

I N D E XCouncil Meeting held Tuesday, May 31, 1966, 5:30 p.m.

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Torrance, California
May 31, 1966

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES AND PRESENTATIONS:

1. CALL TO ORDER:

A regular meeting of the Torrance City Council was held at 5:30 p.m., on Tuesday, May 31, 1966, in the Council Chambers of City Hall.

2. ROLL CALL:

Those responding to roll call by City Clerk Coil were: Councilmen Beasley, Miller, Olson, Sciarrotta, Vico, and Mayor Isen. Absent: Councilman Lyman. City Attorney Remelmeyer and City Manager Ferraro were present.

3. FLAG SALUTE:

At the request of Mayor Isen, young Carl Kildoo, a fifth grader, led the salute to the flag.

4. INVOCATION:

Minister of the Month, Reverend Milton Sippel of First Christian Church of Torrance, opened the meeting with an invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

The minutes of the May 26th meeting have not yet been received and will be considered at the next meeting.

6. APPROVAL OF DEMANDS:

Councilman Sciarrotta moved all properly audited bills be paid. His motion was seconded by Councilman Beasley and carried as follows:

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

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Lyman.

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, seconded by Councilman Vico, carried by unanimous roll call vote (Councilman Lyman absent).

8. Mayor Isen commented that the presentation listed on the agenda by Westinghouse Electric Corporation regarding basic operating principles of a nuclear power plant would not be made because of time limitations.

9. PRESENTATION OF BOOKLET "TORRANCE - PORTRAIT OF A CITY".

Mrs. William F. Radcliffe, President of the Torrance League of Women Voters, presented copies of the book prepared by the League, to the councilmen. Additional copies may be obtained for 50¢ from the

Chamber of Commerce, Ryan's Book Store, or the Catalina Music Store, or by telephoning 320-5301.

City Manager Ferraro asked if it would not be advisable to cancel the June 14th council meeting because of the many budget sessions scheduled for the month. No decision was announced on that meeting, but the next meeting was determined to be Wednesday, June 8th, at 5 p.m. This meeting will be adjourned to that time.

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

HEARINGS:

10. RELOCATION OF RESIDENCE - CARL KILD00:

The communication from Building and Safety Director McKinnon had been distributed just prior to this meeting and the councilmen were not familiar with its contents. Mr. McKinnon orally presented the information he had incorporated in that memorandum.

Briefly, the hearing is on appeal from a decision of the Planning Commission to permit relocation of a residence from 2462 West 234th Street to 2300 West 229th Street. The residents on 229th Street object to the character of the home as not being compatible to the expensive homes now there.

Mr. McKinnon exhibited panorama photographs of the street, showing what the appearance would be with the move-in accomplished. Square footage, including garage, assessed valuation of the land, and assessed valuation of the home itself, were listed.

Mayor Isen asked City Attorney Remelmeyer about the legal aspects. Mr. Remelmeyer said the relocation ordinance provides in addition to the provisions concerning the building code, that before relocation permit can be issued, the Planning Director must have found that the building as relocated will conform with the provisions of Appendix I which is the land use ordinance. In that ordinance there is Section 16, paragraph 11 which states that any building or structure shall conform in size, type of construction or location on the premises, and to the general character of the buildings and structures in the particular zone in which the same is to be located and shall conform to the general character of the buildings and structures in comparable areas or zones in said city. This provision related not necessarily to relocation, but also to original building and any other work for which a permit is necessary. He said the Planning Commission determined that this particular building does conform in size, type of construction, location on the premises and general character of the buildings and structures in the particular zone in which the building is to be located. The criteria is not to the neighborhood, but to the "particular zone" - in this case, R-1. This establishes as the question before the Council "Does the relocated building conform in size, type of construction, location on the premises and general character of buildings of this type in the R-1 zone?" Historically, this has been determined in a rather broad way. So far, Mr. Kildoo has not obtained his relocation permit. Mr. McKinnon voiced the opinion that the house does conform to the code although its relocation is not popular with the present property owners on 229th.

Councilman Vico moved to deny the relocation permit. Councilman Sciarrotta seconded.

Mr. and Mrs. Kildoo declined to make any statement but several property owners spoke in protest.

Wm. Faren of 2272 West 229th Street, said he had turned over to the City Clerk, sixty-two written protests. He does not believe the house would be comparable to the \$45,000 to \$65,000 homes now there.

His home, he said, has 3200 square feet of area.

City Attorney Remelmeyer confirmed from the councilmen that they had looked at the house to be moved in and asked that it be made a part of the record. If the permit is denied, it should be on the basis that the home does not conform to the general character of the buildings in the zone, R-1.

Mayor Isen asked Mr. McKinnon if a building permit were taken out for the identical house, if the City could stop its construction and Mr. McKinnon said not. However, Mr. Faren thought it would extremely unlikely that this house would be constructed on what he says is a \$14,000 lot.

Mayor Isen expressed the opinion that if the Kildoos go to court they would probably prevail; but he implied that if he were in their place, he would not place his home in a hostile environment. He doubts the Council's jurisdiction of this difficult question.

Councilman Vico believed something should be done about the ordinance to avoid this happening again in the future.

Mayor Isen asked Mr. Kildoo if he had any other possible locations in mind and Mr. Kildoo said he owns the lot in question and believes the house would fit into the neighborhood - he plans to put another room onto the 1800 square feet of his present home.

Mr. Robert Henning of 2340 West 229th Street told of his dissatisfaction with a former office building which was revamped and moved next to his home twelve years ago, at which time there was no relocation ordinance in Torrance.

Councilman Olson believed the Torrance oil field area is steadily improving; whether or not this particular home meets the standards of the neighborhood is a value judgment. He does not approve of one group having any special rights under the law but there is an obligation of the Council to upgrade the city.

Charles Dean Virden of 22803 Cypress, protested the issuing of a relocation permit as to this house.

Councilman Sciarrotta moved the question and roll call vote as to denial was:

AYES: COUNCILMEN: Beasley, Olson, Sciarrotta, Vico and Mayor Isen.
 NOES: COUNCILMEN: None
 ABSENT: COUNCILMEN: Lyman
 ABSTAIN: COUNCILMEN: Miller (lives in the immediate neighborhood).

Councilman Beasley moved a supplementary motion that the City Attorney be instructed to draft an ordinance to prevent move-ins on R-1, R-2 and R-3 property

Councilman Olson moved a substitute to direct the Planning Commission and Staff to institute immediate study of this moving in of homes or buildings or moving of anything in any zone and come back with a recommendation, as to what's right and what's wrong with the way the ordinance reads. Councilman Sciarrotta seconded.

City Manager Ferraro told the Council there are two and possibly three relocations pending in the same neighborhood and suggested the possibility of a moratorium.

Councilman Beasley said he would change his motion to request legislation on a moratorium. Councilman Vico seconded and roll call vote was unanimously favorable (Councilman Lyman absent).

Mayor Isen clarified the motion: that the City Attorney be instructed to prepare a proper ordinance regarding move-ins or the entire repeal of same, for study by the City Council with the intent that thereafter it be referred to the Planning Commission for additional study and proper hearings, the study to extend over the next ninety days. Councilman Sciarrotta seconded and the motion, as stated by Mayor Isen, carried, there being no objection.

A recess was declared at 6:20 p.m., and the Council reconvened at 6:30.

11. ZONE CHANGE 65-50, SCHULTZ ENTERPRISES. Continued hearing for change of zone from M-1 to R-3 on property located north of Spencer Street, westerly of Earl Street. Recommended for denial.

Mayor Isen complimented the Planning Director and his staff for the Victor Precinct Revision study and the Proposed Residential High Rise Standards.

As to this particular case, Councilman Beasley moved that the zone change be held in abeyance until proper hearings are held to consider the amendments to the Mast plan of the Victor Precinct; that the two reports be studied and returned to the Council after the public hearings. Mr. Jerry Alter was present on behalf of the proponent and stipulated to the continuance. It is understood this is not a denial of the case. Roll call vote was:

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

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Lyman and Vico. (Councilman Vico had not yet returned from recess.)

PLANNING AND ZONING MATTERS:

12. TENTATIVE TRACT NO. 30283, PRAIRIE SUBDIVIDERS, INC., LANCO ENGINEERING. Request for extension of time for one year. This tract to expire on May 26, 1966. The City Council approved the tract on May 25, 1965.

13. TENTATIVE TRACT NO. 28415, PRAIRIE SUBDIVIDERS, INC., LANCO ENGINEERING. Request for extension of time. This tract due to expire on July 21, 1966. The Council approved this tract July 20, 1965.

As to both Items 12 and 13, Councilman Sciarrotta moved to grant the requested extensions. Councilman Miller seconded and roll call vote was unanimously favorable (Councilmen Lyman and Vico absent).

* * * * *

On motion of Councilman Beasley, seconded by Mayor Isen, the Council recessed in order to hold the meeting of the Redevelopment Agency, and returned to its agenda at 7:40 p.m.

* * * * *

14. PROCEDURES FOR PROCESSING PLANNING MATTERS: Recommended for adoption by Joint City Council - Planning Commission Committee, J. A. Beasley, Chairman.

There are recommendations concerning a different procedure for Tentative Subdivision Maps, Denial of Zone Changes, Variances, and Precise plans. On the last three items there is a recommendation of a filing fee on appeal to the City Council.

Mayor Isen recommended further study because he feared the Council would be delegating its powers to too great an extent, and he said in most cases shortcuts are not necessary.

Councilman Olson explained the feeling of the ad hoc committee which considered these procedures and Councilman Beasley moved to refer the subject to the City Attorney for recommendation. He believes there is some question as to Item 1 (tentative subdivision map), but that the other three recommendations are excellent. Mayor Isen added that the referral should be as to all four items, for a legal opinion as to each, and seconded the motion with this understanding. There was no objection.

15. ORDINANCE amending Section 20 of Appendix I, paragraph 17 (a) to exempt, with City Council approval, private religious schools enlarging existing uses from the requirement of a conditional use permit.

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

ORDINANCE NO. 1690

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING PARAGRAPH 17(A) OF SUBSECTION H OF SECTION 20 OF APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" TO EXEMPT WITH CITY COUNCIL APPROVAL PRIVATE RELIGIOUS SCHOOLS ENLARGING EXISTING USES FROM THE REQUIREMENT OF A CONDITIONAL USE PERMIT.

Councilman Sciarrotta moved to approve Ordinance No. 1690 at its first reading. His motion was seconded by Mayor Isen and carried by unanimous roll call vote (Councilman Lyman absent).

16. PROPOSED ORDINANCE to amend the off-street parking ordinance for nursery schools. Recommended for approval.

Mr. Richard Habegger of 18911 Yukon Avenue, mentioned a variance request V66-7 which will be coming to the council before long and which would be affected by this ordinance. Seventeen immediately adjacent homeowners are opposed. He suggested the decision on this ordinance be withheld until after this variance request is decided. However, it developed that what has been submitted to the council is not an ordinance in form to be acted upon, but merely a skeleton suggested outline prepared by the Planning Department.

Councilman Miller moved to refer this proposed ordinance to the City Attorney to be drafted in proper form. His motion was seconded by Councilman Olson and there was no objection.

STREETS AND SIDEWALKS:

17. IMPROVEMENT OF DEL AMO BOULEVARD FROM HAWTHORNE BOULEVARD TO ANZA AVENUE - AWARD OF CONTRACT. Recommendation of Director of Public Works, with concurrence of City Manager, that (1) Surface Construction Company be allowed to withdraw their bid and (2) that the bid of H. E. Baker Company be accepted - B65-85.

Councilman Beasley moved to concur in the two phases of this recommendation. The bid of H. E. Baker Co. is \$132,949.10 and it would be accepted and Surface Construction Co. would be allowed to withdraw their bid. Councilman Vico seconded and roll call vote was unanimously favorable (Councilman Lyman absent).

18. AWARD OF CONTRACT FOR INSTALLATION OF STORM DRAINS AND STREET PAVING IN TORRANCE BOULEVARD FROM MADRID AVENUE TO CRENSHAW (B66-31). Recommendation of Director of Public Works, with concurrence of City Manager, that contract be awarded to Chet Kohler Construction Company, in the amount of \$41,324.11.

Councilman Sciarrotta moved to concur in the recommendation as to the award of the bid and to reject all others. His motion was seconded by Councilman Olson and carried by unanimous roll call vote (Councilman Lyman absent).

SEWERS AND DRAINAGE:

19. IMPROVEMENT OF SPENCER STREET FROM HAWTHORNE BOULEVARD TO EARL STREET - SANITARY SEWERS AND SURFACE IMPROVEMENTS. Recommendation of Director of Public Works, with concurrence of City Manager, that (1) \$25,000 be appropriated from 1965-66 Miscellaneous Street Improvement Budget, (2) Dominguez Water Company be requested to perform necessary relocation at City cost, and (3) \$3,600 be appropriated from Sewer Revolving Fund.

Councilman Beasley moved to concur in all three phases of the recommendation. His motion was seconded by Councilman Miller and carried by the following roll call vote:

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

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Lyman.

20. APPROPRIATION FROM SEWER REVOLVING FUND: Recommendation of Public Works Director, with concurrence of City Manager, that \$7,000 be appropriated from the Sewer Revolving Fund for construction of sanitary sewers in Ladeene Avenue south of Spencer Street.

Councilman Miller moved to concur in the recommendation as stated and his motion, seconded by Councilman Sciarrotta, carried as follows:

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

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Lyman.

REAL PROPERTY:

21. PROPOSED RESOLUTION authorizing purchase of certain property.

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

RESOLUTION NO. 66-107

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE PURCHASE OF CERTAIN PROPERTY DESCRIBED AS THE WEST 82.50 FEET OF LOT 18 OF TRACT 437 IN THE CITY OF TORRANCE.

This involves land for the South Torrance Park Site, to be purchased from Mr. and Mrs. Eugene A. Stockwell. Councilman Vico moved to adopt Resolution No. 66-107. His motion was seconded by Councilman Miller and carried by unanimous roll call vote (Councilman Lyman absent).

FISCAL MATTERS:

22. BUDGET FOR EXPENDITURE OF FUNDS ALLOCATED FROM THE STATE HIGHWAY FUNDS TO CITIES: Recommendation of Director of Public Works with cover letter from the City Attorney.

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

RESOLUTION NO. 66-108

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, ADOPTING AND SUBMITTING A BUDGET FOR EXPENDITURES OF FUNDS ALLOCATED FROM THE STATE HIGHWAY FUNDS TO CITIES.

Councilman Sciarrotta moved to adopt Resolution No. 66-108 and his motion, seconded by Councilman Vico, carried by unanimous roll call vote (Councilman Lyman absent).

23. BUDGET PROPOSAL FOR EXPENDITURE OF FUNDS ALLOCATED UNDER SECTION 2107.5 OF STREETS AND HIGHWAYS CODE: Recommendations of Public Works Director with concurrence of City Manager, that attached resolution and budget proposal be approved and adopted.

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

RESOLUTION NO. 66-109

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

Councilman Sciarrotta moved to adopt Resolution No. 66-109 and his motion, seconded by Mayor Isen, carried by unanimous roll call vote (Councilman Lyman absent).

24. ADJUSTMENT OF PROJECT FUNDS: Recommendation of Recreation Director, with concurrence of City Manager, to transfer unexpended balances on completed project to complete other outstanding projects.

Councilman Miller moved to concur in the recommendation to approve transfer of \$3,275 from the recreation projects contingency reserve, \$800 from the unexpended balance of the Adult Center Building (Project 65080), \$2,925 from the unexpended balance on the Torrance Park Bleachers (Project 65078), and that the distribution of this \$7,000 be: \$2,500 to Project 65074, El Retiro Park Game Court; \$3,500 to Project 65076, El Nido Park Shower Rooms; and \$1,000 to Project 66067, Guenser Park Ball Diamond Fence. His motion was seconded by Councilman Vico and carried as follows:

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

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Lyman.

25. INTER-AMERICAN MUNICIPAL ORGANIZATION: Recommendation of City Manager that assessment of \$100 be paid to the Inter-American Municipal Organization.

Councilman Sciarrotta moved the assessment be paid and his motion, seconded by Councilman Beasley, carried as follows:

AYES: COUNCILMEN: Beasley, Olson, Miller, Sciarrotta,
Vico, and Mayor Isen.
NOES: COUNCILMEN: None
ABSENT: COUNCILMEN: Lyman.

City Manager Ferraro remarked that the government of Guatemala has changed and certain diplomatic representatives to this country have been recalled. The Guatemalan Consul with whom the City has had business relations will be leaving Los Angeles and Mr. Ferraro asked if the Council would consider authorizing a perma plaque resolution in recognition of his work on the Sister Cities Program.

Mayor Isen moved to authorize such recognition to be presented to the Consul at a Council meeting. Councilman Beasley seconded and roll call vote was:

AYES: COUNCILMEN: Beasley, Miller, Olson, Sciarrotta,
Vico, and Mayor Isen.
NOES: COUNCILMEN: None
ABSENT: COUNCILMEN: Lyman.

26. ANNUAL CONTRACTS FOR 1966-67 FISCAL YEAR. Renewal of existing cooperative annual contract with County of Los Angeles for light bulbs for one year and award of annual window cleaning contract to Systems Building Service, Inc. for one year for window cleaning.

Councilman Beasley moved to renew these two contracts at the prices set forth in the recommendation of the Purchasing Supervisor. His motion was seconded by Mayor Isen and carried by unanimous roll call vote (Councilman Lyman absent).

27. CLAIM OF CLARENCE MEYERS, father of Clarissa A. Meyers, a minor, for personal injuries sustained when a bullet ricocheted and pieces hit the child.

28. CLAIM OF JAMES P. BURKE for damages to his vehicle on May 18, 1966.

29. CLAIM OF STELLA E. MILLER for personal injuries sustained as the result of an automobile collision with a City vehicle.

Councilman Sciarrotta moved to refer the three claims listed as Items 27, 28 and 29 to the City Attorney and that they be denied. His motion was seconded by Councilman Vico and there was no objection.

30. PROPOSED ORDINANCE re Secret Service Account.

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

ORDINANCE NO. 1691

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTIONS 22.77 and 22.82 OF ARTICLE V OF CHAPTER 22 OF "THE CODE OF THE CITY OF TORRANCE, 1954" ENTITLED "APPROPRIATION OF FUNDS" AND "MANNER OF DRAWING FUNDS" RESPECTIVELY AND SUBSTITUTING NEW SECTIONS THEREFOR, REGULATING FUNDS OF THE "SECRET SERVICE ACCOUNT".

Councilman Beasley moved to approve Ordinance No. 1691 at its first reading and his motion, seconded by Councilman Miller, carried by unanimous roll call vote (Councilman Lyman absent).

34. PROPOSED RESOLUTION AUTHORIZING AMENDMENT TO HANGAR LEASES - HANGARS EAST ASSOCIATION.

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

RESOLUTION NO. 66-112

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AMENDMENT TO THAT CERTAIN AIRPORT HANGAR LEASE DATED APRIL 1, 1966, BETWEEN THE CITY AND HANGARS EAST ASSOCIATION; AND AUTHORIZING AMENDMENTS TO THOSE CERTAIN AIRPORT HANGAR LEASES DATED JANUARY 1, 1967, BETWEEN THE CITY AND LEON J. JONES; DONALD E. THOMPSON; MERLYN W. SYMONS; ROBERT B. ORNE; MACK S. JOHNSTON; ARMAND A ROVERO; ROBERT WILLIAM WARD AND ROBERT C. CLAYTON; EDGAR S. COOK; LESTER LINDOW AND IRENE LINDOW; A. E. SWAGERTY AND C. V. WILSON; CHET KOHLER; GEORGE RICHARD AND DON G. KARLI; A. W. ARMITSTEAD; HOWARD L. TERRILL; HOMER RENFRO; VERNE E. HONGOLA; HOWARD E. FISHEL; AND A. A. BRODECKY, FOR THE PURPOSE OF CORRECTING THE LEGAL DESCRIPTIONS AND LOCATION OF SAID LEASED PROPERTIES.

Councilman Beasley moved to adopt Resolution No. 66-112 and his motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote (Councilman Lyman absent).

35. CANCELLATION OF CONSENT TO ASSIGNMENT OF SHERIDAN-GRAY LEASEHOLD TO LEGEND CORPORATION. Recommendation that the City Council revoke and cancel its consent granted at its meeting of June 22, 1965 to the assignment.

Councilman Sciarrotta moved to concur in the recommendation as stated. His motion was seconded by Councilman Vico and carried by unanimous roll call vote (Councilman Lyman absent).

36. WIDENING OF AIRCRAFT PARKING APRONS: Letter of recommendation from City Attorney re Torrance Municipal Airport widening aircraft parking aprons FAAP No. 9-04-123-05.

Some last minute information had been given the council on this subject which Airport Manager Egan said is important as to timing with the FAA. If a controversy arises with Griffith Company, he said it is important that the Council face the issue now. He called attention to his transmittal letter explaining the funding of the project. The Airport has \$184,000 available, but it is for all practical purposes locked up with the FAA. There are no proceeds available for the next six to eight weeks and he recommends that Griffith Company be awarded the contract subject to the Grant Offer from FAA and that in the meantime a temporary cash loan be made from the Sewer Revolving Fund of \$150,000.

City Manager Ferraro said the Griffith Company is willing to comply with the terms of the bid if the contract is awarded them. Griffith is the low bidder by \$10,000 - \$133,956.14 is their figure. Councilman Beasley moved to award the bid to Griffith Company at that figure and his motion was seconded by Mayor Isen. Councilman Beasley added to his motion "that all other bids be rejected". Mayor Isen assented and roll call vote was unanimously favorable (Councilman Lyman absent).

Councilman Beasley moved that the Airport be allowed to borrow \$150,000 from the Sewer Revolving Fund and that it be paid back from the FAA payment. Councilman Sciarrotta seconded and roll call vote was unanimously favorable (Councilman Lyman absent).

Mayor Isen moved that the Council authorize and appropriate the \$150,000 from the Airport Fund to fund the FAAP-05 contract. Councilman Sciarrotta seconded and roll call vote was:

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

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Lyman.

PARKS AND RECREATION:

37. AWARD OF BID ON PICNIC TABLES: Recommendation of Park Superintendent, with concurrence of City Manager, that bid of Roto Products Company be accepted (B66-2).

Councilman Sciarrotta moved to accept the bid of the lowest qualified bidder, Roto Products Company, in the amount of \$1585.20. His motion was seconded by Councilman Vico and carried by unanimous roll call vote (Councilman Lyman absent).

38. BID ON PLAYGROUND EQUIPMENT: Recommendation of Recreation Director with concurrence of City Manager, that bid of Jamison, Inc., be accepted (B66-47).

Councilman Vico moved to concur in the recommendation to award the bid to Jamison Inc. \$14,909.30 to be distributed as set forth in the memorandum of the Purchasing Supervisor. Councilman Miller seconded and roll call vote was unanimously favorable (Councilman Lyman absent).

39. INSTALLATION OF CONDUIT LINES AT LAGO SECO AND HICKORY PARKS.

Councilman Sciarrotta moved to accept the work as completed in a satisfactory manner by Parker-Smith Construction Co. Councilman Vico seconded and roll call vote was unanimously favorable (Councilman Lyman absent).

POLICE OPERATIONS:

40. PROPOSED RESOLUTION authorizing execution of fourth amendment to Agreement for architectural services dated June 1, 1966, between City and Koebig & Koebig, Inc.

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

RESOLUTION NO. 66-113

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THE FOURTH AMENDMENT TO AGREEMENT FOR ARCHITECTURAL SERVICES DATED JUNE 1, 1966, BETWEEN THE CITY OF TORRANCE AND KOEBIG & KOEBIG, INC., FOR THE EXPANSION OF THE POLICE DEPARTMENT BUILDING.

Councilman Beasley moved to adopt Resolution No. 66-113 and his motion, seconded by Councilman Miller, carried by unanimous roll call vote (Councilman Lyman absent).

WATER SYSTEMS:

41. ELM STREET WATER TOWER: Copy of complaint from Mrs. Robert Ulrich, 817 Elm Street, with recommendation of City Manager.

Councilman Sciarrotta moved to refer this matter to the City Manager for study and recommendation and his motion was seconded by Councilman Beasley.

Mayor Isen asked if the metal in this tower is not worth something as salvage and wondered if it could not be razed for the amount of that salvage. Building and Safety Director McKinnon explained that a study had been made with respect to maintenance problems and it was learned there is a height limit which the scaffold people adhere to and the cost is very high. Mr. Ferraro stated the tower holds so little water, comparatively, that he doubts if it is worth the repair and maintenance; there are other uses for the money. The tower is located in the City water yard and pipe is stored under it. There is no question of selling or otherwise disposing of the land. There are two City wells on it and the entire field crew works from the yard.

There was no objection to referring the item to Management for study.

COMMUNITY AFFAIRS:

42. Communication from Citizens' Advisory Committee for Community Improvement - Urban Renewal Project.

This is a request for authority to speak before service clubs and other interested groups to explain to the general public the policies and programs of the urban renewal project. Councilman Sciarrotta moved to grant the request. Deputy Executive Director Irwin said the redevelopment office would work closely with the committee in disseminating information.

Mayor Isen added to the motion "subject to a skeleton script" although Councilmen Olson and Miller said it could become very embarrassing to the City in that the council would be politically responsible for the impressions given the public. Councilman Beasley agreed and moved to refer the matter to Lawrence Irwin and E. J. Ferraro. Councilman Vico seconded and there was no objection. A study and recommendation will be presented.

SECOND READING OF ORDINANCES:

44. ORDINANCE GRANTING FRANCHISE TO SHELL OIL COMPANY.

City Attorney Remelmeyer said this should not be on tonight's agenda; he has not made the survey.

43. NOTICE OF MEETING of Board of Directors of Los Angeles Division of League of California Cities.

The councilmen noted the date.

45. RE. TRACT 26374, DICK MILLER.

This is an added item and involves an appeal of the decision of the Planning Commission on this tract regarding certain requirements. The particulars are set forth in the Planning Director's memorandum dated May 31, 1966.

The recommendation of the Planning Director and City Manager is that the Council consider only the matter of whether Mr. Miller will be permitted to process his request and the Planning Commission's recommendation on Tentative Tract Map 26374 prior to submittal of a zone change request, contrary to present Council policy. The Planning Department and City Manager would have no objection to such proceeding provided Council action on the Tentative map is conditioned upon proper zoning. This would enable Mr. Miller to discuss with the Council his objection to the Planning Commission recommendation regarding the proper zone for the property.

If the Council so decides, the complete package for the transmittal of Tentative Tract Map 26374 with letter of transmittal, Planning Commission minutes, staff recommendations, etc. would be placed upon the earliest possible Council agenda.

Planning Director Shartle outlined the proceedings and events which have led to this request. The plan would be to build two single family residences on each of the wide 6,000 square foot lots. The recommendation to approve is only on condition that it be zoned R-2 in conformity to the two units on each lot. If the lots were divided each would be substandard. Anyone who would purchase would be buying two units on one lot - the dwellings are planned to be side by side. Mr. Miller would like to have the Council consider his tentative map prior to considering the zone change on the property, because he does not agree with the Planning Commission's requirement for rezoning. R-2 building in R-3 zoning can be done only if there is a precise plan. Council policy would not permit the processing of a tentative tract map without its being accompanied by a request for zone change.

Mr. Shartle suggested the action be that the Council process the tentative map for consideration and if it agrees with the tentative map provide that that action be subject to approval of any zoning the Council may think proper. Councilman Olson so moved and Councilman Beasley seconded.

City Manager Ferraro pointed out that Mr. Miller asks that the tentative tract map be processed prior to the zone change - not the precise plan. Planning Director Shartle said he does recommend that the tract map be on the Council agenda, contrary to policy. City Attorney Remelmeyer said rather than use the precise plan as a control, it should be backed up by a zone change. He said the Council could process the tentative tract map, the precise plan, and the request for change of zone simultaneously.

As to the triplexes, Planning Director said he had no objection; but he has some reservations regarding the wide lots with two individual homes side by side. His recommendation does not coincide with that of the Planning Commission.

Mayor Isen asked for the precise plan to be before the Council at its next meeting, June 8th at 5 p.m.

46. City Manager Ferraro called attention to the Planning Department's models which were prepared to illustrate the High-Rise Residential Standards and complimented the Planning Director.

47. City Manager Ferraro contrasted the manner in which the demonstrations at Dow Chemical Company were handled last Saturday, with the CORE incidents a few years ago.

48. City Manager Ferraro also reminded the Council of the budget work sessions schedule. Copies of the preliminary budget were distributed to the councilmen today.

49. Councilman Beasley mentioned the report on R-5 Zoning by the Torrance Beautiful Commission and suggested it be referred to the Planning Commission for study and approval. Mayor Isen said this had been done.

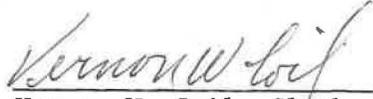
50. Mayor Isen noted the letter from U. S. Gypsum relating to the slag pile and said there would be a meeting with the people from the Pueblo within thirty days, probably right after the councilmen return from the Dallas conference. He asked that Assistant City Manager Scharfman also attend that meeting and Mr. Scharfman said the interested residents are aware of the letter.

51. Councilman Miller reminded the council that there should be a meeting with the school administration regarding the children's zoo. Mr. Ferraro said he has written, but as yet has had no reply.

52. Mayor Isen said a letter of resignation from the Planning Commission has been received from Mr. Jack Schmidt and suggested that sometime during the June 8th meeting there be a recess for a personnel session to decide on a replacement.

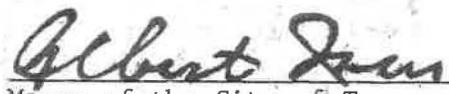
53. Mayor Isen moved to adjourn this meeting to June 8, 1966, at 5 p.m. because of the general election on Tuesday, June 7th. Councilman Miller seconded and roll call vote was unanimously favorable (Councilman Lyman absent).

The meeting was regularly adjourned at 8 p.m. to that date.



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

APPROVED:



 Mayor of the City of Torrance