

I N D E X

Council Meeting held June 13, 1967, at 8 p.m.

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Edith Shaffer  
Minute Secretary

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Torrance, California  
June 13, 1967

MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL

1. CALL TO ORDER:

A regular meeting of the Torrance City Council was held at 8:00 p.m., on Tuesday, June 13, 1967, in the Council Chambers of City Hall.

2. ROLL CALL:

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

3. FLAG SALUTE:

Mayor Isen introduced from the audience, the co-chairmen of the newly organized Torrance Youth Council, Lynn Curtis from South High School, and Rick Cook from Bishop Montgomery High School, and at his request they jointly led the salute to the flag.

4. INVOCATION:

Reverend R. W. Kornegay of the First Nazarene Church opened the meeting with an invocation. At the suggestion of Mayor Isen, he reported on the progress of the new Civic Center Church which will be located on the northeast corner of Maple Avenue and Maricopa Street. The plans are in process and the actual construction will probably start in about six to eight weeks. He exhibited a rendering of the church for the audience to view at recess time.

Reverend Kornegay offered whatever parking space there may be at the Church in the future for the good of all, at whatever hours the Church itself will not be needing it. At the same time this church will be under construction, the Church will be constructing a similar edifice in one of the lesser developed parts of the world, Reverend Kornegay said. The location will probably be Swasiland, South Africa.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

The minute secretary noted the following corrections to the minutes of the June 6th meeting:

Item 46, page 16 - The final tract map No. is 27302 - the Engineer is J. A. Edwards.

Item 47, page 16: Add the following paragraph at the extreme bottom of the page:

"Councilman Sciarrotta moved to concur in approval of Final Tract Map No. 27223; Councilman Vico seconded and roll call vote was unanimously favorable (Councilman Beasley absent).

With these corrections, Councilman Sciarrotta moved to approve the minutes of the June 6th meeting, Councilman Vico seconded and there was no objection.

6. APPROVAL OF DEMANDS:

Councilman Beasley moved to approve and pay all regularly audited demands. His motion was seconded by Councilman Lyman 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 was seconded by Councilman Beasley and carried by unanimous roll call vote.

Mayor Isen gave a brief explanation of Council procedure for the benefit of the large audience. He announced also that at some time during the evening it would be necessary, under the Brown Act, to seek legal advice from the City Attorney on the Police Association lawsuit, the increase for Mr. Coil and Mr. Rupert and the appointment of remaining members of the Charter Review Committee. If it meets with the approval of the Council, he suggested that session be deferred until the very last part of this meeting so that the audience might be made aware of whatever business might be transacted thereafter.

Councilman Miller said he would have an oral communication with respect to the Police Officers Association case which would probably be given after the executive and personnel session. The matter concerning increases for the City Clerk and City Treasurer would also come within this category.

City Clerk Coil said there is to be a presentation by representatives of Pacific Mutual Life Insurance Company of a check representing refund on health insurance premiums for the year 1964-65. He introduced Tom Brown from Pacific Mutual and George Yates from Pacific Group Agency. By law, Mr. Coil said, this payment in the amount of \$26,218 must go into the General Fund and a check in that amount was delivered to City Treasurer Rupert.

Another presentation was by Don Hyde, President of the Torrance Chamber of Commerce, who distributed copies of a new booklet extolling the advantages of living and doing business in Torrance. They are used in encouraging industry to come to Torrance. Mayor Isen praised the brochure and thanked Mr. Hyde.

32. RESOLUTION providing for a Torrance City Youth Council.

Out of order, Mayor Isen asked that the resolution next be considered, and Lynn Curtis introduced the members who were present.

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

RESOLUTION NO. 67-127A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF TORRANCE PROVIDING FOR A TORRANCE CITY  
YOUTH COUNCIL.

Councilman Sciarrotta moved to adopt Resolution No. 67-127 and his motion, seconded by Councilman Vico, carried by unanimous roll call vote.

Lynn Curtis outlined the purposes of his group enthusiastically.

HEARINGS:

9. PROPOSED VACATION OF PEARL STREET WESTERLY OF HOWARD AVENUE. Resolution No. 67-90. Recommendation of Director of Public Works with concurrence of City Manager that the public hearing be scheduled for June 13, 1967 and so held and then the City Council approve the subject vacation and direct that the resolution ordering said vacation be returned for adoption when specified conditions have been met or a bond posted to guarantee accomplishment of said conditions.

City Clerk Coil presented Affidavits of publication and posting and, there being no objection, they were ordered filed.

Mayor Isen inquired if anyone wished to be heard; there was no response.

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

Councilman Miller moved to concur and comply with the recommendation set forth above. His motion was seconded by Councilman Vico and there was no objection.

PLANNING AND ZONING HEARINGS:

10. CUP 67-5, CELMER, ODELL AND GARCIA. Reconsideration of an appeal of a conditional use permit to allow construction and operation of a veterinary hospital on C-5 zoned property located at the southeast corner of Hawthorne Boulevard and 235th Street, at 23500 Hawthorne Boulevard. Approved subject to conditions by the Planning Commission.

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

Mayor Isen asked for those who propose this development first speak, then those who oppose and there will be a short rebuttal by the proponents' attorney, if that appears desirable to him. Some extra material had just been handed to the Council on this matter and Mayor Isen listed the following letters:

Herbert J. Knight, approving  
Ted Green Chevtolet, protesting  
Dr. Harold J. Haughton, protesting  
Dorothy C. Rind, protesting  
Mr. and Mrs. L. A. Schleissner, protesting  
Morris Sasso, protesting  
Jack M. Roth, protesting  
Sharon W. Lynch, protesting  
Ben L. Bear, Jr., approving  
Towne and Countrie Realty, approving

First speaking was Attorney Mirassou of Redondo Beach, who represents the proponents in their request to be permitted to construct a veterinary hospital on Hawthorne Boulevard. He read the four grounds on which it is stated that a conditional use permit cannot be granted, and stated rebuttal as to each.

Mr. Mirassou introduced Dr. Larry Celmer, one of the applicants and stated his education and qualifications. Dr. Joe Garcia was also introduced, as was Dr. Odell with resumes of their background and experience. Mr. Mirassou also spoke of Corwin Everting (spelling ?), the architect for the building and his accomplishments and experience.

Dr. Odell said he had submitted names of citizens who were in favor of this project. It developed that Ted Green Chevrolet had evidently indicated both approval and disapproval at different times and to different persons. Dr. Odell described what the proposed building and operation will consist of and the various ways in which it has been planned so there will be no odor, no emanating noise. The total investment, he said, would be between \$110,000 and \$125,000 including the land. He showed pictures of other veterinary hospitals in various Southern California areas and told what is in the immediate business area. As to each there is a restaurant in close proximity. The building these doctors plan will be a one story building with a second story over a portion of it which will house the caretaker. In several of the instances which he spoke of, the animal hospital had long preceded the other businesses.

Mr. Corwin Everting, 312 Calle Mayor, also told of the air conditioning and other advantageous features of the building. It is to be of solid masonry wall to keep the noise out; will have two air conditioning systems to obviate odors. It is estimated the cost will be \$25 per square foot.

Another man who did not speak in the interests of time was described by Mr. Mirassou as being with the Southern California Veterinarian Hospital Association of which these doctors are members, and would describe the great advances made in the operation of veterinarian hospitals in the past decade.

Thelma Turner, real estate broker, 1629 Crenshaw Boulevard, representing property owners and investors in the area, spoke in protest. Her main question is what could be advantageously built near an animal hospital. She did not think what is done in other cities is pertinent to a decision on what is to be done in Torrance. She said she has people who are interested in putting a restaurant on that corner and who are awaiting the outcome of this case.

Next to speak in opposition was Fred Trevesanno, 163 Paseo de la Concha, Redondo Beach (postoffice address), who owns two lots directly behind the site being considered, and fifteen other lots in the vicinity, said he was very interested in seeing Hawthorne Boulevard develop into a first class street and does not think a veterinarian hospital would be of any advantage.

Mayor Isen asked that all opponents of the case come up toward the front of the room to avoid delays and the following did so and stated in brief, the following:

Howard Frace, owner of Lot 22, 26957 Eastvale Road, Rolling Hills, stated if Dr. Odell actually owns this property, it is only since June 8th or 9th, according to title report. He brought up the question of being able to build on a thirty foot because there is no room to turn an automobile around. He did not believe a building could be so constructed that there would be no noise or odor from a small pet hospital. He asked the architect if in his experience, he had constructed such a building and the answer was "No." Mr. Frace asked the Council to consider the Hawthorne Boulevard of the future.

Mr. Frace is of the opinion that the letters of approval, or at least some of them were obtained on the basis of personal friendships.

Mrs. Turner said Jess Gardner, Dr. Schleissner, Dr. Reed, who are within the 300 foot area, were present and protested; Dr. Reed did so personally.

Mr. Mirassou said it was his understanding that the type of restaurant Mrs. Turner had proposed was "Moe and Ed's Pizza". If, as the protesting citizens say, the new vet hospital would establish a precedent on Hawthorne Boulevard, Mr. Mirassou pointed out what a good precedent it would be - \$25 per square foot type of building.

Councilman Beasley moved to close the hearing; Councilman Vico seconded and there was no objection.

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

Each of the councilmen gave their reasons for the vote which was soon to be taken. Councilman Miller believed the animal hospital would be compatible to the airport. Councilman Lyman said this is vacant land and as to what could well be placed near it, said he believed a fine building such as the Fishermen's and Merchants Bank in San Pedro would do well there.

Councilman Olson amended his motion to include a condition No. 6 - that the building must be sound-proofed to the satisfaction of the Planning Commission. Councilman Beasley assented.

Councilman Sciarrotta expressed faith in the judgment of the Planning Commission.

Mayor Isen does not object to the hospital as such, but does not believe Hawthorne Boulevard is the right location for it.

Roll call vote reflected the above opinions, as follows:

AYES: COUNCILMEN: Beasley, Lyman, Miller, Sciarrotta, Vico  
Olson.

NOES: COUNCILMEN: Mayor Isen.

\* \* \* \* \*

On motion duly made, seconded and carried this Council meeting was recessed for the purpose of holding the Redevelopment Agency meeting, at 9:05 and returned to the Council agenda at 9:06 p.m.

\* \* \* \* \*

Following recess, Mayor Isen recognized the presence of Mr. Ron Wright who wished to present a proclamation of June 27th through July 4th, 1967 as VICTORY IN VIETNAM WEEK, for Mayor Isen's signature. Mayor Isen had studied the wording and wished to make a change. He presented his version of the proclamation.

Mr. Wright of 22322 Charlotte Drive, said the original proclamation had been adopted by Burbank and several other cities, with the purpose of increasing the public awareness of what is happening; there is no implied criticism of the Government.

Councilman Lyman thought the Council would be going way out to fancy themselves as experts on foreign policy. Mayor Isen read the revised version of the proclamation and said he would be expressing the majority opinion of the Council in so proclaiming - which he did.

At 9:15 p.m., the Council took a recess and returned to its agenda at 9:25.

Mayor Isen said there was a group of Torrance Junior Chamber of Commerce officers and members present and Mr. Doug Hedde of 1115 Cranbrook Avenue introduced them to the Council. James Berger, 4631 Halison Street, invited the Council and the audience to the Jaycee's first Annual safe and sane fireworks family night, July 4th at the Torrance High School football stadium, at 7 p.m. He requested permission for an aerial display to accompany a stunt show at that time. Fire Marshal Tuttle had asked that they come before the Council, for approval. The High School has given permission for the use of the field and Mr. Berger said all State regulations are being fulfilled. Mayor Isen spoke in approval, but City Manager Ferraro said there is a problem and Chief Lucas presented it. In the opinion of the Fire Department, the aerial displays are too close to residences and apartments on the down wind side. The ground display is acceptable as is the billboard type display, but he would favor eliminating the aerial portion, because of the danger of flying burning embers. Councilman Miller asked about the comparison with the display which is put on each year near the City Hall in connection with the Armed Forces Day celebration and Chief Lucas said there is a closer proximity at the stadium.

The Red Devil Fireworks Company has said if there is an unfavorable wind on that evening, they will substitute a ground display in any event. There is also the possibility of shooting the aerial display from another area, Mayor Isen pointed out.

Jaycee member, Bill Richey, 4627 Halison Street, outlined the safety instructions which have been given to the person who will be putting on the display. The Council members and the Jaycees discussed the extent of insurance which might be advisable and Mayor Isen recommended an adequate policy be issued indemnifying the City and the Jaycees in a general beneficiary clause without proof of negligence to any and all homeowners who might suffer damage, with a condition that the policy be subject to approval of the City's liability company. Councilman Vico moved to that effect; Councilman Olson seconded. Mayor Isen mentioned the sum of \$350,000 minimum and that permission be granted subject to that policy being assured. Councilman Vico and Councilman Olson agreed to this addition and roll call vote was:

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

NOES: COUNCILMEN: Miller.

Councilman Miller said he could not vote against the advice of the Fire Chief and if he had a chance to do so, he would also vote against the fireworks at Civic Center.

11. CUP 67-12, FITZHUGH J. DODSON: Appeal of conditional use permit to allow the operation of a nursery school in the A-1 and C-2 zone on property located at 3668 Newton Street. Recommended for approval, with conditions by the Planning Commission and Planning Department.

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

Letters were listed: Mr. and Mrs. Yamasaki, favoring; James A. Martin, opposing; Mrs. C. E. Hutton, opposing; a petition with 45 names protesting; the tenants of 3650, 3660 and 24610, 24620 (Newton Street and Park Avenue), protesting; 36 tenants at Mrs. Hutton's apartment house, opposing; Annette Courtney, Manager of Jalisco apartments, opposing; and Howard and Helen Ball, favoring the proposed use.

Mayor Isen asked for anyone wishing to speak and suggested that the proponents speak first and those in opposition following.

John Foley, who resides at 236 Vista del Parque, with law offices at 1609 Cravens Avenue, representing Dr. Fitzhugh Dodson, owner of the property involved, said he believes this C-2 zoned property is qualified for the particular use. Dr. Dodson's operation is not a baby-sitting business. La Primera Pre-School with two locations at present needs another facility to meet the demand of the City and the opening of another pre-school would not be for any selfish purposes. He spoke of the enviable reputation of Dr. Dodson and his activities throughout the State of California. Mr. Foley also listed the various uses to which it would be possible to put this property without even coming before the Council for a conditional use permit.

Dr. Dodson said he owns property at 3919 West 242nd Street in the City of Torrance, is a practicing clinical psychologist and has been in that field and the educational field for about twenty years covering pre-school up to graduate school teaching. He has taught at El Camino College, California State College at Long Beach, University of Southern California, Claremont College and Lewis and Clark College in Portland, Oregon. Dr. Dodson also teaches one course in psychology at Chadwick School. Mrs. Dodson specializes in the field of nursery school education and directs the school at 3919 West 242nd Street. There has been no objection from neighbors or tenants of adjoining apartments at that address. The Department of Welfare of the State regulates the number of children in proportion to the square footage of the building and of the property. In 1965 the school was expanded to a second location at Ocean Avenue and 230th Street. Further expansion is necessary.

On the first two schools there was no requirement for a conditional use permit at that time. Dr. Dodson referred to the letter from the Principal of Torrance High School which is a part of the record.

Mayor Isen conceded that La Primera is undoubtedly the greatest in the field of pre-schools and in the interests of time asked for any controversial issues to be presented.

At the first school there is a morning session and a short afternoon session; at the second school only a morning session. He said the third school if permitted would be only a 9 to 12 morning school. The plan is to remodel the existing structures at 3668 Newton Street. There are trees and a further zone of buffering trees will be planted, and an ivy covered fence will be put in. Dr. Dodson did not think there were many day sleepers in the apartments and he described the physical situation which would act as a buffer zone also. The children are only out in the yard for about forty-five minutes a day. The capacity of the school would be forty five children. There are 48 children in the school near the Jalisco apartments. The ages of the children who attend are three and four years and while those children are not present, many of their parents are. Many people arose to show they were the interested parents.

Dr. Dodson gave statistics showing the importance of pre-school education.

Anne Hutton, 27150 Fondulac Road, said she and her husband own and have developed one-fourth of the area within the 300 ft. radius and have 36 apartments at 3650 Newton Street, which she said would be directly affected. She asked that the Council further study this area. The property will clear escrow only if the doctor is given this conditional use permit.

Mrs. Hutton said there is only a small area here that is not zoned for multiple dwellings.

Councilman Miller said there is such a conglomeration of uses in this block, he wondered what has been done toward some kind of consistency. Planning Director Shartle said there were hearings some years ago. A divergence of opinion developed and the Commission dropped the study.

Tom Monahan of 24610 Park Street, co-owner of an apartment building quoted from the Planning Commission minutes of May 17th, and spoke of the amount of A-1 zoning left in this block.

James Martin, owner of the grocery store, objected from the standpoint of parking difficulties. They would have only six spaces to accommodate forty-five children's parents on this two-lane street. Mr. Martin has had this store since 1949, has been successful and hopes to continue successfully. The coming and going of cars delivering children to the school would aggravate a problem which already exists in traffic and parking.

Don McAdams, 24610 Park Street, owner of the apartment house at this address spoke against granting the conditional use permit. He mentioned the conditions attached by the Planning Commission to their recommendation of approval and had with him a manual of policies and procedures of the State of California Social Welfare Department from which he read excerpts. He thought the City should decide whether or not they consider this to be a "congested area". Mayor Isen said he believes these are matters to be considered by the State as to whether or not a license is granted for a pre-school at this location.

It appearing that some people who were in favor of the conditional use permit had not spoken, Mayor Isen permitted them to speak at this time. The method by which the children are brought to and taken from the school was discussed and Dr. Dodson said provision could be made to avoid this loading and unloading at the curb.

Reverend Rath, the Pastor of the church from which the Dodsons lease the second school and whose home address is 5342 Sharynne Lane, said there had been no noise problem at that location. His study is located there and he has never even had reason to have to close his study door, nor has he ever heard any adverse comment from neighbors. For seven years there has been a pre-school operation in the Educational Building at the Seaside Community Church - the last two years it has been La Primera.

Mrs. Mary Mader who lives next door to La Primera South, said she had a 15 signature petition and letters from close neighbors who say there are no vacancies in the apartment houses and the school presents no problem.

Mrs. Grace Dodson, Director of the school presented letters telling how the mothers of some of the young children feel about the school. Three of the letters were from people living in Ocean House adjacent to the original school. She had a petition with 114 signatures of people who live near and find nothing to object to. She said the school have complied with any parking requirements of the City.

A practicing obstetrician and gynecologist (whose name was not clear on the tape, nor at the meeting) and whose address is 2557 Date Circle, spoke highly of the school. Two of his children have been attending.

Councilman Miller moved to close the hearing; Councilman Beasley seconded and there was no objection.

Councilman Beasley asked Public Works Director Nollac about the Engineering requirements and Mr. Nollac said either a circular driveway or a driveway sufficiently wide to afford turn-around space for easy ingress and egress would be required. He thought the activity area could be arranged satisfactorily to permit such access.

Preparatory to a motion, Mayor Isen said this has been a difficult decision although he is very familiar with the area. The apartment houses in the vicinity seem to have no occupancy problem. He believed there should be a precise plan for access of the parents' cars to bring the children to school rather than letting them out on the sidewalk or street. Also, that the parking requirements be strictly met. His motion was to concur in the Planning Commission recommendation, subject to all the conditions, plus a precise plan to be approved through regular channels. Planning Director Shartle asked that there be a "detailed plan" rather than a precise plan, since the City has all the authority it needs under the conditional use permit. Mayor Isen changed the wording of his motion to comply and Councilman Sciarrotta seconded. Roll call vote was unanimously favorable.

At 10:30 a recess was declared from which the Council returned at 10:45.

12. ZC66-24, BILL T. HASHIMOTO: Request for change of zone from A-1 to R-2 and C-R on property located at the northwest corner of Hickman Drive and Prairie Avenue at 4017 Hickman Drive. Recommended for approval by the Planning Commission and Planning Department.

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

This being a public hearing, Mayor Isen inquired if anyone wished to speak; there was no response.

Councilman Sciarrotta moved to close the hearing. Councilman Beasley seconded and there was no objection.

Councilman Sciarrotta moved to concur in the recommendation of the Planning Commission and Planning Department. Councilman Vico seconded and roll call vote was unanimously favorable.

#### PLANNING AND ZONING MATTERS:

13. Reconsideration of City Council action on April 25, 1967 of Zone Change 67-3, Torrance Planning Commission, on property located on the north side of Artesia Boulevard between Van Ness and Casimir Avenues.

A letter had come from Higgins Brick & Tile Company asking for C-2 zoning for their property on the north side of Artesia Boulevard but said they do not oppose C-3. Mayor Isen conveyed its contents to the Council.

Mrs. Beverly Selvage, President of the North Torrance Property and Home Owners Association, 2210 West 173rd Street, said she does not believe there is enough room for a C-3 development. Mr. Shartle explained that C-3 allows any commercial use, but does not allow any residential use.

Gordon Phillips, attorney for the proponent, read a list of what is permitted in C-3. Councilman Beasley told Mrs. Selvage he believed she was unduly and unnecessarily alarmed. Mayor Isen said if further restrictions are imposed it is quite possible the whole property will be left to grow up to weeds.

Councilman Miller asked Planning Director Shartle about the possibility of rezoned property reverting to its old zoning if not developed within a certain length of time. Mr. Shartle said there is some such limitation on a precise plan, but only if a precise plan is required.

Mrs. Selvage felt that Mr. Wechsler knew the houses were there when he bought the property and he bought it only for speculation.

Mr. Gordon Phillips said he had volunteered to meet with any of the local homeowners at any time or place they might name, on receipt of a telephone call. He received no response, except an accidental encounter with Mrs. Selvage in the City Clerk's office. He felt there had been a misunderstanding as to what could be accomplished by a precise plan. C-R zoning would be very difficult to live with and a precise plan would probably not accomplish anything. Mr. Phillips outlined the history of the zoning case and stated this is the third hearing on the same set of facts. He requested that the Council adopt C-3 zoning on the property.

Councilman Miller believed there would have to be a precise plan before the proponent could arrange financing, and he believes there should be a precise plan but that C-R is too restrictive. Mr. Remel-meyer said the basic theory of a precise plan is to regulate things other than use.

Councilman Beasley moved to close the hearing; Councilman Vico seconded and there was no objection.

Councilman Beasley then moved to concur in the previous action of the Council in ZC67-3. Councilman Vico seconded. Councilman Miller announced he would vote "No" because it does not include a precise plan. Roll call vote was:

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

15. PROPOSED HIGH RISE RESIDENTIAL STANDARDS (R-5 ZONE): Recommendation of the Planning Commission and Planning Department for the proposed ordinance.

A small model was exhibited on the press table showing the amount of open space that could be obtained and still have high density development.

Stanley Dunn, Past President of the Riviera Homeowners Association, introduced its Corresponding Secretary, Lorne O'Brien, 521 Calle Mayor, who read into the record a communication from the Board of Directors. It is a four page letter addressed to the Mayor and City Council, dated June 13, 1967 and was presented to the City Clerk for filing. The principal request of the letter was that the ordinance clearly and specifically exempt the Hollywood Riviera section from the provisions of the R-5 ordinance.

Mayor Isen said that what is now before the Council is merely the approval of the high rise standards. The Planning Commission would make studies as to the areas of application and that would comprise a second. City Attorney Remelmeyer confirmed this statement. Mr. Dunn said he had hoped there would be an instruction to the Planning Commission to establish a master plan before any R-5 zoning is applied. Mayor Isen said it would not be a one at a time operation, undoubtedly there will be a second ordinance.

Councilman Sciarrotta moved to adopt the high rise standards submitted and instruct the City Attorney to place them in ordinance form for reference to the Planning Commission before adoption by the Council. Mayor Isen seconded and roll call vote was unanimously favorable.

16. PROPOSED RESOLUTION authorizing agreement with Richard Leonard for waiver to fence height regulations.

City Manager Ferraro said a revision of the resolution will be necessary to include a legal description of the property. With this in mind, Mayor Isen requested and City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 67-128

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT DATED JUNE 13, 1967, WITH RICHARD LEONARD GRANTING A WAIVER TO THE FENCE HEIGHT REGULATIONS.

Councilman Sciarrotta moved to adopt Resolution No. 67-128 and his motion, seconded by Councilman Miller, carried by unanimous roll call vote.

36. RESUBMITTAL OF APPLICATION OF TORRANCE POLICE OFFICERS ASSOCIATION to conduct fireworks stand at southwest corner of Sepulveda Boulevard and Palos Verdes Boulevard.

President Philip Joseph of the Police Officers Association said the Fire Marshal's permit from the State was purchased in February of this year and application has been made for a City permit with a deposit of \$300; the owners of the subject property have been contacted and ample insurance to cover the property owners and anyone who works in the stand. Fireworks to stock the stand have been contracted for with Red Devil Fireworks Company in the amount of about \$4400. He outlined the charitable efforts of the association.

Councilman Olson repeated his views from last week, in effect, that the association has had this booth for five years and if it is to be discontinued, it should only be with proper and ample notice. Councilman Miller agreed but he would like to see all fireworks sales discontinued.

Officer Joseph said the association would like to accumulate enough money to purchase land and build a recreation center and meeting place.

Councilman Beasley moved to grant the permit for this year and Councilman Miller seconded. Councilman Lyman did not think the association would suffer financially if the permit were not granted; the deposit would be returned and the fireworks company would certainly release them from their agreement to buy. All they would lose would be the \$10 State Marshal's permit and the potential profits.

Mayor Isen pointed out that the Association evidently has \$140,000 in its treasury and there should be better uses for it than a recreation center for the Police Department. He suggested the enlargement of Joslyn Center; also expressed disapproval of the annual Police show in Long Beach. The original ordinance, Mayor Isen said, intended that the proceeds from any of these fireworks stand operations should be used for charitable purposes of the several organizations and the Riviera Sportsmen.

Officer Joseph said most of the work at the stand is done by the officers' wives. At any rate, Mayor Isen told him he believes the way it is being operated is in violation of the intent of the ordinance. Roll call vote was:

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

Councilman Beasley then moved that the License Supervisor be instructed not to accept an application for a fireworks stand from any City employees' association or organization. Mayor Isen seconded the motion. Roll call vote was unanimously favorable.

License Supervisor Moss said he would like to have the whole problem referred back to the Fire Works Committee of the Council before this comes up again next year. Councilman Sciarrotta proposed a motion for study of the whole policy, but City Manager Ferraro advised that this wait until after July 4th, at least.

FISCAL MATTERS:

27. BUDGETED EXPENDITURES OF OVER \$300.

Councilman Olson moved to approve the following items (excluding one listed budgeted item which City Manager Ferraro asked be removed from the list.

2. \$389.41 to Crown Auto Body for the repair of City vehicle No. 49 which was involved in an accident. The police accident report cited other party liable and a "request for billing" is in process.

3. \$705.93 to Crown Auto Body for the repair of City vehicle No. 92 which was involved in an accident. The Police report cited other party liable and a "request for billing" is in process.

Councilman Sciarrotta seconded the list, as revised, and roll call vote was:

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

24. AWARD OF CONTRACT FOR FISCAL YEAR 67-68, AIR CONDITIONING FILTER SERVICE AND SERVICE INSPECTIONS AND PREVENTATIVE MAINTENANCE OF UNITS.

Recommendation of Finance Director to award the contract to the low bidder, Torrance Heating and Air Conditioning in the amount of \$720 for the entire year.

25. AWARD OF CONTRACT FOR ANNUAL CHAIN LINK FENCE FOR FISCAL YEAR 67-68. Recommendation of Finance Director to award the contract to Southern California Fence Company, the only responding bidder, for the reason that its prices are lower than last year's low bid.

26. AWARD OF CONTRACT FOR WEED KILLERS, INSECTICIDES AND FERTILIZERS AND TOP DRESSINGS FOR FISCAL YEAR 1967-68. Recommendation of Finance Director to award the individual items to the companies as listed in the letter of transmittal signed by the Purchasing Supervisor.

Councilman Olson moved to concur in the recommendations as contained above as to Items 24, 25, and 26. Councilman Sciarrotta seconded and roll call vote was unanimously favorable.

STREETS AND SIDEWALKS:

17. APPROPRIATIONS OF 186.1 GAS TAX FUNDS FOR DESIGN: Recommendation of Director of Public Works to make the appropriation of \$15,000 for Crenshaw Boulevard from 182nd Street to 190th Street and 182nd Street from Freeway Ramp to Crenshaw Boulevard; \$12,000 for Crenshaw Boulevard from 190th Street to Del Amo Boulevard; \$10,000 for Crenshaw Boulevard from Dominguez Street to Maricopa Street; \$20,000 for Crenshaw Boulevard from Lomita Boulevard to Pacific Coast Highway; \$8,000 for Prairie Avenue from 182nd Street to 190th Street; \$8,000 for Carson Street from Western Avenue to Carson Park; and \$2,000 for 182nd Street from St. Andrews Place to Van Ness Avenue. It was noted that the Council has previously appropriated funds for design, or design and construction of nine other listed projects.

Councilman Sciarrotta moved to concur in the appropriations as above set forth; Councilman Miller seconded and roll call vote was:

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

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Beasley (out of the room temporarily).

18. IMPROVEMENT OF MAPLE AVENUE FROM SEPULVEDA BOULEVARD TO MONTEREY STREET: Recommendations of Director of Public Works Nollac: 1. That \$55,000 be appropriated from 186.1 Gas Tax Funds for the referenced project; 2. That \$800 be appropriated from the 1966-67 Miscellaneous Street Improvement Budget (Item ID No. MS-19) for the referenced purpose.

Councilman Lyman moved to concur in both recommendations as stated and his motion, seconded by Councilman Beasley, carried as follows:

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

NOES: COUNCILMEN: None.

19. PROPOSED RESOLUTION RE CONDEMNATION OF PROPERTY SEPULVEDA BOULEVARD BETWEEN BORDER AND WESTERN AVENUES.

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

RESOLUTION NO. 67-129

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FINDING AND DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE THE ACQUISITION, CONSTRUCTION AND COMPLETION BY THE SAID CITY OF TORRANCE OF CERTAIN PUBLIC IMPROVEMENTS, TO WIT: THE CONSTRUCTION, INSTALLATION AND WIDENING OF A PUBLIC STREET OVER AND ACROSS CERTAIN PARCELS OF REAL PROPERTY IN THE CITY OF TORRANCE; AND DIRECTING THE CITY ATTORNEY TO BRING AND PROSECUTE AN ACTION IN THE SUPERIOR COURT FOR THE CONDEMNATION THEREOF. (Sepulveda Boulevard between Border and Western).

Councilman Sciarrotta moved to adopt Resolution No. 67-129 and his motion, seconded by Councilman Miller, carried by unanimous roll call vote.

BUILDINGS, STRUCTURES AND SIGNS:

20. NOTICE OF COMPLETION OF PAINTING WATER STORAGE TANKS: Recommendation of Building and Safety Director that the painting of exteriors of four steel water storage tanks and main yard structures be accepted as complete, and that payment be made to the contractor, Edward A. Wopschall, Inc. in the amount of \$5,885, contract price, retaining 10% for a period of not less than thirty nor more than forty days after the date of acceptance of the work, at which time the amount so retained be paid to the contractor.

Councilman Miller moved to concur in the recommendation as stated. 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.

TRAFFIC AND PARKING:

21. PROPOSED ORDINANCE providing parking requirements for automobile dealerships.

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

ORDINANCE NO. 1777

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE ADDING SECTION 93.2.35 TO DIVISION 9  
OF THE "TORRANCE MUNICIPAL CODE" TO PROVIDE  
PARKING REQUIREMENTS FOR AUTOMOBILE DEALERSHIPS.

Councilman Sciarrotta moved to approve Ordinance No. 1777 at its first reading. Councilman Beasley seconded. Roll call vote was:

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

22. COMMUNICATION FROM COUNCIL COMMITTEE RE SELECTION OF APPRAISERS:

Four recommendations were included in the report and Mayor Isen said there is an inconsistency in them. Councilman Beasley moved to refer the matter back to the Committee. Councilman Miller seconded. However, City Attorney Remelmeyer said there are a couple of cases in which appraisers are needed rather rapidly (on Sepulveda). He asked, under the circumstances that authorization be granted for the hiring of an appraiser by himself and the City Manager, for that purpose.

Councilman Sciarrotta moved to grant the permission asked by City Attorney Remelmeyer; Councilman Miller seconded and roll call vote was unanimously favorable.

23. PROPOSED RESOLUTION re charges to be levied by City officers for furnishing copies, etc.

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

RESOLUTION NO. 67-130

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING RESOLUTION NO. 63-161 AND PROVIDING FOR CHARGES TO BE LEVIED BY CITY OFFICERS FOR FURNISHING COPIES AND CERTIFIED COPIES OF PUBLIC RECORDS AND ESTABLISHING THE FEES THEREFOR AND SUBSTITUTING NEW PROVISIONS THEREFOR.

Councilman Beasley moved adoption of Resolution No. 67-130 and his motion, seconded by Councilman Miller, carried by unanimous roll call vote.

City Manager Ferraro added that this policy has never had any applicability to members of the Press who request information.

28. PROPOSED ORDINANCE providing for increase of salaries for certain employees who are not members of the Civil Service system. With respect to additional insurance benefits,

Mayor Isen noticed that the elected officials were not included and asked that Item 28, together with the provisions for the elected officials all come back to the Council two weeks from now. A discrepancy as to Sections 2 and 5 was mentioned by Mr. Ferraro and Mayor Isen asked that he and Mr. Remelmeyer check, keeping in mind the intent of the Council.

28A. PROPOSED RESOLUTION RE INCREASE IN SALARY OF CITY MANAGER:

This resolution will also be resubmitted in two weeks.

LIBRARY OPERATIONS:

31. MEMO FROM CHAIRMAN OF LIBRARY COMMISSION re American Library Association Convention. This is a request for approval for one Commission member to attend the convention, with appropriate expenses paid, estimated at \$195.

Councilman Beasley moved to grant the request; Councilman Miller seconded and there was no objection. Roll call vote was:

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

NOES: COUNCILMEN: None.

ITEMS NOT OTHERWISE CLASSIFIED:

33. WEED ABATEMENT PROGRAM FOR 1967. PROPOSED RESOLUTION declaring that weeds growing upon and in front of certain properties in the City are a nuisance, etc. and setting hearing date and place.

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

RESOLUTION NO. 67-131

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, DECLARING THAT WEEDS GROWING UPON AND IN FRONT OF CERTAIN PRIVATE PROPERTY IN THE CITY ARE A PUBLIC NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF.

Councilman Sciarrotta moved to adopt Resolution No. 67-131 and his motion, seconded by Councilman Vico, carried by unanimous roll call vote.

34. LICENSE SUPERVISOR'S COMMUNICATION re release of oil well bond No. S 1093266, Estate of Lon W. Raley.

This is a request to terminate Oil Well Bond numbered S1093266. Councilman Sciarrotta moved to release the bond and his motion, seconded by Councilman Miller, carried, there being no objection.

35. COMMUNICATION FROM CITY MANAGER RE INTER-CITY HIGHWAY COMMITTEE:

Councilman Beasley proposed that this item be considered in two weeks and there was no objection. It deals with appointments to the Inter-City Highway Committee.

37. SETTLEMENT OF WESTERN PIPE CASES. Two proposed resolutions, covenant not to sue and cover letter.

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

RESOLUTION NO. 67-132

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE RE DISTRIBUTION OF SETTLEMENT FUNDS AMONG PLAINTIFFS.

Councilman Sciarrotta moved to adopt Resolution No. 67-132 and his motion, seconded by Councilman Miller, carried by unanimous roll call vote.

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

RESOLUTION NO. 67-133

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE RATIFYING SETTLEMENT OF THE WEST COAST PIPE CASES.

Councilman Sciarrotta moved to adopt Resolution No. 67-133 and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

\* \* \* \* \*

Mayor Isen announced that the councilmen and certain Staff members, the City Clerk and City Treasurer would now go into a closed executive and personnel session. The hour was slightly after midnight.

After approximately one hour, the Council returned to its meeting and Mayor Isen announced two appointments to the Charter Review Committee: Louise Radcliffe and Vern Smith. Councilman Sciarrotta moved to approve the two appointments; Councilman Beasley seconded and roll call vote was unanimously favorable.

In order to comply with the Brown Act, Mayor Isen said it would be necessary to decide on some budget workshop dates. Two public hearings are required and they were scheduled to be held on June 27, at 8 p.m., and on June 29, at 8 p.m. These will be adjourned sessions.

Saturday, June 24, 1967, at 9 a.m., continuing to noon, was set as the first of the budget workshop sessions; Monday, June 26, from 3 to 6 p.m., and at 6:30 p.m., prior to the 8:00 o'clock meetings were also scheduled, if necessary.

Mayor Isen moved that the above dates be considered to be the schedule for the budget workshops and public hearings. Councilman Beasley seconded and roll call vote was:

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

NOES: COUNCILMEN: None

ABSTAIN: COUNCILMEN: Olson (he will be in Houston, Texas at the time and it will be impossible for him to attend.)

On the subject of budget, Mayor Isen stated he does not feel he could vote for an increase in the rubbish tax and advised the City Manager to look elsewhere for "that \$94,000."

\* \* \* \* \*

Personnel Director Donovan said the Civil Service Commission last night lowered the medical standards for policemen somewhat. He asked if the Council would please approve that change and a detailed statement will be forthcoming soon. A time element necessitates their approval at this time. Councilman Sciarrotta moved to concur in the recommendation of the Civil Service Commission in this respect. Councilman Lyman seconded and roll call vote was unanimously favorable.

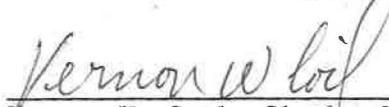
\* \* \* \* \*

City Manager Ferraro referred to a direction given him by the Council to contact Dan E. Butcher about the golf course proposal. Mr. Ferraro said he had contacted Mr. Butcher and was told that Mr. Butcher is interested because he could get a better financial package through the City; that would be the only consideration under which he would accept a counter-offer.

Mr. Ferraro said he had talked today to Mr. Newhouse of the Financial Savings and Loan Association and he stated his association would like to have the City submit a counter offer. Mr. Ferraro asked for a committee to be appointed from the Council to work out a compromise offer. Mayor Isen cautioned him not to obligate the General Fund. The Committee consists of Councilmen Vico, Lyman and Olson.

Councilman Lyman moved to adjourn to a regular meeting June 24, 1967, at 9 a.m., in these Council Chambers, with the stipulation that there would be no Council meeting on June 20, 1967. The purpose of the June 24th meeting is study of the budget. Mayor Isen seconded and roll call vote was unanimously favorable.

This meeting was so adjourned at 1:15 a.m., Wednesday, June 14th.

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

APPROVED::

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

Edith Shaffer  
 Minute Secretary

17.

Council Minutes  
 June 13, 1967