

I N D E XCouncil Meeting held on September 24, 1968, 8:00 P.M.

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Adjourned at 11:35 P.M.

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Torrance, California  
September 24, 1968

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 on Tuesday, September 24, 1968, at 8:00 P.M. in the Council Chambers of City Hall.

2. ROLL CALL:

Responding to roll call by City Clerk Coil were: Councilmen Beasley, Johnson, Miller, Sciarrotta, Uerkwitz, Wilson, and Mayor Isen. Absent: None. Also present were City Manager Ferraro, City Attorney Remelmeyer, City Treasurer Rupert, and City Clerk Coil.

3. FLAG SALUTE:

At Mayor Isen's request, Dr. Ralph Hilton led in the salute to the flag.

4. INVOCATION:

Assistant Pastor Steven Myers, First Lutheran Church, in Reverend Roleder's stead, opened the meeting with an invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of the regular meetings of September 10th and September 17th be approved as written. His motion was seconded by Councilman Johnson, and approval was unanimous.

6. APPROVAL OF DEMANDS:

Councilman Beasley moved that all regularly audited bills be paid. His motion was seconded by Councilman Uerkwitz, and carried as follows:

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

7. MOTION TO WAIVE FURTHER READING:

Councilman Uerkwitz 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 Wilson, carried by unanimous roll call vote.

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An explanation of the procedure at Council meetings was furnished by Mayor Isen to the large audience, with a considerable number of people in attendance for the first time.

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NON-CONTROVERSIAL ITEMS:

8. CLAIM of Richard L. Giesman for impounding of his car August 19, 1968. Recommendation of the City Clerk that said claim be denied and referred to the City Attorney.
9. CLAIM of Vera C. Holcomb for vehicle damages on September 13, 1968. Recommendation of City Clerk that said claim be denied and referred to the City Attorney.
10. CLAIM of Clifford Monroe for tire damage on September 15, 1968. Recommendation of City Clerk that said claim be denied and referred to the City Attorney.
11. CLAIM of Arthur E. Martois for replacing driveway on July 30, 1968 at 2279 West 233rd Street. Recommendation of City Clerk that said claim be denied and referred to the City Attorney.
12. Request of County Registrar of Voters for permission to use City Hall as a polling place for the General Election to be held November 5, 1968. Recommendation of City Clerk that Trophy Room be assigned to them.
14. Request of Recreation Director to expend \$192 for rental of storage space for costumes, sets, stage lighting, props, etc.

Councilman Sciarrotta moved for the approval of items 8,9,10, 11,12, and 14 as recommended. His motion was seconded by Councilman Beasley, and roll call vote was unanimously favorable.

Considered separately:

13. EXPENDITURES OVER \$300:

A. BUDGETED:

1. \$989.63 to Park Son, Inc. for thirteen 6" and 8" water gate valves requested by the Water Department as replacement valves to be used as needed.
2. \$1220.56 to Alco Chemical Company for one only all-purpose chemical sprayer (truck mount) with 200 gallon tank requested by the Park Department.
3. \$2400.00 to Chief Neon Signs, Inc. to do body work and paint four city buses (Units 327, 328, 338 and 339) to the new Torrance color scheme as requested by the Bus Department.

4. \$600.00 to Shu-Mak-Up, Inc. for repainting of bus seats to the new color scheme on four existing City buses as requested by the Bus Department for Units #327, 328, 338, and 339.
5. (Considered separately; see below.)
6. \$379.26 to California Electronic Police Equipment Company for the purchase of 10 revolving emergency lights to be used for Street Department vehicles.
7. \$306.86 to Dependable Trophies of Torrance for 55 trophies and plaques requested by the Torrance Safety Council for the bicycle rodeo and annual award luncheon.
8. \$1392.27 to the Econolite Corporation for the purchase of nine only 250 watt luminaires and nine 14-ft. poles (for the luminaires) for the Street Lighting District #12 which will provide street lighting for the east side of Maple Avenue across from the City Hall complex.
9. \$373.28 to Victor Comptometer Corporation for one only automatic multiplier requested by the Customer Service Division to calculate water and rubbish bills.
10. The Street Department requisitioned nine high-level warning devices which included a telescoping stand and warning signs 30 and 48 inches in size. Three manufacturers were contacted for a review of their product and each was found to have desirable features. While prices were obtained from each of the manufacturer's representatives, the following is a recommendation of award only based on inspection of the product.
  - (a) It is recommended that an award in the amount of \$462.70 be made to the J.G. Tucker and Son, Inc. company for 9 each 30 and 48-inch warning signs and one complete telescoping stand for tests.
  - (b) It is recommended that an award in the amount of \$326.26 be made to Hawkins-Hawkins Company for eight complete telescoping stands and eight leg weights.
  - (c) Although the Western Highway Products device was inspected no recommendation is made for purchase.
11. \$2347.43 to Earle Ike Dodge Inc. for one only 1/2 ton pickup truck requested by the City Garage for the new City Zoning Officer as approved by Council for the South Torrance Oil Fields.
12. \$328.65 to the Over-Lowe Company of Colorado for one only curb shoe for motor grader and one only reversible plate requested by the Street Department for street maintenance work.

B. REIMBURSABLE:

13. \$1575.00 to Norm Peterson for 50 tons of fine ice crystals to be used as snow, requested by the Recreation Department for use in their ski classes. The cost is to be financed from the class fees.

C. SPECIAL EXPENDITURES -

As requested by the City Librarian.

14. \$1008.68 to Gurney McCasland of Marquis Who's Who, Inc. for 41 reference books.
15. \$749.25 to Collier-MacMillan Library Service for five sets of Merit Students Encyclopedias.
16. \$3612.62 to the Carl J. Leibel Inc., c/o A.C. McClurg and Company for 121 adult fiction, 521 adult non-fiction and 137 juvenile books.
17. \$402.52 to Doubleday & Company, Inc. c/o John Thorne for 23 adult fiction, 42 adult non-fiction and 11 juvenile books.
18. \$328.55 to Ford Service Publications for 30 service publications, 21 maintenance manuals and 2 miscellaneous publications.
19. \$343.51 to Random House Publishing Company c/o Harry Rinehimer for 23 adult non-fiction, 22 adult fiction, and 27 juvenile books.

Councilman Wilson requested further clarification in reference to Item #5 - \$22,247.61 to Motorola Communications and Electronics for 13 mobile radios, 5 motorcycle radios, 5 portable "Handie Talkie" radios and one portable radio battery charger - City Manager Ferraro suggested that a written report be furnished in view of the complicated nature of this request, withdrawing the item at this time; there were no objections. Councilman Uerkwitz requested that information also be furnished in the report as to the number of walkie talkies on hand at this time. It was suggested by Mayor Isen that some of the past history be indicated in the report as well, and, further, the possibility of putting this request out to bid.

MOTION: Councilman Miller moved to concur with the recommendation of the Finance Director on items 1 through 19, with the exception of Item #5. His motion was seconded by Councilman Beasley, and carried as follows:

AYES: COUNCILMEN: Beasley, Johnson, Miller, Sciarrotta,  
Uerkwitz, Wilson, and Mayor Isen.

NOES: COUNCILMEN: None.

15. Recommendation of Building and Safety Director that \$7,000 be appropriated for fencing and security lighting of CBS property.

The use of "Y" barbed wire, in the interest of safety and protection, was recommended by Councilman Johnson.

City Manager Ferraro advised that the City Attorney has pointed out that the City Manager's note on this matter is no longer pertinent and may be disregarded, it not being necessary to go to bid.

MOTION: Councilman Johnson moved to concur with the recommendation of the Building and Safety Director relative to security fencing and lighting of CBS property, with the specification that the type of fencing be of "Y" barbed wire as described in the Oil Well Beautification Ordinance; further, that \$7,000 be appropriated from the General Fund unappropriated surplus. His motion was seconded by Mayor Isen, and approval was unanimous:

AYES: COUNCILMEN: Beasley, Johnson, Miller, Sciarrotta,  
Uerkwitz, Wilson, and Mayor Isen.

NOES: COUNCILMEN: None.

HEARINGS:

16. PROPOSED VACATION OF SANITARY SEWER EASEMENT IN LOT 15, SUBDIVISION OF LOT 27, MEADOW PARK TRACT.

Recommendation of Public Works Director that following public hearing the resolution ordering the vacation be approved and adopted.

Mayor Isen inquired if anyone wished to be heard. There was no response, and Councilman Sciarrotta moved that the hearing be closed. His motion was seconded by Councilman Beasley, and there were no objections.

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

RESOLUTION 68-218

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF THAT CERTAIN SANITARY SEWER EASEMENT IN LOT 15, SUBDIVISION OF LOT 27 OF THE MEADOW PARK TRACT IN THE CITY OF TORRANCE.

Councilman Wilson moved for the adoption of Resolution No. 68-218. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

17. WEED ABATEMENT PROGRAM - 1968

Recommendation of Public Works Director that following public hearing the resolution ordering the Public Works Director to abate nuisance be adopted.

Mayor Isen announced that this is the time and place for the hearing on the Resolution of Intention declaring parcels described in said Resolution to be a public nuisance, and providing for the abatement thereof. City Clerk Coil advised that there were no exceptions.

City Clerk Coil presented the Affidavit of Posting and Affidavit of Mailing. Councilman Miller moved that said Affidavits be received and filed. The motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

Mayor Isen then inquired if anyone wished to be heard, and there was no response. Councilman Sciarrotta moved that the hearing be closed; his motion was seconded by Councilman Beasley, and roll call vote was unanimously favorable.

At the request of Mayor Isen, City Clerk Coil read title to the following resolution authorizing the Contractor to abate the nuisance, and assigned a number thereto:

RESOLUTION 68-219

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF TORRANCE AUTHORIZING AND  
INSTRUCTING THE PUBLIC WORKS DIRECTOR  
TO ABATE THE NUISANCE LOCATED ON OR  
IN FRONT OF PROPERTY IN THE CITY OF  
TORRANCE AS DESCRIBED IN RESOLUTION  
NO. 68-208.

Councilman Johnson moved for the adoption of Resolution No. 68-219. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

(The following agenda item was taken out of order to accomodate the many people in attendance on this matter.)

25. Recommendation of Public Works Director re: request of Harvey Aluminum, Inc. for exception of code requirement re: dedication for street widening.

Representing Harvey Aluminum was Mr. William Elliott, with residence at 15782 Clarinda, Westminister, in their request for issuance of a building permit for the construction of a pedestrian bridge over Western Avenue. A number of letters were presented by Mr. Elliott at this time, directed to the City Council, of Torrance residents and Harvey Aluminum employees who could not be present at this meeting; a number of these letters were read aloud by City Clerk Coil, and Mayor Isen ordered them filed in connection with this matter.

Mr. Elliott then described the intense need for the proposed bridge in view of the traffic hazards represented at this location and the danger to Harvey Aluminum employees.

Interrupting Mr. Elliott's dissertation on the safety aspect of the situation, Mayor Isen stated there is absolutely no quarrel with the proposed bridge, the Council would most certainly endorse any and all life-saving contributions, the concern of the Council is why Harvey Aluminum would propose to change the policy of the City which has existed all these years in the requirement of right-of-way dedication, Councilman Miller pointed out the responsibility

of the eventual widening of Western Avenue; if it is not obtained now then the City must eventually condemn and buy this land which will be reflected in the tax bills of Torrance residents.

Mr. Elliott then referred to discussions in this regard with the City Attorney, and takes the position that the ordinance does not apply in this instance for the following reasons: The ordinance as drafted and as on the books was not intended to apply to public thoroughfares, rather applies to private property - the request is for an easement of air space over a public thoroughfare, and a permit is needed for the construction of a bridge and the fact that the construction must be on solid ground is only incidental to the bridge as it is to any bridge - the bridge foundation does not come within the definition of a building as set out in the Torrance City Code (Sec. 74.3.3).

At this point City Attorney Remelmeyer stated that there is no question that the City cannot require the dedication as a condition of granting the building permit - it does not come within the purview of that section constitutionally. However, Mr. Remelmeyer continued, there is equally no question that the Council, as a condition of granting the easement over public property, may require the dedication, if so desired.

Mr. Elliott reiterated his statement that the ordinance is not applicable whereas the Building Department initially raised the issue by maintaining that this dedication was mandatory by the ordinance, and returned to point out the efforts being forth by Harvey Aluminum, at great expense, in the interest of safety; adding that the dedication is not an issue nor should be it be an issue.

The procedure of long standing in the manner of right-of-way dedications was explained, as well as the importance of acquiring such dedications. Councilman Sciarrotta inquired if the proposed overpass takes into consideration the widening of Western Avenue and was advised by Director of Public Works Nollac that it does not. Mr. Sciarrotta's next question was whether or not the Council can ask for this dedication before issuance of the permit, and City Attorney Remelmeyer confirmed that there can be such a condition, as a condition of granting the easement.

Councilman Uerkwitz inquired of Mr. Elliott if Harvey Aluminum would be willing to make this dedication November 1st, and Mr. Elliott replied that Harvey Aluminum has made no indication that they would be willing to make the dedication November 1st nor any other day, adding that he is in a position to speak on this. Mr. Elliott further stated that the approved plans for the bridge does take into consideration the potential 20 ft. widening of Western Avenue, and the bridge is set sufficiently far back to accomodate such widening.

City Attorney Remelmeyer requested of the Council that, before a motion is offered, it be realized that even though the Council approves the bridge and Harvey would even agree to dedicate the land, it would still be necessary to come back with an easement;

the easement would be drawn up by Mr. Elliott and himself, and come back to the Council for authorization and signature. Whatever the Council does, the building permit should not be issued, nothing should be done, until such time as the easement has been executed on both sides.

It was the comment of Councilman Beasley that it is wonderful that Harvey agrees to put a bridge across Western Avenue -- an action that should have taken place ten years ago -- and would have had great value at the time of the strike when there was great need.

MOTION: Councilman Beasley moved that the airspace easement be granted, and that the building permit be issued after the Council has approved the easement, and same has been received and approved, for the street right-of-way on Western Avenue and 190th Street. The motion was seconded by Councilman Uerkwitz.

Prior to roll call vote, and Mr. Elliott's question as to the introduction of 190th Street in the motion, discussion followed providing clarification of the action, as well as a review of the history of City business with this property, with particular reference by Mayor Isen to the monumental drainage problems that were conquered.

Roll call vote was unanimously favorable.

To the Harvey Aluminum employees in attendance, Mayor Isen made the comment that, to his mind, the burden is completely on Mr. Harvey with all the arguments pointing to the fact that if human life is worth more than money there will be immediate dedication and enactment of this proposition -- this Council, whether it is liked or not, has the well being and the tax problem of all the citizens in the City, and there has been a policy which could not be deviated from without creating chaos in the matter of dedication.

Councilman Johnson commended Mr. Elliott for his fine presentation, adding that he would like to have seen the authority to dedicate included.

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At 8:50 P.M. Councilman Sciarrotta moved to adjourn as City Council, reconvening as the Redevelopment Agency, followed by a general 10-minute recess at 8:58 P.M.

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PLANNING AND ZONING HEARINGS:18. ZC 68-18, STANDARD OIL COMPANY OF CALIFORNIA.

Zone Change from M-2 to O-2 overlay. Property located on the north side of Plaza del Amo between Abalone Avenue and Western Avenue. The Planning Commission recommends approval subject to conditions.

Representing Standard Oil Company, Mr. P.L. Lacombe explained their request for permission to go in for exploratory drilling, subject to the conditions of the O-2 zoning.

Discussion followed on the request. Of primary concern to Councilman Miller was the dedication of 223rd Street, who voiced no particular objection to the subject request for the drilling of wells, Torrance being basically still an oil community, liked or not -- but because of the vital role of 223rd Street in the development of the City, it would be imperative that the dedication be accomplished before it would meet with his approval. Outlined as well by Director of Public Works Nollac were the endless negotiations with the property owners in an attempt to achieve this street, thus far without success.

Grave concern was expressed by Mayor Isen in the event there should be an oil strike -- it would be the beginning of something most undesirable, and a flood of similar requests, resulting in oil wells in everybody's back yard. Mayor Isen would concur with Planning Commission Chairman Halstead in his comments to the effect that oil well uses have always been found to be quite objectionable in the heart of a city -- and the problems presented to Torrance because of oil wells were reviewed by him.

Discussion returned to Planning Commission condition #1 re: the dedication for 223rd Street and the difficulty of compliance by the proponent, with Mr. Lacombe recommending continuance.

MOTION: Councilman Miller moved to refer the matter of this street dedication to a committee of the Council. His motion was seconded by Councilman Wilson.

Prior to a vote on the motion, there was discussion on the oil industry in general - Standard Oil being excluded as an offender. Mr. Lacombe pledged his best efforts, as he has done in the past on other matters before the City Council, but questioned what he could achieve, this being a matter beyond the control of the Standard Oil Company. Further pointed out by Mr. Lacombe was the fact that the ordinance on the books, and the one under which application is made, is an ordinance of restriction of controlled drill sites which is for the purpose of preventing a speculator operation, with the Council in full control of the entire aspect.

Mr. Scott, 908 Patronella, spoke at this time advising that he is the owner of a piece of property with an oil well on it, producing a token amount of oil, and unbuildable, with prohibitive taxes. He strongly recommended against the signing of an oil lease, based on his dismal experience.

The motion to refer to a Council Committee was unanimously approved. The committee to be composed of Councilmen Johnson, Miller, and Sciarrotta. It was agreed that Mr. Lacombe work the matter out, notify the committee, and placed back on the agenda when appropriate, with the committee report. Readvertising would be necessary as well.

19. ZC 68-19, THEODORE C. BUZANIS.

Zone Change from R-3 to R-P. Property located at 2814 West 182nd Street. The Planning Commission recommends approval subject to a precise plan of development. The Planning Department recommends denial.

The designer of the project, Mr. Guy Cobb, 1949 West 231st Street, was present and described the layout of the subject area. Mr. Cobb added that they have plans for an 18-unit apartment house, which could be placed on this lot, and, in his opinion, much more objectionable than a professional building.

Mr. Vern Smith, 2816 West 182nd Street, reiterated his objections voiced at the Planning Commission meeting, based primarily on the principle of "spot zoning". It was the hope of Mr. Smith that an enforceable precise plan would be required, in the event of approval.

There being no one else who wished to be heard, Councilman Sciarrotta moved that the hearing be closed. His motion was seconded by Councilman Uerkwitz, and there were no objections.

MOTION: Councilman Sciarrotta moved to concur with the recommendation of the Planning Commission. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

PLANNING AND ZONING MATTERS:

20. Appeal of S68-17, Standard Oil Company. Request for permission to install two new pole signs which would replace two existing signs. Denied by Planning Commission.

Mr. Russell Young, representing Standard Oil Company, stated that the reason for the appeal is their need for identification on both streets, adding that the signs are not new but have been modernized and presenting pictures of same.

Application of the proposed sign ordinance in this case was considered - Mr. Young also confirmed that the requested sign is the smallest standard sign made.

Thereupon Councilman Johnson MOVED that the subject request be granted, overruling the Planning Commission recommendation for denial. The motion was seconded by Councilman Sciarrotta.

Prior to voting on the motion, Councilman Miller criticized a procedure which would permit a large company to have an oversized sign because it is a "standard" sign -- with a small individual business man forced to abide by the rules. Also noted by Mr. Miller was the Planning Commission comment that the "granting of this request would be setting a precedent on future sign requests." In disagreement, Mayor Isen stated that the proposed sign ordinance will provide equal rights for all and the same appeal procedure.

Councilman Wilson was of the opinion that the subject station reflects the beautification standards desired for the City, and would recommend granting of the request, since the proponent has indicated he would prefer not to wait for finalization of the sign ordinance.

The motion carried, with roll call vote as follows:

AYES: COUNCILMEN: Beasley, Johnson, Sciarrotta, Wilson,  
and Mayor Isen.

NOES: COUNCILMEN: Miller, Uerkwitz.

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At 10:15 P.M. Mayor Isen ordered a 10-minute recess.

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21. City Attorney submitting Opinion 68-63, General Plan and Changes Thereto.

It was the comment of Councilman Johnson that the opinion of the City Attorney that the adoption of zoning and street patterns prior to budget sessions would constitute prejudgment, might also apply to any long range planning, including the Goals Program, and he could not agree.

Councilman Sciarrotta moved that Opinion 68-63, General Plan and Changes Thereto be filed. His motion was seconded by Councilman Beasley, and there were no objections.

22. ORDINANCE amending the Oil Code to provide regulation governing the maintenance of oil well sites; providing for governing standard drilling conditions and establishing regulations for compliance with the oil code.

Mr. George Kurtz, 2211 Torrance Boulevard, representing the oil field operators in the South Torrance Oil Fields, stated that while everyone is not happy the new ordinance does represent a consensus of opinion and represents something everyone can live with.

Mayor Isen confirmed that the fencing arrangements were adequately provided for - per Section 97.9.4 and Section 97.9.6. Of concern to Councilman Miller were the landscaping requirements, which had been covered in 97.9.20 and 97.9.24 - as well as the irrigation system referred to in 97.9.22; he was advised by Assistant City Manager Scharfman that the watering arrangement

would probably be delegated to the Park Superintendent.

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

ORDINANCE NO. 1919

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING THE OIL CODE (CHAPTER 7, DIVISION 9 OF THE TORRANCE MUNICIPAL CODE) TO PROVIDE REGULATIONS GOVERNING THE MAINTENANCE OF OIL WELL SITES; AMENDING THE PROVISIONS GOVERNING STANDARD DRILLING CONDITIONS; AND ESTABLISHING REGULATIONS FOR COMPLIANCE WITH THE OIL CODE.

Councilman Beasley moved for the approval of Ordinance No. 1919 at its first reading. His motion was seconded by Mayor Isen.

Prior to the vote on the motion, Councilman Johnson referred to the deletion of the grape stake fence and the reason therefor -- Mr. Kurtz advised that this happened for the reason that it would be very difficult to enforce, with reservations as to cost, upkeep, and beautification. Further noted by Councilman Johnson was the fact that the Planning Commission seemingly was written out of the ordinance, a radical departure from past procedures, and it seems to him this is properly a Planning Commission responsibility. The valuable contribution of the Planning Commission in shopping centers, large developments, etc. precise plan review was acknowledged by Mayor Isen, but in this case, oil well beautification, it seems that would be an undue burden to place on them. Mr. Kurtz advised that it was the consensus of the committee that the method proposed in the ordinance would be much more workable.

Mr. Arnold Johnson, 2277 West 232nd Street, spoke at this time to report on a recent experiencedealing with a promised dedication which did not materialize -- adding that, in his opinion, the subject ordinance is nothing more than a fencing ordinance, with no provisions for dedication nor curbs and gutters -- when a homeowner improves his property he has to dedicate and put in curb and gutter; when there is building done on oil land, they are exempt from that requirement. In Mr. Johnson's mind, this is holding up development in the City of Torrance, and he feels this code should be worded in such a way that when improvements are made on oil-owned land that the provisions of the Building Code apply just as to homeowners. It was the comment of Mayor Isen that this ordinance is dealing with existing wells, and is an attempt to clean up a very bad situation, in the interest of public health and safety. City Attorney Remelmeyer advised that as a matter of constitutional law the owner cannot be required to dedicate the street for the widening of the street as a condition of the oil lessee getting a permit to fence the wells. Mr. Johnson was requested to confer further with City Attorney Remelmeyer.

Mrs. Genevieve Burchfield, 24017 Huber Avenue, representing the homeowners association, reported that they were adequately happy with

the proposed ordinance, and requested clarification on the ordinance order in this matter and when some action pertaining to the fencing might be expected. Mayor Isen stated that it is hoped that living up to the terms of the ordinance would start as of now; Mr. Kurtz confirmed the intent of his people to comply as soon as direction is received. Mayor Isen added that such direction is contained in the gold ordinance now before the Council, and that Emergency Ordinance 1914 be repealed - City Attorney Remelmeyer was prepared with an Emergency Ordinance to repeal Emergency Ordinance 1914.

Mrs. Burchfield next requested that, due to the fact that the chain link fences will be erected as soon as possible, that there be a provision for some type of cooperation with the Site Plan Review Board that the plan for the chain link fence be considered immediately - the reason being to avoid hasty construction of the fence and perhaps at a later date be unacceptable with the site plan. Mr. Kurtz commented that the fences will have to be in before there can be any consideration of any landscaping. In conclusion, Mrs. Burchfield expressed the hope of the committee on oil wells that the meetings will continue periodically to resolve any future problems, such meetings to include Staff and the oil well people; this met with the approval of the Council.

A near tragedy involving his 19-month old son and a rusted tank was reported by Mr. Charles Codd, 2403 West 232nd Street -- he urged immediate removal of such tanks. Mr. Codd was furnished a copy of the ordinance.

Returning to the dedication problem introduced by Mr. Johnson, Councilman Miller commented that this is a serious problem which must be confronted sooner or later, some success having been apparent in the dedication of streets in a trade of land (as in the case of Mr. Peckham)-- there is a further problem in the future possibility of a tax and license fee. This discussion was interrupted for:

ROLL CALL VOTE on Councilman Beasley's motion to approve Ordinance No. 1919 was unanimously favorable.

Discussion resumed on the above matter of Mr. Johnson and the dedication, with the introduction of Mr. Killingsworth's name. Mr. Kurtz spoke at this time, representing Mr. Killingsworth, stating that the one thing this committee tried to avoid, and it was accomplished, was getting into a situation where one particular property owner or group was being benefited more than any other. There were certain particular aspects of this ordinance, in Mr. Kurtz' opinion, that were not legally enforceable, having conceded that they will attempt to live with it because this is the problem before them and they will work it out on that basis. What has happened in the past, in Mr. Kurtz' experience with Mr. Johnson and his group dating back some time, Mr. Kurtz having represented Mr. Rayfield when this matter first came before this Council, has resulted in a situation where there have been individual property owners trying to make their own private deals with no concern for what is happening to the other property owners. What has been worked out here, Mr. Kurtz continued, has been worked out as a concurrence, not for the benefit of 232nd Street or any other street.

Mayor Isen inquired if there were any way, in private conference with Mr. Remelmeyer and Mr. Kurtz, this problem could be reviewed with a report back to Council.

Interjecting at this point, Councilman Johnson stated his understanding that whereas recently there was talk about the improvement of 232nd Street with a general concurrence of some dedications so that the street could be cut through, with the Johnsons involved at that time. Now it is Mr. Johnson's understanding that the offer to dedicate has been withdrawn as a result of the ordinance. Mr. Kurtz responded to this comment stating that he does not think that Mr. Killingsworth had made any offer to dedicate; what had been considered was concessions being made probably by both sides, and it was not necessary for Mr. Killingsworth to work out his individual deal, with gratitude for this committee to work this out for all the people. Councilman Johnson then referred to an earlier agenda item regarding the cutting through of 232nd Street up to a point -- now apparently that is dead because of the lack of dedications.

It was the comment of Councilman Beasley that it is quite evident that Mr. Kurtz will do the speaking henceforth for Mr. Killingsworth, and all Mr. Arnold Johnson can do is talk to Mr. Kurtz.

Pointed out by City Manager Ferraro was the fact that the appraisal ordered on 232nd Street as part of the widening of the street has been received by the City and is in the process of being studied.

Mrs. Arnold Johnson, 2277 West 232nd Street, reported that shortly before the ordinance that was superseded by the one now in effect was to come up for reading, Mr. Mel Killingsworth, who owns property in her block, contacted Mrs. Johnson and said that he was a member of a 5-group block which represented the major oil operators in the South Torrance Oil Fields, and that if some of the things proposed by the ordinance went into effect the oil people would sue and do all sorts of things, if the City were reasonable in their demands that the oil people would be more cooperative. Mrs. Johnson added that the names mentioned were: Mr. Peckham, Mr. Graynor, Mr. Robinett. Resolving this matter in a conference, as earlier suggested, was recommended by Mayor Isen. Mrs. Johnson continued, with the further information that Mr. Killingsworth indicated that he had some deal going on in her block whereby there might be a forced dedication -- all people who wants streets are going to be serviced by the street opened up from Mr. Killingsworth's property. The preference of Mr. and Mrs. Johnson would be a dead end street, but it is to the best interest of everybody that the street be paved as a whole. Again, Mayor Isen recommended a meeting to attempt to resolve this matter.

(An aside conversation between Councilman Johnson and Mrs. Arnold Johnson regarding recent discussions on this matter, resulted in the clarification by Councilman Johnson that he stands corrected; Mr. Killingsworth on this project has made no commitment to dedicate to anyone, as far as he is concerned.)

Mayor Isen further requested that some Staff work be done on this matter -- an analysis of the problem, find out where the rub is, what must be done relative to the dedication -- a solution being impossible at this meeting.

22A. EMERGENCY ORDINANCE RE: OIL WELL SITES.

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

ORDINANCE NO. 1920

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING ORDINANCE NO. 1914 PROVIDING REGULATIONS GOVERNING THE MAINTENANCE OF OIL WELL SITES AND DECLARING THE PRESENCE OF AN EMERGENCY.

Councilman Sciarrotta moved for the adoption of Ordinance No. 1920. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

23. ORDINANCE providing for refuse dumps and disposal plants.

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

ORDINANCE NO. 1921

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 95.3.13 OF THE TORRANCE MUNICIPAL CODE REQUIRING A CONDITIONAL USE PERMIT FOR REFUSE AND SEWAGE DISPOSAL PLANTS, REFUSE DUMPS AND RELOCATION OF REFUSE DUMPS: AND ADDING SECTION 94.1.13 ENTITLED "REFUSE DUMPS" REQUIRING LOS ANGELES COUNTY REGIONAL WATER CONTROL BOARD APPROVAL PRIOR TO APPLICATION FOR VARIANCE FOR THE OPERATION OR RELOCATION OF SUCH PLANT OR DUMP.

Councilman Uerkwitz moved for the approval of Ordinance No. 1921 at its first reading. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

STREETS AND SIDEWALKS:

## 24. Recommendation of City Manager re: Dedication of street right-of-way and exchange of property.

Councilman Johnson commended Mr. Peckham for his initiative in attempting to work out a solution, and expressed optimism for future progress, and MOVED to concur with the recommendation of the City Manager. The motion was seconded by Councilman Uerkwitz.

Pointed out by Councilman Beasley, prior to the vote, was the fact that many of the oil people in this area are not fee owners and only own the surface rights, and are unable to dedicate property.

Noted by Councilman Miller was the fact that Mr. Peckham will be removing four tanks, at his expense.

Roll call vote was unanimously favorable.

25. Harvey Aluminum:

Heard earlier in the meeting.

REAL PROPERTY:

26. City Clerk submitting RESOLUTION and Agreement for the acquisition of Tax-Delinquent properties which have been deeded to the State due to delinquent taxes.

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

RESOLUTION NO. 68-220

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AGREEMENT WITH BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES FOR PURCHASE OF TAX DEEDED LAND; AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST SAID AGREEMENT.

Councilman Wilson moved for the adoption of Resolution No. 68-220. His motion was seconded by Councilman Miller, and roll call vote was unanimously favorable.

It was noted by Councilman Johnson that all the available parcels had not been acquired, and he MOVED that the City buy all the parcels. The motion was seconded by Councilman Beasley, and there were no objections.

Mayor Isen instructed City Attorney Remelmeyer to revise this Resolution accordingly.

PERSONNEL MATTERS:

27. Communication from Civil Service Commission re: Composition of the Civil Service Commission.

Mayor Isen moved that the communication be filed; his motion was seconded by Councilman Sciarrotta, and there were no objections.

28. No item listed.

FISCAL MATTERS:

29. CLAIM of Walter M. Nollac for damages allegedly sustained as the result of suspension charge and prosecution before the Torrance Civil Service Commission on August 29, 1968. Recommendation of City Clerk that said claim be denied and referred to the City Attorney.

Councilman Uerkwitz moved to concur in the recommendation of the City Clerk that the subject claim be denied and referred to the City Attorney. The motion was seconded by Councilman Beasley, and approval was unanimous.

AIRPORT MATTERS:

- 30. Airport Commission and Airport Manager submitting their recommendation re: request for approval third amendment to Smay and Wasserman lease.

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

RESOLUTION NO. 68-221

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE EXECUTION OF THE THIRD AMENDMENT TO THAT CERTAIN AIRPORT LEASE BETWEEN THE CITY OF TORRANCE AND JAMES B. SMAY AND BETTY S. SMAY, HUSBAND AND WIFE, AS JOINT TENANTS AS TO AN UNDIVIDED ONE-HALF INTEREST AND JOHN M. WASSERMAN AND BETTY B. WASSERMAN, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED ONE-HALF INTEREST, AND AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY CLERK TO ATTEST SAID THIRD AMENDMENT.

Councilman Sciarrotta moved for the adoption of Resolution No. 68-221. His motion was seconded by Councilman Beasley, and roll call vote was unanimously favorable.

COMMUNITY AFFAIRS:

- 31. RESOLUTION commending Miss Jennie Walsh on her outstanding skating ability and expressing appreciation for her excellent representation of the City of Torrance.

RESOLUTION NO. 68-223

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE COMMENDING MISS JENNIE WALSH ON HER OUTSTANDING SKATING ABILITY AND EXPRESSING APPRECIATION FOR HER EXCELLENT REPRESENTATION OF THE CITY OF TORRANCE.

Councilman Uerkwitz moved for the adoption of Resolution No. 68-223, and that it be put in the form of a permaplaque. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

ITEMS NOT OTHERWISE CLASSIFIED:

- 32. League of California Cities requesting appointment of voting delegate and alternate from City officials, for the business session at the Annual League Conference in Los Angeles, October 13-16, 1968.

Councilman Beasley moved that Mayor Isen be appointed the voting delegate, with Councilman Miller as an alternate. The motion was seconded by Councilman Uerkwitz, and there were no objections.

33. RESOLUTION authorizing execution of contract with the Redevelopment Agency for engineering services.

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

RESOLUTION NO. 68-224

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 CONTRACT FOR ENGINEERING CONSULTING SERVICES FOR SITE IMPROVEMENTS IN THE MEADOW PARK REDEVELOPMENT PROJECT AREA (CALIF. R-93).

Councilman Wilson moved for the adoption of Resolution No. 68-224. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

PROCLAMATION:

34. FORT MacARTHUR DAY - September 27, 1968.

Mayor Isen so proclaimed.

ORAL COMMUNICATIONS:

35. City Manager Ferraro reported on the information received from the County Sanitation District that it is going to be necessary to relay some of the pipe which was improperly laid on Calle Mayor. The interested citizens on this matter, Mr. and Mrs. Cook, have been notified.

36. City Clerk Coil reminded the Council of the League of California Cities Convention October 13-16th, recommending that Tuesday, October 15th, be a "dark night". Councilman Sciarrotta so moved; his motion was seconded by Councilman Beasley, and there were no objections.

37. Further clarification on the recent salary increase for administrative personnel was requested by Councilman Johnson -- by way of a report on the ultimate percentage represented by this action.

38. Councilman Johnson reported that the Independent Cities of California will next be meeting in Torrance on November 27th, and recommended that the Council extend a formal invitation to them, with a "no host" luncheon arrangement. Councilman Uerkwitz so moved; the motion was seconded by Councilman Sciarrotta, and there were no objections.

39. Mayor Isen commented on the transition of the Library services from County to City - an outstanding accomplishment - and recommended that there be a permaplaque resolution prepared for Mr. William Geller of the County system, and when the permaplaque is available that

a luncheon be arranged - the guest list to include Mr. Geller and his Staff, the Library Commission, City Librarian, and Council. Councilman Uerkwitz so moved; his motion was seconded by Councilman Johnson, and approval was unanimous.

40. Mr. Phillip Joseph, Torrance Police Officers Association, requested a Council Committee meeting to discuss days off and the fact that they are working 8 hours and 45 minutes per day, with only 8 hours pay. Mayor Isen deemed the request premature, and advised Mr. Joseph to go through the regular channels, referring the request to management.

The meeting was regularly adjourned at 11:35 P.M.

\* \* \* \*

*Vernon W. Coil*

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

APPROVED:

*Albert Isen*

Mayor of the City of Torrance