# I N D E X

Regular Adjourned Council Meeting Held August 29, 1968 at 7:30 P.M.


| SUBJECT: | PAGE |
|---|---|
| Roll Call | 1 |
| TENTATIVE TRACT MAP NO. 22704 (R. A. Watt) | 1,2 |
| OIL WELL STANDARDS | 2-12 |


Adjourned at 10:30 P.M.

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Charlotte Moon
Minute Secretary

Council Minutes
Regular Adjourned Meeting
August 29, 1968

Torrance, California
August 29, 1968

MINUTES OF AN ADJOURNED REGULAR
MEETING OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

An adjourned regular meeting of the Torrance City Council was held on Thursday, August 29, 1968, at 7:30 P.M. in the Council Chambers of City Hall.

2. ROLL CALL:

Responding to roll call by City Clerk Coil were: Councilmen Johnson, Miller, Sciarrotta, Uerkwitz, Wilson, and Mayor Isen. Absent: Councilman Beasley. Also present were Assistant City Manager Scharfman, City Attorney Remelmeyer, and Deputy City Clerk Moss.

3. FLAG SALUTE:

Mr. Angel Flores, at Mayor Isen's request. led in the salute to the flag.

4. INVOCATION:

This being the second meeting of the week, and no minister present, the invocation was dispensed with.

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Prior to taking up the main business of the meeting, Mayor Isen introduced the matter of R. A. Watt Tentative Tract No. 22704 which has been under consideration for a number of weeks. This has been resolved in a manner satisfactory to the Planning Department and the Legal Department. It had involved a matter of technicalities as to the proper way of setting it forth so that Mr. Watt might proceed with his financing of the Tentative Tract. The item had been postponed until this coming Tuesday with the reservation it would be considered tonight if ready for presentation. Out of courtesy to the people who had attended this meeting because of this item, Mayor Isen entertained a motion to consider Tentative Tract No. 22704.

Councilman Uerkwitz moved to consider Tentative Tract No. 22704. His motion was seconded by Councilman Sciarrotta. There were no objections.

In answer to Mayor Isen's question, Mr. Shartle advised that the freeway route approved by the Planning Commission would go through this tract.

Councilman Uerkwitz wished to clarify his position on this item. He stated his original objection to this tract had to do with the inability to tie the streets together in the event that the freeway was to go through the tract. Now, having gone through all the procedures and discussing this with staff, it does seem there is no way to preclude this happening anywhere in town. Map B, which is the first one, which is good for 6 months, designates that if there is a freeway through there that is the one that will be used. After that period of time if there is no decision on the freeway Map 1 will be used, and that is the one he had the problem with. However, there seems to be no way to insure the subdivider would tie the streets together, for these reasons, Councilman Uerkwitz withdrew his objections.

Mayor Isen commented on the extremely difficult problem this area has presented, in some ways even worse than the oil fields, and that now it is going to be cleaned up all in one piece, including a park. R. A. Watt Company has built hundreds of homes in this area without complaints, and made tremendous contributions to the esthetics of the community. This integrity, added to the conditions the subdivider is willing to bind himself to so tightly is why he, personally, is very strongly in favor of this development.

Councilman Johnson moved for approval of Tentative Tract No. 22704 as described and subject to the conditions therein. His motion was seconded by Councilman Sciarrotta. Roll call was unanimously favorable. Councilman Beasley absent.

At Mayor Isen's request, Deputy City Clerk Moss gave a number and read title to Resolution No. 68-201.

RESOLUTION NO. 68-201

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE EXECUTION OF THAT CERTAIN AGREEMENT BY AND BETWEEN THE CITY AND THE R. A. WATT COMPANY, INC., RELATING TO TRACT NO. 22704.

Councilman Johnson moved for adoption of Resolution No. 68-201. His motion was seconded by Councimman Uerkwitz. Mayor Isen asked for questions on the motion and explained the item briefly. Roll call was unanimously favorable. Councilman Beasley absent.

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5. COMMUNITY AFFAIRS:

Communication from City Manager re: Oil Production and Storage Facilities.

Mayor Isen requested that the banner carriers march around the room once, so everyone could see them, then stack them against the back wall. He then called on Mr. Shartle, Planning Director, for his presentation.

Mr. Shartle showed slides of the area through which the Oil Well Bus Tour had been routed earlier this evening, pointing out defects and areas in need of improvement. During the presentation it was brought up that a building had been moved into one of these areas during the past year at 1940 235th Place. Mr. Shartle was requested to check and see if a permit had been issued to move this building.

Councilman Miller suggested a brief history of how this oil well problem had come to the place it is now would be in order. However, Mayor Isen thought, if there were no objection, it would be more advisable to first hear from anyone in the audience who wished to speak.

Mr. Phillip C. Hughes, a resident at 5006 Delaane Street, Torrance, stated when he had first moved there he had been assured the oil well problems were just temporary. However, as of April 8 of this year he had become personally involved with respect to the hazard they present. His 8 year old son had lost his left foot in one of these establishments. These areas are unsightly, and because of lack of upkeep children play there day and night. The particular area he referred to is about one acre. There are tanks there, and boats and trailers parked in the area. There

are gates but they get left open. There have been night parties by teenagers held there. His purpose in coming here tonight is to see if others can't be helped, before more people lose a leg, arm, or hand.

He pointed out that the Edison Company uses a V-barbed wire fencing, which no one can go through. That when there is moving machinery this type of fencing should be required, taking into consideration that when the view is blocked off entirely no one can see what is going on inside. With reference to Edison they have some interwoven material so the view is blocked off partly, but you can see if you want to. He does not believe the entire view should be blocked off.

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Mr. Jeannette Lopez, 1914 W. 235th Street, questioned why this problem had been left so long? Why the City seems so lenient with the oil field operators? Why is such a beautiful Financial Center only a mile away from these homes which overlook the oil wells? Why are their taxes as high as Marble Estates, who do not have this problem? Why are their children in danger because nothing has been done? All the property owners request is answers and a little action.

Mayor Isen reminded the audience that this Council is here on its own motion. That this is a very difficult problem and had been worked on by previous Councils, and that everyone was here now to do something about it.

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Mrs. Lawrence Anderson of 12937 Jefferson Avenue, Hawthorne, stated that she understood the problem here because she had been a member of a group who had been trying to overcome this problem for some time. She hopes that some way can be found to accomplish the dedications of these streets, because of the general welfare of the people. She complimented the Beautification Commission on trying to do something about this problem.

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Mr. Dan Robinett presented some of the problems of the oil people. The bus tour had passed one of his leases on which a tank is blocking the street. Mr. Robinett stated that the provisions of the present ordinance prevent his moving his tanks and relocating on the property, due to required setbacks from all property lines. He has discussed this with City people to no avail. In many cases the question arises regarding the proximity of tanks to houses. This is blamed on the oil man, when actually the building of the house should never have been allowed because the rule was already in effect. A house can be built right up against a tank, but an oil man cannot move a tank close to a house. This is wrong. The people here tonight took the advice of real estate people regarding the status of the oil property. Mr. Robinett stated if they had come to him he would have told them the truth. He has given dedications. He just gave one on Crenshaw. He has painted and fenced his property as well as anyone in the area. He does own two pieces of property tied up in an estate which he can do nothing about right now. Mr. Robinett was asked from the audience why he didn't move a certain tank. He said he would move it immediately and give the dedication if he could work out some way with the City to relocate his tank. Mayor Isen requested Mr. Shartle to check into situations where there are inequities in the law and work out something so that Mr. Robinett can move his tanks, but working together they should be able to accomplish this.

Councilman Miller gave a brief history of the oil well problem. He stated that prior to the last election, a year and a half ago or so, the situation had gotten quite critical as there had been a sort of combustion of the population. The area has continued to grow and has come to a point where it is squeezed in and has become a focal point. The Council asked the City Manager what could be done. What laws there were to force a showdown on this matter. The City Manager did some research and said they could take individual cases and try them in court. There is one in court now, and has been for a year. They can be tried in court; they are violations; but that does not seem to be the answer. The answer is what can be done now. The City Manager's office came up with the idea of placing a license tax and barrel tax on the oil.

At that time there was a Council Committee of three people. He was a member of this committee, together with two other Councilmen who are no longer Council members. This committee took quite a bit of abuse from the oil people. A meeting was held at City Hall and they were told the license fee and barrel tax was the only hold the City had on them, and the City wanted three things or they would place the fee and tax on immediately, knowing it was the only thing to do besides taking the individuals into court. The City wanted beautification, safety factors, oilwells cleaned, and dedication of streets. Each person had an individual problem. One had a problem of a right-of-way on the street. He would dedicate if the City would tell him where he was going to put his tank. Another stated if he improved his land but letting the street go through the value of the property would increase and so would his taxes. Other people had other problems. Some did not care. Others were cooperative; Mr. Robinett was one of them. The Committee agreed something had to be done. They anticipated what has happened here tonight. They told staff to take a breather on the license tax and told the oil men to sit down with management and come up with something; show us you are willing to do something. One meeting was held. There was some dedication. There was a second meeting. Then the elections were held. It wiped out two of the Committee. As a result of this the Committee was dissolved. Staff then said hold everything until we get direction for the new Council. As a result of this the new Council decided to have an open meeting and make all members of the Council members of the Committee. We scheduled the bus tour, followed by tonight's meeting, and here you are. The result now is we are still back to three things, dedication, beautification and safety.

Mayor Isen stated Mr. Miller was 100% right and supplemented a statement he had tried to make, that this Council and previous Councils have been trying. It must be remembered the oil wells were here first. Great strides have been made. As for the Financial Center, those people have the money to do something themselves. The goal should be that every oil well pumping and producing in Torrance should look like those on Del Amo Financial Center; beautified, amply protected, safeguarded, landscaped. But the objective should still be safety first.

Councilman Miller questioned whether there are not at present ordinances on the books and laws that would take care of every problem without passing one more law. Mr. Remelmeyer responded affirmatively, stating the present ordinance requires fencing of tanks and prohibition of the type of tank that has no top on it.

Mayor Isen again emphasized that the objections should be safety first, dedication second and then esthetics and decoration third. However, this is a two-way street. Accidents are regretable but there is some duty on the part of the parents or there will never be 100% safety no matter what is done. So far as safety goes, the record of previous Councils will show there has been constant betterment. However, there has been quite a bit of dilatoriness in the

last year and a half, and the time has come to get action. Insofar as enforcement goes, there just isn't enough to go around. There are loopholes in the present law. There can still be a tank with a ladder going up it and this can be an attractive nuisance to children. There are laws on the books, but the Council needs to pass supplementary regulations by way of emergency. The City is lucky not to have been involved in any lawsuits in the area. Although enforcement is expensive, and Mayor Isen had been against putting on special officers in former instances, it is his opinion a special officer should be hired at once and given the duty to enforce the present laws applicable to this area. Also, Council would not place the barrel tax or license fee until the next budget study and see what cooperation is offered by the oil people. There is junk lying around that is falling apart, tanks lying on their sides, fences broken apart. The enforcement officer can go out and start right in on enforcing our ordinance.

The work that has been done by staff, Mr. Scharfman and Mr. Shartle, is masterful and the recommendations are tremendous. This has been worked out on paper. There is an oil well maintenance ordinance that it is suggested we adopt. The ordinance establishing annual operating permit and fees should wait for budget enactment. Mayor Isen suggested the City Manager prepare for consideration by the Planning Commission an ordinance requiring a Conditional Use Permit for drilling new wells and another ordinance of Planning Commission consideration declaring all oil wells nonconforming uses and providing for an abatement period. Meetings should continue between the City Manager and property owners with the stipulation that no action be taken or street dedications accepted without specific consideration by the City Council. The idea is to get going on this tonight and come in with a complete "get tough" enforcement policy.

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Mayor Isen recognized Mr. Joseph Longo from the audience. Mr. Longo has resided at 2374 Cabrillo for two years. Directly behind his house there is a sump. He discussed this with Mr. Cleveland who stated he had been trying to get the owner on the phone, but if Mr. Longo or his wife would advise Mr. Cleveland when they saw this man he would come down and see him. This open sump, in the 1900 block at 237th Place is owned by Mr. Smith.

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Councilman Miller stated that although this meeting is on the right track, that is not sufficient. It is not all the oil peoples' fault; they were cut off by staff because of the political scene. The only thing they are going to react to is the barrel tax and license fee and as far as safety goes this should be held over their heads for a limitation of 30 days. Actually, if someone comes to Council under oral communications and complains it is turned over to staff to do something about it, but you can't take on one problem every week. If it is a lack of help then we should have a special officer for oil wells alone. The safety problem should be limited to 30 days; then dedications to 60 or 90 days. Dedication has so many problems it is unbelievable. But there is no excuse for the problems of safety or beautification not being started on immediately.

The next speaker from the audience was Mrs. Sharon Allen, 2331 West 230th Place, who is also a landowner on 230th Street.

stated the problem was not just with the oil wells. There are structures that are barely standing which are fire and death traps, and violations of the animal ordinances which are health hazards. She has been trying to get something done for two years, and feels the City needs someone who can get the job done.

At Councilman Uerkwitz'request Mr. Remelmeyer elaborated on the existing laws from the safety aspect. Mr. Remelmeyer stated the existing laws require fencing or the pumping units and tanks and prohibit open tanks. In the past few weeks, Mr. Cleveland and Mr. Remelmeyer, or a member of his staff, have inspected every oil field site in the City and are now compiling a report. Where there were real hazards to children, not technical hazards, notices have been sent out. Notices were not sent regarding fencing, pending tonight's meeting. Mr. Remelmeyer did not wish to notify people to fence in their oil wells only, then two weeks later notify them to fence the entire site, in the event such ordinance is passed tonight.

Councilman Uerkwitz remarked that since 213 of the existing wells are owned by 10 people (65% of the existing wells), it would seem this program could certainly move rapidly. He asked if the ordinance has been on the books, is there some problem other than enforcement that has held up action.

Mr. Remelmeyer stated that the crux of the problem is keeping a man in the field all the time. It is one thing to pass an ordinance and another to keep checking up all the time. We had this same type of problem with enforcement several years--at the time we had the derricks--we put one man on it as a full time job and it got done. An operating permit has been recommended. It has two features. It isn't just a tax. One idea is to force the oil man every year to an inspection before issuing the license for the following year. The other idea was to make the oil man pay the fee to help defray the cost of inspection. The ordinance before you tonight doesn't establish the enforcement system. It would not be necessary to pass such an ordinance as an emergency. Notices would be sent out site by site, and it would take at least 30 days to educate the oil men and for them to comply. Councilman Uerkwitz would like a due date whereby the oil people have a reasonable time to fulfill their obligations. Some people will not be able to fulfill their obligations but if there is no due date it will not be known until there is another meeting such as held tonight.

Mayor Isen pointed out that on the bus trip, at least 15 violations had been seen. They were there two months ago. There is no use fooling around. The first thing is an enforcement officer who will put full time on it. He will report back to Legal and Planning, who will report to Council.

Councilman Sciarrotta emphasized the fact that an ordinance will not be sufficient unless it includes the type of fence to be erected, and fencing the entire site. Any enforcement to be accomplished within the next 30 days should be described. He had a letter before him describing injuries to a boy who had climbed a fence and caught his foot in a pumping unit.

Councilman Johnson stated that he was very impressed with the reaction of the people and gratified for the cooperation of some of the oil producers. The people want action; it is up to the Council to get action. He stated he was ready to pass the beautification ordinance, immediately. In addition he firmly believes that efforts should be made now to get street dedications. Delay the tax for a while (6 months) if necessary, but go ahead with beautification and get it started. Mr. Johnson also had received a letter about a child hurt on a rocker arm.

Councilman Miller pointed out that the only actual hold on the oil people was the fee and if it is imposed and they do not comply, the City will make money but the situation will not change.

Mayor Isen stated he firmly believes that if misdemeanor complaints are filed in municipal court there will be compliance. The operators will not take a change on a $500 file or 6 months in jail, and Mr. Remelmeyer could file immediately if the Council directed.

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Dorothy Schreiber, 2550 Pacific Coast Highway, asked if the oil operators will be able to bring in any new tanks. She also question whether they had to get a building permit. It was her contention that the same requirements should apply as when a house or any building is built. A permit is also required for a fence. Mr. Remelmeyer assured her that these are structures within the meaning of the building code and operators were required to get a building inspection.

Mr. Ray Johnson, 20907 Brighton Avenue, asked what was the objection to the tax on the oil. He stated taxes have increased on his property continually and it is inequitable.

Sandy Tillson, 1951 West 237th Street discussed a problem that has existed at the bottom of 237th Street for many years. This is a health hazard. She stated residents in the area had gone through every means of communication to find out why this hazard is allowed to exist. There are laws on the books to deal with the particular problem, for one thing there are numerous animals that have never been licensed. There are dogs by the dozens, rabbits by the hundreds, chickens, everything imaginable, and this sits at the bottom of the park area that has been designated and money appropriated for. It is on the corner of Walnut and 237th Streets. It is an old dilapitated house, occupied by a couple of old people. These people have been allowed to leave trash by the bucketfuls out in front. Mrs. Tillson has tried to find out if the dogs have had rabies shots. The health officers have been down there. The feeling is that somebody is protecting these people. Councilman Uerkwitz volunteered to personally go down and look into this situation.

Mr. H. J. Krugh of 2320 235th Street stated that he had purchased his property five years ago. In the vicinity of his home and the house next door there is a drain, which he understands is a surface drain to take away surface water. For five years this has remained a flood area. The only way to get it drained is to call and sometimes you get a response and sometimes you don't. The main problem is not the water lying there, but the fact that school is coming on again and at times the water is deep enough to drown a small child.

Mayor Isen asked that Mr. Ron Beckman, from the City Engineering Department communicate the complaint back to Engineering. He requested that Engineering report back to Council and send a copy to Mr. Krugh. Mr. Krugh's phone number is 325-5664.

Mrs. Allen, who had spoken before this meeting earlier this evening returned to the microphone. She spoke about a sump near her home which fills up in winter with tadpoles, mosquitos and other pests. She again mentioned the animals allowed in the area which are in direct violation of the present ordinances. She also again mentioned the dilapidated, unused, shacks in the area which attract children to the oil well sites. She had personally taken a petition against one household, where there were problems involving the health code. She stated that she had bothered every

Department in City Hall trying to get some action. She had talked to Mr. Cleveland, City Enforcement Officer, and found him extremely uncooperative. It is her opinion and that of many other residents in the area that Mr. Cleveland is negligent in his duties. She asked that the Council please do something to alleviate the situation.

Mayor Isen commented that Mr. Cleveland has too much work. However, he has heard complaints similar to this before, and although the Council has no jurisdiction over personnel he would like this matter followed up. Mayor Isen directed that the Minutes Clerk forward a transcript of Mrs. Allen's testimony before this Council in detail to the City Manager.

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Antonio Maldarella, 2416 235th Street, reported there is a lot across from his home 200x400 feet deep, which has all the oil well equipment on it but no functioning oil well. He wished to emphasize the need to do something about the lots with junk on them as well as those with operating oil wells. He asked if there were not some kind of temporary condemnation that would knock the oil operators down. Mr. Maldarella reported there is a wooden oil derrick and storage tank, and oil well that has not pumped for about three years, at approximately 2405 W. 235th Street, between Narbonne and Crenshaw, which should be investigated.

Councilman Uerkwitz wished it made clear that he was not out to hurt anyone; not out to fix the oil man. What he wants is something fair for everyone. The fact that this is an oil problem does not mean Council is out to do in the oil industry or the independent oil dealer. Their aim is to protect the entire area against the hazards produced by anybody. He also asked if there were not already a law that a well has to be pumping at least one barrel a year to be considered operating.

Mr. Remelmeyer confirmed this. However, no suits have been filed in the past six months because there has been a suit in front of Judge Bush challenging the validity of the ordinance. If the City wins the program will be continued. If not help will be requested of the Legislature. This City pioneered the oil well ordinance. Long Beach and several other cities have adopted this ordinance. Actually, Torrance was the first City in the State to adopt an ordinance in this most difficult field.

Wesley Coleman, 2356 West 233rd Street, reported an old shed right along the side of the street. He stated he had been told by the man who takes care of the property that he had received notice to take it down but he was too busy.

Mrs. Genevieve Burchfield, 24117 Huber Avenue, Lomita, reported, that as a former member of the Citizens Advisory that Committee had sent a letter to the Council stating something had to be done on the problem as soon as possible. She felt that people are really interested in the oil field problem and suggested that a homeowners' association should be formed in the area.

Mrs. Dona Martin, 1907 West 235th Place, brought up a problem concerning the fencing of the entire site. She referred to one of the streets the bus tour had followed, and where the bus could hardly get by because it was a half-street and cars were parked on

one side. Mrs. Martin's home is located on this half street. The oil well operator has begun cementing poles in, preparatory to fencing in the entire site. If this continues, Mrs. Martin, and others in the area will not be able to back out of their driveways without hitting the fence. She asked that this be stopped until some other plan can be worked out.

Mr. Lee Weber, a neighbor of Mrs. Martin, stated he had stepped off this half street and that he believes it is about three feet short of being a half street. He agreed with Mrs. Martin that when the fencing is complete it will be impossible to get out of certain driveways.

Mayor Isen asked if there were representatives of the oil well people in the audience who would like to speak.

Mr. J. B. Graner, 4659 Palos Verdes Drive North, Rolling Hills Estates, stated that about a year ago the City Council had passed an ordinance requiring fencing of tanks, which he did. He had not had an opportunity to review the new proposed ordinance until tonight, but he feels it is unfair to those who were prompt in fencing under the present ordinance which is only about a year old. Also, Council apparently is interested in acquiring rights-of-way, and if so any fences put up now will just have to be torn down later. He asked that the Council take a little time to look into this and meanwhile enforce the ordinance on the books.

The next speaker was Mr. James McKetchem, tax representative for Western Gas and Oil Association. They represent approximately 85% of the production in Torrance, almost all of which are not causing any problem, such as Chanslor-Western Development Company, Standard Oil, and Mr. Robinett. He stated that these people who are trying to do something in the community would be punished by an excessive fee. They would pay the tax as they have the majority of the production. The people who are doing nothing will be taxed on very little production. Mr. McKetchem's group are for safety, and have only a couple of minor suggestions on the beautification ordinance.

Mrs Bertha Mallner, 2422 West 230th Street, asked if it would be possible to bury these tanks and then rebuild the road over them. She also asked if there were not a law against offices in an R-1 zone.

Mayor Isen stated that some of these conditions will be solved with conditional use permits, by setting time limits and by regulation. It worked with the pigs and cows, pigeons and horses. The discussion here brought out all sorts of valuable points and staff has listened to them and has gotten the feeling of Council that they are going to have to respond. All of these suggestions are appreciated.

Dr. Wilson stated he was very much impressed with the bus trip. Having lived in North Torrance he was not fully aware of some of the conditions, which he would say were probably the number one problem in Torrance. Again, he would emphasize the safety factor. However, there are two sides to this matter and Mr. McCutcheon made a good point. Council will have to be careful not to penalize those people who are trying to do something. However, he agreed with the Mayor and other members of Council that action needs to be taken, and taken now, especially with those operators who are not complying with the present ordinance. He felt the inspection fee might be more equitable if those who are most delinquent, and the most critical areas, would be forced to monthly inspection. Actually the areas could be graded, A to D. A would be an operating

permit and fee for that operation good for one year, but those who are very delinquent would have a D rating and would have a monthly inspection, and they would pay the fee each time an inspection was made. This might be the force Mr. Miller suggested. Dr. Wilson also agreed with the idea of a full-time enforcement officer, and suggested possibly this should be a person from the Fire Department, if it would fit in administratively. He mentioned that one of the things brought up tonight was the equipment being brought such as storage tanks, and those lying on their sides, which are attractive nuisances, and that one of the jobs of this person would be to keep careful track of the present inventory and any new equipment brought in. Also, in terms of abandonment there needs to be a careful check to see if wells are not operating, and, if not, some form of abatement should be applied immediately. Dr. Wilson restated his feeling that immediate action is needed, perhaps through the filing of notices, but also in terms of an inspection fee which would require representatives from Building Inspection or the City Attorney's Office to look, to evaluate, and to grade these areas and to follow up; monthly, semi-monthly, annual, semi-annual inspections where they are needed, and where there is no need for regular check up then only when the yearly fee would be paid.

Councilman Miller agreed that the bus ride was very enlightening to many of the Council who don't get into the area very often. Also, in his eight years in government, this is the first time that an organized group from this area has appeared before Council. He stated that it was important for this group to be represented and that he would include this as part of his motion.

Council adjourned for a ten-minute recess at 9:50 P.M.

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Following the recess Councilman Miller presented his motion, which, with the inclusion of amendments and suggestions by the Council, reads as follows:

1. To immediately check for any safety defects and take immediate action where action is necessary on any wells and tanks in the City of Torrance. Pursuant to Dr. Wilson's suggestion, that a full-time employee be assigned immediately to see that these safety checks are made.

2. In 60 days to have beautified, fenced and additional safety precautions taken where necessary based upon the ordinances of the City.

3. To negotiate with the City Manager's office and the oil developers in regard to the giving of dedications for street purposes and report back to the Council in 90 days, indicating the dedications and cooperation obtained from the oil developers, and so advise the property owners when this report will be made so they can be present at the Council meeting at which the report is made to find out what is going on.

4. If at any time the oil people fail to cooperate with the City Manager's office let us then bring back the barrel tax and increased license fees for consideration.

5. The City Attorney to bring back the site maintenace (beautification) ordinance next Tuesday night, as an emergency ordinance, and incorporate therein the suggestions made tonight, such as barbed wire, et cetera, and Mr. Sciarrotta's suggestion

that where there is just a half a street paved, that no fences be erected so that the residents cannot back out of their garages.

6. Pursuant to Mr. Uerkwitz' suggestions, the City Attorney shall prepare for presentation to Council next Tuesday night an emergency ordinance requiring a conditional use permit for the drilling of new oil wells.

7. Pursuant to Mayor Isen's suggestion, it is recommended that the people in the South Torrance Oil Field area form a citizens group and select leaders to represent them before this Council in oil field matters.

8. To add a full-time Inspector to the staff for the purpose of establishing and maintaining a continuous inspection program in the South Torrance Oil Field area.

Councilman Uerkwitz seconded Mr. Miller's motion. Roll call was as follows:

AYES: COUNCILMEN: Johnson, Miller, Sciarrotta, Uerkwitz, Wilson and Mayor Isen.
NOES: COUNCILMEN: None.
ABSENT: COUNCILMEN: Beasley.

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Mr. Gerald Samson, 321 Via El Chico, an employee of Chanslor-Western Oil, stated that he felt some things were being ramroded down the oilman's throat that were impossible to live with. The wrong people were being penalized. For one thing the ordinance stated what kind of pumping unit must be used, for another it required fencing the entire site. Chanslor has over 200 acres. Mr. Remelmeyer stated they would not have to fence the entire acreage, just the area of the site of the oil well. Mr. Samson further stated he was aware amendments could be made, but it was lots easier to get things on the books than off.

Mayor Isen stated that perhaps the answer was a three-man independent oil committee to work with staff. He agreed there were a lot of things yet to be ironed out.

Mr. Remelmeyer stated there was one more protection for these people because this was part of the Land Use Ordinance and therefore anyone who has a good case, hardship, can appear before the Council for hearing.

Mr.Miller stated that when he said 90 days, he meant that some sort of a system would have to be set up to notify people. Mayor Isen suggested the individuals here tonight get together in the Council Chamber of the Council Conference Room after the meeting and form a committee to attend vigilantly, and appoint someone staff would contact.

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Mr. Warren Bennett, 1967 West 235th Place, stated that having lived here all his life he did have some sympathy of the oil people, and he wondered if it would not be possible to have a joint meeting of the oil people committee and the committee formed of the residents of the area. He had two points bothering him; one that things were not ramroded through oil people could not live with, and the other that the ordinance does not get watered down too badly. He wants to be sure their committee is notified of further actions.

Mayor Isen stated that probably there would be subsequent conferences with the staff, City Attorney, and the committee. There would come a time when all three groups should meet together. This could be at the discretion of staff. He was sure staff was not going to bring something to Council until it had been studied thoroughly by staff, and the suggestions of the oil people and the home owners coordinated.

Councilman Sciarrotta moved to adjourn the meeting. Councilman Uerkwitz seconded his motion. There were no objections.

The meeting was adjourned at 10:30 P.M.

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Vernon W. Coil

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

APPROVED:

Albert Isen