

I N D E XCouncil meeting held Wednesday, June 8, 1966, 5:00 p.m.

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Torrance, California
June 8, 1966

MINUTES OF A REGULARLY ADJOURNED
MEETING OF THE TORRANCE CITY
COUNCIL

OPENING CEREMONIES AND PRESENTATIONS:

1. CALL TO ORDER:

A regularly adjourned meeting of the Torrance City Council was held at 5:00 p.m., on Wednesday, June 8, 1966, in the Council Chambers of City Hall.

2. ROLL CALL:

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

3. FLAG SALUTE:

At the request of Mayor Isen, Mrs. Velma Shelbourn led the salute to the flag.

4. INVOCATION:

Reverend R. W. Kornegay of First Church of the Nazarene, Minister of the Month of June, opened the meeting with an invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of the meetings held May 26 and May 31, 1966 be approved as recorded. However, Director of Public Works noted a correction to be made as to Items 12 and 13, where two Tentative Tracts, numbered 30283 and 28415, both for Prairie Subdividers, Inc. had requested extensions. He asked that the minutes on these two items show that the extension is granted in each, subject to Planning Commission conditions. Councilman Sciarrotta changed his motion to include this correction to the May 31st minutes; Councilman Beasley seconded and there was no further objection.

6. APPROVAL OF DEMANDS:

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

AYES: COUNCILMEN: Beasley, Lyman, Miller, Olson,
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, seconded by Councilman Beasley, carried by unanimous roll call vote.

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

PLANNING AND ZONING MATTERS:

8. COMMUNICATION FROM PLANNING DIRECTOR SHARTLE, with concurrence of City Manager Ferraro, asking Council to establish a policy regarding on-sale beer, wine and liquor licenses.

Councilman Sciarrotta moved to concur in the recommendation that a conditional use permit be required whenever there is a change in the type of on-sale alcoholic beverage license regardless of whether a new location is being established or merely a modification of an existing license is being requested. Councilman Miller seconded and roll call vote was unanimously favorable.

* * * * *

Before going into Item 9, Mayor Isen suggested the Redevelopment Agency meeting be held and Councilman Beasley moved to recess for that purpose. His motion was seconded by Councilman Vico and there was no objection.

The Council reconvened as such at 5:13.

City Manager Ferraro asked that a presentation be made before proceeding with Item 9 and introduced Mr. Ron Hall of the State Unemployment Compensation Department who presented to the Council two checks representing workmen's compensation dividends on prior policy years: one, a recalculation of the 1961 policy year in the amount of \$6,610.81 and the other for 1964 in the amount of \$32,766.58.

* * * * *

9. COMMUNICATION regarding construction and operation of an El Taco Restaurant at 2732 Sepulveda Boulevard between Hickory Avenue and Eriel Avenue.

Mr. Paul Dellamano, a Torrance attorney representing Helene Thompson, the applicant, spoke of two points. First, the application for a building permit was denied on April 26th for the reason that a conditional use permit was not issued for a drive-in/walk-up restaurant. New plans have now been submitted for a conventional restaurant. The Planning Commission, he said, has recommended approval without the necessity of a conditional use permit.

Mayor Isen said in that event it should not be before the Council and Mr. Dellamano agreed, stating that is his reason for having served the council with a Writ of Mandate.

Councilman Miller asked Planning Director Shartle in what respects he disagrees with the Planning Commission. Mr. Shartle said the Planning Commission asked that there be definitions for the different kinds of restaurant to differentiate between ordinary restaurants, take-out restaurants and drive-in restaurants. The planning department did so and the Planning Commission reviewed and recommendations and adopted a set of standards which are listed in his communication.

However, the drive-in, or walk-up, restaurant has been turned down and Mayor Isen pointed out that there is now an application for a regular conventional restaurant. He said also there is no way to make a person live up to rules which are not actually adopted; he believes the proponents have complied with the rules that are now in effect, but Mr. Shartle said he has not - because there are no rules which apply. There is an ordinance which requires a conditional use permit for a take-out or drive-in restaurant and the Council is being asked to decide what type of restaurant this is.

City Manager Ferraro said his office caused this item to come before the Council because there was no criteria and he believed the policy should be decided by the Council. Councilman Miller asked the City Attorney for a legal opinion and Mr. Remelmeyer said the Council should establish what type of restaurant it is to be. He believes the words "drive-in" and "walk up" are general and he outlined the meaning they have to the public in general.

It was established that the plans are filed with the City. Building and Safety Director McKinnon described the various areas set aside for dining, restrooms, preparation of food, etc. and the fraction of the building area used by each. He, too, said there is no criteria for deciding what type it will be - conventional or one which would need a conditional use permit.

Councilman Olson asked Mr. Thompson why, if this is actually a bona fide restaurant, he would object to the condition as to 80% sit-down trade and only 20% "walk-out" and the condition as to permanent serving utensils. Mr. Thompson said he had told the Chairman of the Planning Commission that if it were in the City Code or regulations, that silverware, china, etc. was required, he would comply. Otherwise, he contends he has already complied with what the Planning Commission classifies as a restaurant.

Councilman Beasley said he believes this should be held to June 21st for determination of the Planning Department and the Building Department as to compliance. Mr. McKinnon said the plans meet the building code but that does not mean they meet zoning criteria. He has not personally examined the plans, but they have been processed through his department.

Mr. Dellamano said his client is willing to comply with the conditions regarding china and silverware and the 80% stipulation of sit-down trade, but asked at what intervals that percentage would be determined. Mr. Thompson then said he would be willing to comply as stated, but only if other like establishments in the City also comply.

Mr. Ray Flynn of 2725 West 225th Street, said he has attended the meetings at both Planning and Council level and nothing has been changed from the original determination that it comes under a conditional use permit. In effect, he believes it is easy by certain revisions to circumvent the regulations. Mayor Isen said if at any time the Thompsons change so that there is not a bona fide restaurant, they would have to come back for a conditional use permit. Mr. Flynn said whatever is done it should be in consideration of the protection of the neighborhood and the property owners. Although there is a lack of definition, Mr. Flynn does not think the proposal is to the best interests of the neighborhood. There will be noise, litter, and all the usual problems. He would like to see a regular restaurant in this location, but sincerely doubts that this is such - the bulk of the business will be take-out. Food will be served in paper containers. Mr. Thompson's stipulation that he will provide permanent dishes and cutlery is only on condition that every other like establishment in Torrance be required to do so.

Councilman Beasley believes the pertinent departments of the City should review this and advise the Council. Councilman Lyman believes the whole new plan is a sham.

Lt. Tom Hare, Los Angeles Police Department, who resides at 2713 225th Street, compared the proposed operation to that of the drive-in at the southwest corner of Pacific Coast Highway and Western Avenue which he considers to be a drive-in and this one under consideration will also be a drive-in, or more accurately, a walk-up.

Mayor Isen said the solution seems to be to let the Writ of Mandate proceeding progress and schedule a meeting of a neighborhood committee with Mr. Shartle and Mr. McKinnon to inquire into the possibility of ironing out the difficulties. If it develops that this is impossible the court case can go ahead. He does not believe the Council can make any rules which would apply to this case.

Councilman Lyman moved that the plan submitted to the City in its present form as explained to the Council comes within the definition of a walk-up restaurant. Councilman Beasley seconded and said putting the eight tables in the plan is only an attempt to circumvent the conditional use permit ordinance. Lt. Hare said the only difference in the plans - before and as revised - is the sliding door.

Councilman Sciarrotta moved a substitute that the plans be submitted to the Planning Department, the City Attorney and other pertinent Staff to determine under what classification the plans would fall. Councilman Beasley seconded.

Councilman Lyman explained that his motion would say that this is a walk-in restaurant. There is an ambiguity in the City's statute.

Mayor Isen suggested there be a motion to deny the building permit and Councilman Lyman so moved with Councilman Beasley seconding. Councilman Lyman believed the City council should make the decision - not the court. He repeated his motion more clearly - that the building permit be denied on the grounds that this is a walk-up, drive-in restaurant.

Councilman Olson wished to make another substitute motion, but Mayor Isen said he could not accept another. Councilman Sciarrotta said he would yield and withdraw his substitute in favor of Councilman Olson's and Councilman Beasley, as second, agreed.

Councilman Olson then moved - as a substitute - that the matter be held over for two weeks and that Staff study it, with particular emphasis on Councilman Lyman's motion set forth above, and report in two weeks, with a recommendation. Councilman Beasley seconded and roll call vote was unanimously favorable.

* * * * *

At 5:55 p.m., Councilman Sciarrotta moved to adjourn to a personnel session and City Manager Ferraro asked if he might discuss at that session one more unrelated subject. The session originally was set for the purpose of nominating a replacement for the position vacated by Mr. Schmidt on the Planning Commission.

After ten minutes, the Council returned to its regular agenda and in order to accommodate Councilman Sciarrotta who had to leave the meeting to attend to his teaching duties at Long Beach State College, Mayor Isen announced the Planning Commission member would be Jerry Alter. The Council was polled with unanimously favorable result.

Councilman Sciarrotta named to fill the vacancy on Torrance Beautiful Commission, Mrs. Janet Spurgeon of 2038 West 181st Street. The Council was polled and approved unanimously.

Councilman Sciarrotta left the meeting following Item 10, at 6:25 p.m.

* * * * *

Councilman Olson asked that the record show, with respect to Item 9 of this agenda, that while he was absent from the meeting which first considered the subject, he had read all the minutes of all the meetings which dealt with the application of El Taco and feels sufficiently informed and qualified to vote thereon.

10. TENTATIVE TRACT NO. 26374, 28 lots, SUBDIVIDER: DICK MILLER; ENGINEERS: LANCO ENGINEERING. This tract is located on the southwesterly side of Plaza Del Amo north of Washington Avenue. Recommended for approval by the Planning Commission, with conditions; and for denial by the Planning Department.

The councilmen are completely familiar with what has gone before on this item; the problem is the plan to place two single family dwellings side by side on the wide, shallow lots with the probability that later they would, by some means, be divided into two lots of approximately 3,000 square feet each. Mayor Isen said he would never favor that plan of having 3,000 square feet per residence. Also, these residences would back up to the railroad track and industry.

Councilman Miller determined by questioning Mr. Shartle that it is possible for a metes and bounds described area to be sold off without regular lot split proceedings. Neither the title company nor the real estate dealer would stop it. The only stumbling block would be the building permit and that would not be necessary, as the homes would have already been constructed. Not even deed restrictions would insure that there be no split. The actual physical fact of a house on 3,000 square feet of land was what bothered Mayor Isen.

Councilman Miller asked Dick Miller why he would not build duplexes and Mr. Miller said they cannot be financed to good advantage. It would be the difference between 80% and 65% financing.

After the years it took to raise the lot standard to 6,000 square feet, Mayor Isen said it would definitely be retrogression to permit this planned two houses on 6,000 square feet.

Mr. Dick Miller reminded Mayor Isen the Council is not considering a precise plan. As of now the zoning is R-3 subject to a precise plan.

Councilman Sciarrotta moved that the Council concur in the recommendation of the Planning Department, for denial, and Mayor Isen seconded. Roll call started but was not completed.

Councilman Olson questioned the wording of the motion and was told it is based on the recommendation of denial - not approval with certain conditions as set forth near the bottom of the third page of the transmittal letter.

Clark Leonard of Lanco Engineering asked exactly what is planned to be denied - the two houses on one lot - the tentative tract map - or what? He was told if the tract map is denied, there would be no six months waiting period.

Councilman Olson again questioned the purpose of Councilman Sciarrotta's motion, pointing out that the Planning Department had gone both ways and Mr. Sciarrotta said he moves to deny the petition for two homes on the 6,000 square feet lots be denied. Councilman Miller said his purpose would be better served by concurring in the Planning Department's recommendation of approval subject to:

1. That the zoning remain R-3 and each lot be developed for multiple family residences in accordance with an officially approved precise plan; or

2. That the property be rezoned R-2 and a precise plan adopted indicating each lot would be developed with a duplex and not two single family residences.

3. That in either of the cases mentioned in 1 or 2 above, that the street be redesigned to provide a right angle intersection with Washington Avenue or Plaza Del Amo.

Councilman Sciarrotta did not want all three conditions appended; he said let it remain R-3 and Mayor Isen suggested that the motion deny as to C - (page 3) and approve on subparagraph 1 under approval with conditions (bottom of page 3) - this, he said would provide duplexes with no change from R-3 zoning - subject to a precise plan. In effect, it would be a combination of denial and approval.

City Attorney Remelmeyer did not believe the motion to be clear or understandable, standing alone, to an outsider; R-3 is not a part of a tract map. Councilman Miller seconded the motion worded by Mayor Isen in the previous paragraph above and roll call vote was unanimously favorable.

Planning Director Shartle asked about the various conditions listed by the Planning Commission and Mayor Isen said there was no intent to eliminate them.

STREETS AND SIDEWALKS:

11. IMPROVEMENT ORLAGO SECO PARK BY GRADING AND SIDEWALK INSTALLATION; NOTICE OF COMPLETION (B66-25). Recommendation of Director of Public Works with concurrence of City Manager, that Council accept the work on the subject project.

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

12. AWARD OF CONTRACT - IMPROVEMENT OF OCEAN AVENUE (EAST SIDE) FROM 230th STREET TO LOMITA BOULEVARD (B66-45) Recommendation of Director of Public Works, noted by the City Attorney, with concurrence of City Manager, that bid of Begando Asphalt Paving Company be accepted.

City Attorney Remelmeyer said the affidavit of non-collusion of the low bidder came late and the Council should waive the requirement of timely signature of the affidavit. Including that waiver, Councilman Beasley moved to accept the bid of Begando Asphalt Paving Company in the amount of \$4,112.90, the low bid, and reject all others. His motion was seconded by Mayor Isen and carried by unanimous roll call vote. (Councilman Sciarrotta absent).

13. WIDENING OF SEPULVEDA BOULEVARD WEST OF ARLINGTON AVENUE, with proposed resolution.

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

RESOLUTION NO. 66-114

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DEDICATING CITY-OWNED PROPERTY FOR STREET AND HIGHWAY PURPOSES, NAMELY, SEPULVEDA BOULEVARD.

Councilman Beasley moved to adopt Resolution No. 66-114 and his motion, seconded by Councilman Vico, carried by unanimous roll call vote (Councilman Sciarrotta absent).

14. NOTICE OF COMPLETION OF IMPROVEMENT OF 190th STREET FROM VAN NESS TO FREEWAY OFF-RAMP (B66-28) Recommendation of Director of Public Works with concurrence of City Manager that Council accept the work on the subject project.

Councilman Miller moved to concur in the recommendation and Councilman Vico seconded. Roll call vote was unanimously favorable (Councilman Sciarrotta absent).

City Manager Ferraro thanked the Public Works people for their efforts to speed this improvement.

SEWERS AND DRAINAGE:

15. EXPENDITURE FROM SEWER REVOLVING FUND: Recommendation that (1) \$1,000 be appropriated from the Sewer Revolving Fund for reconstruction of sewer manholes in alley north of Plaza Del Amo westerly of Border Avenue; (2) that \$1,800 be appropriated from the Sewer Revolving Fund for reconstruction of existing sewer house connections and manhole in Paseo De Las Tortugas westerly of Tract 30152; and (3) that informal bids be solicited for each of the above projects.

Councilman Beasley moved to concur in the three phases of the recommendation above set forth; his motion was seconded by Councilman Olson and carried as follows:

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

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Sciarrotta.

16. REQUEST OF HOMER I. ROGERS AND HUBERT S. ROGERS: to remove building restriction on property within Building Restriction Zone of Drainage District 8A. Recommendation of Public Works Director, with concurrence of City Manager, that request be denied.

Mayor Isen asked if anyone was present to discuss this and Mr. Homer Rogers of 2426 West 232nd Street said he and his brother have a building under construction at 2056 West 233rd Street on which they have been unable to record a loan. Restriction was lifted as to a home next door which they just finished.

Mayor Isen asked Director of Public Works Nollac for an explanation and was told the restriction on the south Torrance oil fields was for the purpose of denying all building permits. The Council allowed certain houses to be constructed because the builder had his loan and later when he asked for removal of the restrictions, that was granted because otherwise he could not sell the homes. This has established a policy for many other cases and the only time the relief has been granted and restrictions removed is after the house has been completed and on the basis of extreme hardship. The Rogers' are asking that the restriction be lifted even before the construction is started. Councilman Miller asked what difference there would be and Mr. Nollac said there would be no money invested at the stage which the Rogers are in comparison with a finished home which cannot be sold otherwise. City Attorney Remelmeyer agreed that every case would be a hardship case, whether or not the building is completed; no reason to differentiate. He referred to the permission given Tony Cottone to build on the Schreiber property. The property flooded and the City is being sued on seven or eight claims.

Councilman Beasley moved to concur in the recommendation of the Director of Public Works to deny the relief sought.

Mr. Rogers said one house is almost completed and it is on this lot that he wishes the restrictions lifted. Councilman Olson could not understand the logic of not granting the relief, if it would be granted in six weeks - it is only a matter of degree of hardship. City Manager Ferraro commented that subsequent owners could hold the City responsible for flooding. The waiver as to damage would have to be wiped from the record in order to obtain a loan.

Councilman Vico seconded Councilman Beasley's motion to deny.

Mr. Rogers said while the City has spent \$50,000 for storm drains in this area, they have not dug a sump and his understanding is that they are waiting for someone to dig it free. He asked how long it would be until a sump is put in. Councilman Miller said a six months extension had been granted to the subdivider at 233rd and Arlington. This involves a cost of around \$14,000 or \$15,000.

Mayor Isen thought relief should be granted as to the lot on which the house is partially completed. City Manager Ferraro concurred.

Mayor Isen moved as a substitute that the request be granted and the restriction be lifted as to the property where there is the partially completed house only, and denied as to the other lot. Councilman Olson seconded and roll call vote was:

AYES: COUNCILMEN: Lyman, Olson, Miller, Mayor Isen.

NOES: COUNCILMEN: Beasley, Vico

ABSENT: COUNCILMEN: Sciarrotta.

Councilman Miller commented for the record that what was done in a previous case was lift the restriction but he can never get a building permit until he comes back and signs. The problem is that any individual can sell that lot and the person who buys it would not know that he would have to sign this before he could get a building permit. Mr. Nollac refuted that statement - a person who wants to build could obtain a building permit if he signed a waiver of damages and the City recorded it. The man referred to, Mr. Nollac said, was removed from the building restriction only after he had completed the house and wanted to sell it. Mr. Miller said he was referring to the Lamoreaux case and he believes there should be a study of this subject. Mayor Isen also asked for a study and recommendation from Staff.

Mayor Isen moved there be no further new building permits issued in this particular area in connection with the moratorium, because there may be new problems. Councilman Miller seconded and there were no objections.

A recess was declared from which the Council returned at 7:55 p.m.

PERSONNEL MATTERS:

17. RULE OF THREE: Recommendation of Civil Service Commission regarding Rule of Three, on promotional certifications.

City Manager Ferraro asked if the Council would consider referring this subject to the Committee which is working on the civil service ordinance. Councilman Olson so moved and Councilman Beasley seconded. There was no objection.

FISCAL MATTERS:

18. EXPENDITURES OF OVER \$300.

Councilman Beasley moved to approve the following two expenditures:

WORKABLE PROGRAM FOR COMMUNITY AFFAIRS:21. COMMUNICATION FROM CITIZENS ADVISORY COMMITTEE re Early Acquisition of property.

Mayor Isen suggested this communication be referred back to the City Manager. Councilman Vico so moved; Councilman Beasley seconded and it was so ordered.

ITEMS NOT OTHERWISE CLASSIFIED:

22. Communication from Al Ortale re Kennedy Memorial albums - gift to the City, with recommendation of City Manager that they be deposited at the various City branch libraries.

Mayor Isen moved to accept and so locate the albums. Councilman Vico seconded and there was no objection.

23. ORDINANCE declaring a moratorium on relocations.

Mr. Carl Kildoo, 2462 West 234th Street, whose problem caused this ordinance to be drafted, spoke, saying that he has now purchased another lot and requests permission to move his home to this location. He exhibited pictures of the new site.

Councilman Miller said under all the circumstances, he believes Mr. Kildoo is entitled to some relief and Councilman Lyman moved that the permission be granted. Mayor Isen seconded.

The discussion then turned to the proposed ordinance which was prepared as an emergency measure and whose provisions were retroactive to May 18th. Various dates were mentioned to be used instead of May 18th. There are three other move-ins pending, City Manager Ferraro said.

Mayor Isen proposed that the ordinance be voted on, but as a regular ordinance and this would establish a definite cut-off date when the ordinance becomes final. The "May 18" date would in that event be changed to the effective date of the ordinance. Building and Safety Director McKinnon reminded the councilmen that this ordinance creates only a ninety-day moratorium. In the meantime, a study is to be conducted.

Mayor Isen said the corrections can be made as to the second reading, and at his request, City Clerk Coil assigned a number and read title to:

ORDINANCE NO. 1692

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING A MORATORIUM ON THE RELOCATION OF BUILDINGS AND STRUCTURES.

Councilman Beasley moved to approve Ordinance No. 1692 at its first reading. His motion was seconded by Mayor Isen and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

The corrections to be made at second reading are: Strike Section 4 - strike the emergency phrase from the title - and change the date from May 18, 1966 to "the effective date of this ordinance".

Mayor Isen asked Planning Director Shartle for the exact procedure which Mr. Kildoo should pursue and Mr. Shartle said there have been no public hearings; the same problem could be again encountered. The neighbors in the new location also need to be notified. The proper advertising would take about a month, Mr. Shartle said.

Mayor Isen said to post the property in an informal manner to give some notice and set it at the earliest possible time before the Planning Commission so that two weeks from tonight it can be back before the Council. Mr. Shartle said he would do this.

Mr. Scott and Mr. Fitzpatrick, each of whom are planning to relocate houses, were advised to follow the same procedure and be back before the Council on June 21st. They will talk with Mr. Shartle.

24. COMMUNICATION FROM CITIZENS ADVISORY COMMITTEE RE EXPIRATION OF TERMS OF MEMBERS.

This being an informational item, Mayor Isen said if there was no objection, it would be filed. There was no objection. The membership of the committee will be considered before June 30th.

25. AWARD OF ANNUAL CONTRACT: For floor area maintenance - to Systems Building Service, at \$885 per month.

Councilman Vico moved to concur in the recommendation of the Purchasing Supervisor and Building and Safety Director as stated. His motion was seconded by Councilman Miller and carried by unanimous roll call vote (Councilman Sciarrotta absent).

City Manager Ferraro asked that a condition be appended of approval subject to approval of the budget currently before the Council. Councilman Vico so moved; Mayor Isen seconded and there was no objection.

SECOND READING OF ORDINANCES:

26. ORDINANCE NO. 1690.

At the request of Mayor Isen, City Clerk Coil presented for its second reading, 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.

Mayor Isen moved to adopt Ordinance No. 1690 at its second and final reading. His motion was seconded by Councilman Vico and carried by unanimous roll call vote (Councilman Sciarrotta absent).

27. ORDINANCE NO. 1691.

At the request of Mayor Isen, City Clerk Coil presented for its second reading, 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 Miller moved to adopt Ordinance No. 1691 at its second and final reading. His motion was seconded by Councilman Olson, and carried by unanimous roll call vote (Councilman Sciarrotta absent).

ORAL COMMUNICATIONS:

28. City Clerk Coil said he had been handed a letter by Mr. Ted Koletos to be read and discussed at this meeting. However, City Manager Ferraro said that is not the proper way to put an item on an agenda and Mayor Isen ruled the whole discussion out of order and said it should be presented as a regular agenda item on June 21st.

29. Councilman Vico presented a traffic problem involving the road near Cabrillo and National Supply Company where it is impossible to see because of large vehicles parking near the intersection. Traffic Engineer Horkay said this has been discussed and the recommendation made to restrict the first four parking spaces to passenger cars only.

30. Mayor Isen said attention should be given to the site where Gemco had proposed to locate. It is a poorly designed freeway exit and in the interests of the future occupants something should be done. He referred the matter to the City Manager to instigate some improvement through Staff and communication with the State.

Councilman Lyman said with respect to the same site, that the City should condemn ten feet from the service station; move it back; the street is too narrow.

Mayor Isen said unless something is done, this corner will end up with "dingbat" construction.. Mr. Ferraro said the site will be given consideration.

31. Mr. Albert Levitt of Jefferson, Inc., Rolling Hills Plaza Shopping Center, said over the six years of its existence the center has had several bad floods with one to five inches of mud on the floors of the stores on the front lane. The water and mud came from the City streets. His plans for the storm drain system were originally approved by the Building Department of the City and after the first flood doubled the system. Thousands of dollars have gone into the repair of the damage caused by the flooding, and the morale of the merchants is very bad. He said the problem has been caused principally by a drain somewhere up on Pacific Coast Highway which goes into a 36" concrete storm drain, across the property into Crenshaw Boulevard, where it bubbles north on Crenshaw Boulevard. When sediment fills in, the stores can be flooded within ten minutes. Mr. Ferraro said this is a complicated and involved situation and he would like to present the whole problem on June 21st. Mr. Levitt introduced a few of the merchants who have been hurt.

Councilman Vico believes if this whole area had been filled in before construction, the problem would not have existed.

Mr. Ferraro and Mr. Nollac were requested to prepare a report on the subject of Mr. Levitt's communication, for the agenda of June 21st, a 5:30 meeting.

32. Mr. Koletos tried again to present his problem, but was told to attend on June 21st.

33. Mr. E. G. Kidwell of 520 East Carson, asked for clarification as to Item 8 on this evening's agenda, especially with respect to the Halfway House on Airport property. Mayor Isen said he does not believe the policy would apply to city property and moved that the Halfway House operation by the new licensee, if identical to that of the old, there be no requirements of review for conditional use permit. However, this is not to waive the requirement of permits for dancing, amusement or entertainment. Councilman Beasley seconded and there was no objection.

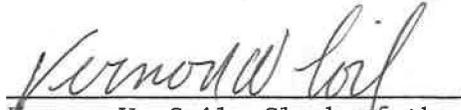
34. Mr. Ted Bowers of 5026 Ona Knoll Avenue, Los Angeles 43, said he hopes to operate a miniature train at the Thriftmart remodeling grand opening (Sepulveda and Palos Verdes Boulevard) for free rides to children. He has operated before in Torrance and has been told there is a problem regarding the ordinance with respect to amusement rides such as are operated with a carnival, which technically would cover this equipment. The councilmen agreed this is not what was anticipated in adopting the ordinance and Councilman Olson moved to grant permission to Mr. Bowers providing he furnishes the necessary insurance to the satisfaction of the City Attorney. The operation is to be this weekend from 3 to 8 p.m.

City Attorney Remelmeyer contends the council has no authority to do this.

Councilman Lyman moved a substitute that this Council go on record that it was not their intent under their definition of "amusement ride" to include such equipment as Mr. Bowers will operate and that he be granted permission subject to the usual conditions enumerated as to insurance, etc. Councilman Vico seconded and roll call vote was unanimously favorable.

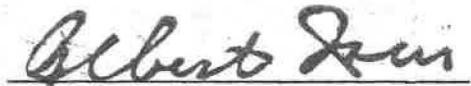
Mr. Bowers told of what had been done with respect to a similar ordinance in the City of Los Angeles and Mayor Isen asked if he would please discuss this with the License Department and Management. Councilman Olson suggested Staff obtain a copy of the Los Angeles ordinance which Mr. Bowers mentioned.

At 8:00 p.m., on motion of Councilman Beasley, seconded by Councilman Miller, the meeting was adjourned to June 21, at 5:30 p.m.



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

APPROVED:



 Mayor of the City of Torrance

Edith Shaffer
 Minute Secretary

13.

Council Minutes
 June 8, 1966