12 through 18, 1964 as NATIONAL LIBRARY WEEK.

ORAL COMMUNICATIONS:

- 1040 44. City Manager Ferraro asked what sort of designation is wished on the bids for the agenda, "oral" or "written"? Councilman Drale said, yes, whether it was oral or written, and that no aspersion was meant by the remarks on the subject this evening. In such a case as the one under discussion this evening, it would help to just say "it does not meet with specifications". It is not a matter of trust or distrust, but rather of advice and information.
- 1144 Investigation
45. City Attorney Remelmeyer said the Civil Service Commission has, at the request of former lieutenants Hamilton and Cook, extended the times of hearing, in the first case to April 22nd and in the second, to May 5th. The decision to continue was made late this afternoon and in the meantime Mr. Anderson, Attorney for Mr. Hamilton served a temporary restraining order.
- 1104 46. Personnel Director Donovan presented to the Council an award from the National Safety Council, first place for cities of over 500 employees. This is an annual award and Mr. Donovan extended an invitation to those who wish to attend the next National Safety conference.

47. Councilman Sciarrotta said he attended this safety meeting and was pleased to see that Torrance took a number of awards. First there was the sweepstakes trophy to Columbia Steel, a subsidiary of U. S. Steel, and Junior Sweepstakes to U. S. Gypsum, in addition to the award to the City of Torrance. He moved a resolution to be prepared by the City Attorney to honor the three people responsible for this award to the City and the two industries. Councilman Drale so moved and that the resolutions be prepared in perma plaque form. Councilman Beasley seconded the motion which carried as follows:

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

ABSENT: COUNCILMEN: Mayor Isen.

48. City Manager Ferraro called attention to the report on jet traffic at the Airport which was requested by the Council.

1009
GEN

49. City Clerk Coil reminded everyone of Election Day - April 14th - to be sure to get out and vote. There will be returns in the Council Chamber of City Hall with coffee and donuts to any who wish to come and listen and watch the returns.

1089
GEN

50. Councilman Miller told of the awards won last Thursday evening at the Torrance Beautiful Commission meeting, for the four best essays from each school on HOW CAN BEAUTY BE PRESERVED BY A GROWING CITY. He introduced Mrs. Roy J. Apsey, Chairman of the Commission who in turn told of the contest and introduced Mrs. Albert Wolinsky, the Chairman of the Essay Contest Committee this year.

1147
GEN

Mrs. Wolinsky gave the names of the winners from the four high schools: Mary Fouquette from North High; Geri Lyn Fassenfelt; South; West High School, Douglas Grandpre and Torrance High School, David Kinnaman. The winner of the perpetual trophy was Mary Fouquette.

Councilman Beasley moved that the grand winner be awarded a perma plaque resolution and that each of the four high school winners receive a resolution commending them, or that the procedure followed last year along this line, also be followed this year.

Former Torrance Beautiful Commissioner Flavio Bisignano was introduced as the donor of the trophies and Councilman Drale moved he be presented with a perma plaque resolution also. The motion was seconded by Councilman Vico and carried as follows:

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

ABSENT: COUNCILMEN: Mayor Isen.

Councilman Beasley's motion with respect to the other perma plaque to the winner from North High School was seconded by Councilman Sciarrotta and carried as follows:

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

ABSENT: COUNCILMEN: Mayor Isen.

Mrs. Apsey presented the perpetual trophy to Miss Fouquette and Miss Fouquette read her prize-winning essay. The judges in this contest were: Mrs. Pauline Watts, Mr. Bill Rowlands, Mr. Shioji Wada and Mr. Bill Faulds. Mrs. Frank Sciarrotta, another member of the Torrance Beautiful Commission was also present and Councilman Miller introduced her.

1278 51. Councilman Miller mentioned the needs of the Police Department with respect to the coming budget. He listed three constructive steps or recommendations for consideration by the Council and referral to the Police and Fire Committee of the Council if it is within that Committee's jurisdiction:

First, he distributed among the councilmen, a copy of survey made in Anaheim, Glendale, Burbank, Santa Monica, Santa Ana, Pasadena, Inglewood, and Torrance, established principally on population basis. First, he recommended an increased salary for whoever takes the position of Chief of Police and he listed the cities and their salaries for this post.

Second, Councilman Miller compared the number of Police personnel in the comparable cities and told of the desperate need for room in the Police Department compared with the physical room in the other cities. He asked whoever can do so, to see that this factor is considered in the budget, especially with respect to the emergency operating center concept now being considered.

Third, Councilman Miller compared the number of sworn and non-sworn personnel in the Police Department with the other cities which had been surveyed and stated Torrance is under average. He pointed out that only eleven of the fifteen additions he recommended last year have been made.

Councilman Drale moved to refer these remarks to the budget sessions. Councilman Miller added that there is a recruitment problem. Out of sixteen or eighteen applicants only two qualified. A good publicity campaign is needed to obtain more people to take the examinations because no one wants to lower the standards.

1019 52. Councilman Vico appointed Mr. Christian Galichon of 16910 Fonthill Avenue to the Youth Welfare Commission, to take the place left vacant by the resignation of Mrs. Nancy Drysdale.

— 53. Mayor pro tem Vico noted the presence of a couple of candidates for Council membership and asked that they not campaign at this meeting.

1009 TRAINING TOWER 54. Mr. Wm. Uerkwitz, referred back to the request he made last Council meeting regarding the sign on the Training Tower at the Airport and said he would like to correct the record to show a different type of sign - a painted sign which would not interfere with the use of one side of the tower - not one like is on Benstead Plunge as he had previously mentioned. The particular wording of the sign is a matter best to be decided by Management, or the proper Committee.

1278 55. Mr. Ollie R. Harrison of 5115 Scott Street did not think some of the police figures in the recently released quarterly report reflected very well on the Department from a percentage standpoint.

The Meeting was adjourned to April 15, 1964, 8:00 o'clock p.m. on motion regularly made and seconded.

Edith Shaffer
Minute Secretary

18.

Council Minutes
April 7, 1964

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

APPROVED:

Albert J. ...

Mayor of the City of Torrance