

I N D E X

Council Meeting held January 17, 1967, 5:30 p.m.
and Adjourned Session January 18, 1967, 4:30 p.m.

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Adjourned at 8:00 p.m., January 17 to 4:30
January 18 which meeting adjourned at 5:07.

Edith Shaffer
Minute Secretary

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Council Minutes
January 17 - 18
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Torrance, California
January 17, 1967

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

A regular meeting of the Torrance City Council was held at 5:30 p.m., Tuesday, January 17, 1967, 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. Councilman Lyman joined the meeting at 5:47 p.m. Also in attendance were City Manager Ferraro and City Attorney Remelmeyer.

3. FLAG SALUTE:

At the request of Mayor Isen Mr. Zeke Alter led the salute to the flag.

4. INVOCATION:

Reverend William J. Roleder of First Lutheran Church opened the meeting with an invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

The minute secretary noted a correction to be made on page 8 of the January 10th minutes: insert immediately following the figures \$1,000 on the second line of Item 23, the words "General Fund". With this addition, Councilman Sciarrotta moved to approve the minutes of the regular meeting held January 10, 1967 and his motion was seconded by Councilman Olson. There was no objection and the motion carried.

6. APPROVAL OF DEMANDS:

Councilman Beasley moved that all bills regularly audited be paid. His motion was seconded by Councilman Sciarrotta 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).

Mayor Isen gave a brief explanation of Council procedure for the benefit of the audience, and welcomed a group of girls, the Velveteens, part of the YMCA program, led by Mrs. H. S. Rogers.

HEARINGS - PLANNING AND ZONING:

8. LAND USE ELEMENT OF THE MASTER PLAN: To consider an amendment to the

Land Use Element of the Master Plan of the City of Torrance to designate properties on the east side of Hawthorne Boulevard between 236th Street and 240th Street as industrial. Recommended for approval by the Planning Commission and by the Planning Department.

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

This being a public hearing, Mayor Isen asked if anyone wished to be heard; there was no response.

Councilman Sciarrotta moved that the hearing be closed. His motion was seconded by Councilman Olson and carried by unanimous roll call vote.

Councilman Beasley moved to concur in approval of the revision and his motion, seconded by Councilman Miller carried by unanimous roll call vote (Councilman Lyman absent).

8A. APPEAL OF CONDITIONAL USE PERMIT 66-45 DECISION. Re Red Onion Restaurant on Hawthorne Boulevard southerly of Lomita Boulevard.

Mayor Isen explained that this item was placed on the agenda by City Manager Ferraro and inquired if anyone wished to speak in opposition to the recommendation of approval by the Planning Commission. It developed that the ladies who had planned to speak were not yet in the Council Chambers and Mayor Isen said if there was no objection, the item would appear a little later in the evening. There was no objection.

STREETS AND SIDEWALKS:

9. NOTICE OF COMPLETION OF IMPROVEMENT OF INTERSECTION OF HAWTHORNE AND LOMITA BOULEVARDS BY INSTALLATION OF TRAFFIC SIGNALS, B65-92.

Recommendation of Director of Public Works, with concurrence of City Manager, that (1) City Council approve and authorize additional work described; (2) City Council accept the work on subject project; (3) liquidated damages in the amount of \$450 be retained from the contract amount; and (4) that City forces be authorized to complete the necessary work at a cost not to exceed \$1,000.

City Manager Ferraro said the contractor expected to be present to verbally protest the liquidated damages. Councilman Olson suggested that the Council await his appearance and consider this item also later in the meeting. The decision, however, was to complete consideration of the item and reopen it later in the meeting if that appears to be desirable.

Councilman Olson moved to concur in the four phases of the recommendation stated above. 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.

SEWERS AND DRAINAGE:

10. NOTICE OF COMPLETION OF STORM DRAIN IN MADISON STREET NORTH OF LOMITA BOULEVARD TO 470 FEET NORTHERLY THEREOF. Recommendation of Director of Public Works, with concurrence of City Manager, that Council accept the work on the subject improvement and payment therefor be made to the contractor.

The final amount due to the contractor, Chet Kohler Construction Company, is \$7,726.50 and the project is financed by an appropriation of \$11,000 on April 26, 1966 from Drainage District 7B Fund. Councilman Beasley moved to concur in the recommendation stated. His motion was seconded by Councilman Sciarrotta and carried as follows:

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

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Lyman.

BUILDINGS, STRUCTURES AND SIGNS:

11. REQUEST OF B & L OUTDOOR ADVERTISING COMPANY for an extension of time for a temporary billboard to remain at 3010 Sepulveda Boulevard; recommended for approval by Building and Safety Director.

12. REQUEST OF B & L OUTDOOR ADVERTISING COMPANY for permission to allow temporary billboard to remain at 23124 Crenshaw Boulevard and at 23133 Hawthorne Boulevard; recommended for approval by Building and Safety Director.

As to both Items 11 and 12, Councilman Beasley moved to concur in granting the requests. Councilman Vico seconded and there was no objection.

FISCAL MATTERS:

13. TRAVEL REQUEST - CALIFORNIA & PACIFIC SOUTHWEST PARK AND RECREATION CONFERENCE. Recreation Director Van Bellehem with concurrence of City Manager, requesting permission to attend the conference in Fresno February 25 through March 1, 1967, with appropriate expenses.

Councilman Sciarrotta moved to grant the request. His motion was seconded by Councilman Miller and carried as follows:

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

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Lyman.

14. RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR, with concurrence of City Manager, that Council approve expenditures in excess of \$300 for repairs to roof and heating system of certain City buildings:

1. \$434 to Torrance Heating and Air Conditioning to regulate clean and calibrate six thermostats for the City Hall heating system, a regular budget item.

2. \$628 to Gus Cochrane to clean and reroof Youth Building at El Retiro Park, a regular budget item.

3. \$1,598 to Coast Roofing Company to clean and repair roof vaults at entrance to Recreation Building, a regular budget item.

Councilman Miller moved to approve the expenditures listed above. 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.

15. RECOMMENDATION OF CITY CLERK TO EXTEND COMPREHENSIVE AUTO FLEET AND BUS FLEET INSURANCE POLICIES TO JULY 1, 1967.

16. RECOMMENDATION OF CITY CLERK TO STANDARDIZE THE EXPIRATION DATES of City insurance policies to end on a fiscal year basis and extend the general liability insurance policy to June 30, 1967.

As to both Items 15 and 16, Councilman Sciarrotta moved to concur in the recommendation of the City Clerk. Councilman Beasley seconded. Roll call vote was unanimously favorable. (Councilman Lyman absent).

17. BUDGETED EXPENDITURES IN EXCESS OF \$300. Finance Director's communication, submitting for Council approval.

1. \$1,601.39 to Econolite Corporation for traffic light equipment to upgrade the traffic signal system at Torrance Boulevard and Crenshaw.

2. \$1,521.94 to Western Water Works Supply Co. for 2700 feet of 3/4" copper tubing to be used by the Water Department for stock for new water service requirements.

3. \$975 to Prismo California Co. for 350 gallons of street paint to be used and applied by the Traffic and Lighting Department.

4. \$920.40 to L. A. Steelcraft for the purchase of ten swimmers' starting platforms to be used by the Torrance Recreation Swim Team - from Recreation Activity Fund.

Councilman Beasley moved to concur in approving the four items of expenditure. 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.

17A. PROPOSED ORDINANCE re disposition of monies collected.

City Attorney Remelmeyer voiced his concurrence and approval of this proposed ordinance and at the request of Mayor Isen, City Clerk Coil assigned a number and read title to:

ORDINANCE NO. 1742

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 16.33 OF CHAPTER 16 OF "THE CODE OF THE CITY OF TORRANCE, 1954" ENTITLED "DISPOSITION OF MONIES COLLECTED" AND SUBSTITUTING A NEW SECTION THEREFOR.

Councilman Miller moved to approve Ordinance No. 1742 at its first reading. His motion was seconded by Councilman Sciarrotta and carried by unanimous roll call vote (Councilman Lyman absent).

LIBRARY OPERATIONS:

18. LIBRARY BOND AD HOC COMMITTEE. This was an item for the personnel session held at 5 p.m.

COMMUNITY AFFAIRS:19. CITY ATTORNEY'S REPORT RE CITIZENS' ADVISORY COMMITTEE FOR COMMUNITY IMPROVEMENT.

At a previous Council meeting Councilman Miller had asked that the City Attorney study the advisability of making the Committee a regular City commission. He agreed with the opinions set forth in the communication here presented and Councilman Beasley moved it be filed. Mayor Isen seconded and there was no objection.

ITEMS NOT OTHERWISE CLASSIFIED:20. PROPOSED RESOLUTION AUTHORIZING DESTRUCTION OF CERTAIN GOVERNMENT CODE City records.

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

RESOLUTION NO. 67-7

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE CHIEF OF POLICE TO DESTROY CERTAIN CITY RECORDS AND DOCUMENTS PURSUANT TO THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

Councilman Sciarrotta moved to adopt Resolution No. 67-7 and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote (Councilman Lyman absent).

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Councilman Lyman joined the meeting at this point - 5:47 p.m.

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21. REPORT OF CITY ATTORNEY RE REMOVAL OF LAST OF THE DAIRY HERDS.

At the suggestion of Mayor Isen, Mr. Remelmeyer verbally reported the contents of his letter report, to the effect that the Quinn dairy herd was removed from the City in December of 1966.

8A. Returning to the appeal regarding the Red Onion Restaurant conditional use permit, Mr. Robert Earl of 4 Chesterfield Road, Rolling Hills, spoke in response to the eight objections listed by Mrs. Joan Burdette, President of Meadow Park PTA. He has had nine years of experience in running a restaurant which serves beer and alcoholic beverages and didnot think there would be any problem with the family type restaurant which he plans to establish. The families which patronize his other restaurants have never objected to the sale of alcoholic beverages and the presence of a bar. He welcomes a hearing if the Council believes that advisable. The ABC license will be granted upon approval by the Council of this item on tonight's agenda.

Councilman Beasley reminded the Council and the audience that the council has no jurisdiction as to the liquor license, only the conditional use permit for a restaurant.

City Manager Ferraro said he had learned at the School Board meeting Monday of this week that 451 students at Meadow Park School would be diverted to the Sam Levy School and there would thus be no reason to cross Hawthorne Boulevard. At the suggestion of Mr. Ferraro

Planning Director Shartle briefed the meeting on the type of operation which had been approved by the Planning Commission. He agreed with the unanimous decision of the Planning Commission.

Mr. Al Greenburg of 23200 Los Codona, directly behind the location, said he had understood there were zoning ordinances which would prohibit the sale of alcoholic beverages within a certain distance of a school. Mayor Isen repeated that this is within the jurisdiction of the Alcoholic Beverage Control, not the Council. Mr. Earl stated what his business would have would be a general license for sale of beer, wine and liquor; there would be a bar in conjunction with the restaurant and it would serve as a waiting area for diners as well as a room for serving lunch during the day. The hours will be 11:30 a.m. until 10:00 p.m. during the week and until midnight on weekends. The bar would close about 1:30 or 2:00 a.m. weekends, and earlier during the week.

Mr. Greenburg voiced his opposition.

Councilman Beasley moved to concur in the recommendation of the Planning Commission. Councilman Vico seconded.

Councilman Olson reminded those who object that the City always has the right to repeal a conditional use permit if found necessary and Planning Director Shartle quoted a phrase now being inserted into the permits to this effect.

Mayor Isen described the neighborhood of the school and the restaurant and said he could see no reason for alarm, nor any connection between such a reputable restaurant operation and school children.

Councilman Miller questioned Mr. Earl as to whether there would be entertainment at his place of business and was told there will be two guitar musicians who also sing, on weekend evenings, but no noise emanates from the building.

Councilman Olson questioned Mr. Earl and brought out that the building will be similar to that in Rolling Hills; will cost about \$150,000 on a \$130,000 lot. He hopes for a gross of around \$50,000 a month.

As to the motion to concur, City Attorney Remelmeyer advised it should be a motion to deny the request for a hearing. Councilman Beasley changed his motion to so read and Councilman Vico seconded. Roll call vote was unanimously favorable.

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City Attorney Remelmeyer asked for an executive session on a legal matter having to do with a lawsuit against the city, immediately following the Redevelopment Agency meeting.

Councilman Sciarrotta moved to recess for the purpose of holding the Redevelopment Agency meeting, at 6:05 p.m. His motion was seconded by Councilman Beasley and there was no objection.

The Council returned to its agenda at 6:25, following a general recess and the executive session.

22. PROPOSED ORDINANCE re city licensees who also hold licenses issued by the State.

At the request of Mayor Isen, City Clerk Coil assigned a number to this purely technical ordinance and presented for first reading:

ORDINANCE NO. 1743

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING SECTION 16.118 ENTITLED "STATE LICENSEES" TO CHAPTER 16 OF "THE CODE OF THE CITY OF TORRANCE, 1954".

Councilman Sciarrotta moved to approve Ordinance No. 1743 at its first reading. His motion was seconded by Councilman Miller and carried by unanimous roll call vote.

PROCLAMATIONS:

23. Mayor Isen proclaimed the week of January 22 - 28, 1967 as TORRANCE MARCH OF DIMES WEEK.

23A. Mayor Isen proclaimed the week of January 15 - 21, 1967 as TORRANCE JUNIOR CHAMBER OF COMMERCE WEEK.

SECOND READING ORDINANCES:

24. ORDINANCE NO. 1741.

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

ORDINANCE NO. 1741

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 2.146 OF "THE CODE OF THE CITY OF TORRANCE, 1954" GOVERNING THE APPOINTMENT AND TERMS OF MEMBERS OF THE TORRANCE SAFETY COUNCIL AND SUBSTITUTING A NEW SECTION THEREFOR RELATING TO THE SAME SUBJECT MATTER.

Councilman Sciarrotta moved to adopt Ordinance No. 1741 at its second and final reading. His motion was seconded by Councilman Beasley and carried by unanimous roll call vote.

25. CLAIM of Carl G. Hubbard for personal injuries allegedly sustained on December 28, 1965 as the result of falling on the premises of Rolling Hills Plaza after flooding of that property.

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

* * * * *

26. Mayor Isen asked if the Council would postpone its oral communications in favor of hearing Mr. Ed Kessler's presentation. There was no objection.

Mr. Ed Kessler who gave his address as 4170 West 172nd Street, Torrance, said he and his group had presented a petition to the City Clerk's office this afternoon, asking for repeal of portions of Ordinance 1567 pertaining to Urban Renewal Housing Conservation, one section of which some of the citizens feel is not just and is an infringement of their civil rights and property rights. This deals with the inspection of homes, starting with an area in the neighborhood where Mr. Kessler lives in northwestern Torrance.

Two hundred thirty homes are represented in the signatures on the petition, out of a total of two hundred forty-four in the area affected, Mr. Kessler said. He asked consideration of the contents of that petition tonight.

City Manager Ferraro said the charges set forth in the petition are not warranted, as the ordinance does not provide that inspectors could enter a home without a court order, issued by a judge after full consideration of the facts of an individual case. His suggestion was to refer the petition to the Citizens' Advisory Committee for Community Improvement for their study and for an opportunity for them to meet with the people of the neighborhood. Mr. Ferraro believes the deciding factor would be whether or not the City would want to have a housing conservation act without an urban renewal project. The purpose is to avoid blight - to control minimum housing standards; not the condition of the paint on a house, or whether or not the lawn is well kept. Proper sewerage, vented gas furnaces, condition of hot water heaters were given as examples of what will be checked. To ignore the minimum standards would in time lead to decay. The City building inspectors would have the responsibility.

The area in which this inspection would first be done was selected by the Citizens Advisory Committee as a logical starting point for several reasons: It is at the "top" of the City, has recently been rezoned; and it has definite, well-defined and identifiable boundaries. The Housing Conservation Code is not designed to affect deteriorated houses, but rather those which can be rehabilitated.

Mr. Ferraro said if the petition raises any doubts in the minds of the Councilmen, he would advise that the Citizens' Advisory Committee be requested to examine and evaluate the complaint and file a recommendation.

Councilman Miller asked what the difference is between this new regulation and those which already exist in the City. Building and Safety Director McKinnon answered that the laws are identical; only the implementation is being changed and the reason is that it is necessary in order to obtain urban renewal funds, that there be in effect and in actual operation, a systematic inspection house-to-house inspection program, not a spot-check. While he could not say how many, or what percentage of homes must be checked, Mr. McKinnon said it must be a program which can be examined by Federal authorities. Even after the urban renewal program is completed, he said he would favor continuation of the inspections, throughout the City.

Part II of the application to the Federal Government by the City of Torrance, has been accepted, but with the qualification that the efforts on the implementation of this portion of the Housing Conservation Act must be activated. Part III will not even be processed until compliance has been demonstrated.

In answer to a question by Councilman Beasley as to other cities in California who are enforcing this Act, Mr. McKinnon said any city receiving Federal funds must do so. However, with or without urban renewal, the City has ordinances which would permit the same type of inspection, Councilman Sciarrotta said.

Finance Director Dundore said the City has advanced \$370,000 for the purchase of properties in the Meadow Park area and \$30,000 for other expenses.

Councilman Olson said he and the other councilmen have received many telephone calls on the urban renewal project and he wished to review how it started because many people do not know its background.

Councilman Olson described the situation at the end of the airport between Lomita Boulevard and Pacific Coast Highway and its relation to a Federal court decision whereby people who live near an airport can sue the city if they find it impossible to rent their apartments or residences because of the airport activities. The Federal government is not liable - the City is. The City of Torrance has been faced with a couple of big lawsuits from owners of apartment houses. Also, the property owners could sue over and over again. There were tremendous complications and implications and the money would necessarily come from the taxpayers. The Torrance City Council follows a philosophy of home rule; however, there are instances where the State or Federal government can handle a situation better than can the City government. Reluctantly, in this one instance, the Council decided to rezone the 42 acres M1 or M2. Airplanes do not interfere with industry.

After discussing this with residents of the area, it appeared this would be unfair and would open up the possibility of inverse condemnation suits. City Staff was asked for a recommendation toward solving this dilemma without destroying Torrance's tax base. Urban renewal was recommended where the government would financially share in the purchase of all the homes and apartments at fair market value set by two independent appraisers. Several dozen people have already sold and accept what the City offered.

The project is proceeding and the City has advanced almost half a million dollars. There is a stipulation by the government of a city-wide master plan, as well as the Uniform Inspection Code which is designed in theory to prevent other urban renewal projects. Mr. Olson said Staff would like to inspect every house in the city and it will be necessary to meet the Federal requirements, whatever they are. It would probably be well to get volunteers first. The objections should be presented to the CACCI but Mr. Olson asked Deputy Executive Director Irwin what the minimum would be to comply.

Mr. Irwin said it would take from 80 to 90 percent of the homes in the area, to qualify. In his judgment, there is no way to get the Federal money without complying.

Councilman Lyman said the Council has wrestled with this complex problem for years; this was not a spur-of-the-moment decision; it was a unanimous decision of the Council with no political implications other than the needs of the city. He said before taking such a violent position, the people should learn more about what the money is going for and what the problem is.

Mayor Isen said there are 144 families in the Meadow Park area now committed to this project. He said there is no doubt that is a blighted area and the people had the choice of getting industry in there, or going for this program.

Mr. Dale Cushman of 4806 Carmelyn, does not believe that 144 families constitutes a majority.

Mayor Isen continued that the Council had a dilemma and the solution seemed to lie in urban renewal. The seven million dollars which will be spent, he feels will return to the people double. There is already a waiting list for industrial sector and this means prosperity and jobs. He could see no criticism of the project.

Mr. L. J. Beauchamp of 3819 West Artesia Boulevard, Torrance, contended there was some misrepresentation: Mr. Ferraro had said this inspection program would prevent an urban renewal program, while Mr. Irwin said it was a prerequisite to an urban renewal program.

Mr. Beauchamp took umbrage at several of Councilman Olson's remarks and stated complete opposition to any Federal money coming into the City of Torrance. He contended that to inspect homes would be an invasion of privacy and a violation of constitutional rights. He spoke of a five man advisory board and asked if they are responsible to the citizens of Torrance, and asked also if they are appointed. He was told they are. The same question was asked as to the City Manager and his Assistant, who are also appointed.

As a completely independent citizen, Mr. Beauchamp said the entire Council and the Mayor should be recalled.

Mrs. Velma Shelbourn, 18308 Fairview Lane, Torrance, acting chairman of the Codes and Ordinances Subcommittee of the CACCI, urged that the Council not take any action until the committee has another chance. She said the people need a little more education on the subject and asked for another chance to work on this.

Mr. Ed Kessler, 4170 West 172nd Street, said he understands that the CACCI has been working on this for eighteen months; also that some of those who signed the petition against the inspection are members of that Committee. He stated his group, a grass roots committee, is not affiliated with anyone, nor has it accepted aid from any group. Referring to some of Councilman Olson's comments, he said he favors saving money, but the issue is not money, it is civil liberties. He objected to what he called selling his civil liberty for a saving of money or prevention of blight. He doubted that 80% or 90% of the homeowners would be willing to submit to inspection and asked that it be put to vote to find out. In his opinion, the price is too high; he would prefer to pay dollars to sacrificing his right to say "No" to anyone who asks admission to his home. Mr. Kessler also resented Mrs. Shelbourn's statement that the community needed education. He admitted there is much to learn about urban renewal. He concluded by saying the decision on this exchange of rights for money should be up to the people.

Mrs. Vivian Gilbertson, 17209 Amie Avenue, asked if the Council plans to have door-to-door inspection of 30,000 homes, to accommodate 144 families in the Meadow Park area. Her understanding is that two-thirds of the money will be furnished by the Federal government and the other one-third raised by the City. She asked how this one-third was to be raised.

Mayor Isen answered that these are Administration matters and Administration has pointed out that the money can and will be raised without any cost to the taxpayers.

Mrs. Gilbertson said she would prefer local expense to the taxpayer to Federal intervention. She said the group would like to meet again with the Citizens' Advisory Committee. She maintained that it does not seem the city is interested in preventing blight which she believes has to do with house painting and lawn upkeep and these have been mentioned as of no interest to the inspectors.

Mayor Isen said this is a mutual problem and asked Mr. Kessler if a committee from his group would be willing to work with the Citizens' Advisory Committee. He suggested contacting Congressman King to see if the requirement could be removed from the law. The Council does not like this door-to-door deal and Mayor Isen said he believes it should be called off for sixty days. The only solution possibly will come through mutual efforts - maybe someone should go back to Washington about it.

Mayor Isen favored only voluntary inspection at this time and said there might be enough people in the affected area, or another area, or apartment house areas who would volunteer. The Council entered into this project in good faith two and a half years ago and they are in the same spot as the people are who object. He suggested the entire inspection program be tabled for sixty days; that a committee from the group work together with the Citizens' Advisory Committee toward a compromise where there is no compulsion.

A lot of people are worried about additions they have made without the formality of getting a permit. There should be no concern on this score; as a matter of policy, he said there would be no prosecution for such violations. What is offered is a voluntary inspection to the people who are willing to cooperate. This is a mutual problem and it is double-jointed. No one wants compulsory inspection but there is an attempt being made to dynamite a good project for the people of the City.

Mr. Kessler said his committee would be more than glad to work with the Advisory Committee, but asked what happens at the end of the sixty days. Mayor Isen said the original ordinance did not even provide for the court order; it has now been liberalized. Mr. Kessler mentioned the February 6th Redevelopment meeting which has been scheduled and was told by Mayor Isen that is merely on the plan of what is going to be done and does not affect this subject. Mr. Kessler had thought perhaps that February 6th should be pushed forward sixty days also, awaiting the recommendation of the joint committee meeting. The February 6th meeting involves only the physical layout: where the roads and sewers will be, the size of the industrial subdivision, the curbs, etc., on a master plan, Mayor Isen repeated. Many irresponsible rumors are circulating.

Councilman Beasley pointed out that the sixty day moratorium would also mean that the one hundred forty-four families would not get their money for a further sixty days. It would create a hardship to them.

Councilman Beasley chided some of the audience for discourtesy because of their interference and Councilman Lyman said he would be willing to hear all the people who wish to speak for whatever time is necessary, if they will conduct themselves in an orderly way. Councilman Beasley favored referring the matter to the Citizens' Advisory Committee, but repeated his objection as to the sixty day period.

Councilman Miller suggested the voluntary program so that the other people could be shown what the result would be. Mr. Kessler did not agree; he said sixty days is only fair; there is a lot to be learned by both committees. If it is determined at the end of the sixty days that the people do not want it, why start on a voluntary basis. He was sure not even ten percent of Torrance citizens would volunteer and what has been stated as qualification would be 80 to 90%. Councilman Miller said he believed the voluntary program would furnish a little background information on the problem.

This is the first time the 90% figure has been mentioned, Councilman Olson said, and during the sixty days he would like to have the City Attorney study and determine what the minimum amount is. Many people don't want the Federal government money under any circumstances. Much can be gained by a joint meeting with the 23 member Citizens' Advisory Committee.

Councilman Vico agreed that the Council does not favor the forcible entry into people's homes and favored holding the problem for sixty days so the people could get together with the Committee.

Mayor Isen moved for a sixty-day delay in inspection, under this plan, anywhere in the City. Councilman Vico seconded and roll call vote was:

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

NOES: COUNCILMEN: Beasley and Lyman.

Councilman Lyman commented to the effect that the Council must face the "moment of truth" sometime and if the whole program is to be called off, it should be done as early as possible. The Council has known for a considerable time, the things that will have to be done. He saw no harm in going ahead on a volunteer basis; the inspections must be started on some sort of basis. If not, the entire program should be ended right now.

Mayor Isen again mentioned a trip to Washington, D. C. to obtain clarification, but did not think that this hour and a half discussion should be the basis of scuttling the whole program. He anticipates a full report from the joint committee meeting.

Councilman Miller thought there had been considerable progress made toward cooperation at this meeting even though the end result remains in doubt.

Councilman Sciarrotta expressed sympathy with the people's viewpoint regarding Federal money. He has always been opposed to Federal aid. Mayor Isen reminded him he voted in favor of this Federal aid.

Councilman Beasley asked Deputy Executive Director Irwin: "Will this in your opinion affect the payment to the people in the urban renewal area and delay their payment to a considerable length of time and will it jeopardize the final payment to the City of any funds on the project?" Mr. Irwin's answer was "Yes". Councilman Beasley said he wanted to be sure the Council understands this whole project may be turned down and the City will be left with not only lawsuits brought by people whose property has been held up, but also by not getting any Federal money whatsoever and thirdly, by compelling the 144 families whom the City had promised to buy from, to wait maybe a year and a half, because of the action taken here tonight by which the Council has indicated its unwillingness to comply with the conditions of the Urban Renewal provisions.

Councilman Miller said it was not fair to try to pin the responsibility on the balance of the Council which is trying to study the problems, nor to ask questions to which Councilman Beasley already knew the answers. Councilman Miller specifically asked Mr. Irwin if the sixty day delay would mean that Torrance would lose the money entirely, or merely delay it somewhat.

Mr. Irwin said at the request of the Mayor, he contacted the Government officials last night and found out they will not accept a voluntary housing program.

Mr. Dale Cushman, 4806 Carmelyn, returned to the microphone and asked the Council and Mayor if they have read most of the housing acts involving urban renewal. Mayor Isen said the question is completely out of order. This is a complicated administrative matter and such a question should be asked of the Executive Director, or the Deputy Executive Director. Mr. Cushman withdrew the question.

From his attendance at Citizens Advisory Committee meetings, Mr. Cushman said he has gained the impression that a majority of that committee has not read the housing acts. Mr. Cushman continued to the effect that he is not opposed to housing inspection. He does oppose the type of inspection set forth and established under the urban renewal laws and in City of Torrance ordinance No. 1567, on the basis that it is Federally ordered.

Mr. Cushman exhibited a copy of the Uniform Housing Code and asked if the Council has read it. Mayor Isen ruled his question completely out of order. Repeating his earlier statements, Mr. Cushman stated opposition to the urban renewal type of inspection which he said is a deprivation of his property rights by the Federal government. Under Public Act 89-117, also known as the urban renewal law of 1965, and previous laws, the City of Torrance, or any city becomes an arm of the Federal government to administer the urban renewal programs the City is asking for, by which the property owners, renters, lessees and lessors, are deprived of property rights. The Housing Conservation Act is simply a requirement that the people of the City of Torrance submit to inspection of their homes. This is nation-wide and Federal encroachment. Few property rights remain and there will be less as the years go on. He stated the housing inspection involves a major deprivation of rights. Mr. Cushman added that a lack of outside painting could also cause a house to be declared a menace; a public nuisance can also be considered as a substandard building.

Mr. William Uerkwitz of 23136 Anza Avenue, 23136 Anza Avenue, President of the Citizens Advisory Committee for Community Improvement, said the question he had in mind had already been answered, dealing with a sixty day delay to study the different aspects of the question.

Mary Kerns of 4220 West 172nd Street said while she can sympathize with Mr. Beasley's views, the main issue is lost as to what the people are objecting to. She said they had been told by one City official that "we will come in to your homes, we will inspect your homes, and you had better get used to the idea, or else ... and if you don't let us in, we will get a court order and if you don't honor it, you go to jail." She believed such a statement is against the Constitution and that is why she and the others object to this home inspection.

Mr. James Robertson of 16925 Eastwood Avenue, who has not lived in the United States for five years, said he could not sign a petition on this subject but as an average resident asked if "blight" is not something that is unsightly. The homeowners do not consider their homes unsightly - they cost between \$18,000 and \$27,000 - if they are unsightly, so are four-fifths of the homes in Los Angeles County. Mr. Robertson said he could see no reason for inspectors to have to enter homes to check for "blight" which he believes is an outside condition. Many new homes are substandard before they are even finished, he said. He spoke also of additions and changes made without permit, but does not think "blight" applies to those.

Councilman Lyman reminded Mr. Robertson that lack of paint and an unmowed lawn never lead to a family disaster such as might occur through an unvented gas furnace or stove. The many fire inspections now made have made homes much safer than they used to be. Cutting a lawn, or painting a house does not affect any but the residents, but a dangerous unvented furnace becomes the concern of the community. That is the type of problem being considered for inspection.

Mr. Lamb of 4223 West 173rd Street complained of an incompetent inspection of a wall in his back yard. Also a heater in the bathroom against which the door swings. He asked who pays for correction of the defects uncovered by inspection. Mayor Isen said the Committee

