

I N D E XCity Council - February 11, 1969 - 7:00 P.M.

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Ava Cripe
Minute Secretary

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Adjourned at 11:35 P.M.

February 11, 1969

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a regular meeting on Tuesday, February 11, 1969, at 7:00 P.M. in the Council Chambers at Torrance 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: City Manager Ferraro, City Attorney Remelmeyer, City Clerk Coil, and City Treasurer Rupert.

3. FLAG SALUTE:

At Mayor Isen's request, Mr. Jim Latteri led in the salute to the flag.

4. INVOCATION:

Reverend Milton Sippel, First Christian Church, gave the invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of the regular meeting of February 4, 1969 be approved as recorded. His motion was seconded by Councilman Johnson, and there were no objections.

6. APPROVAL OF DEMANDS:

Councilman Beasley moved that all properly audited demands be paid. His motion was seconded by Councilman Wilson, 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 Sciarrotta, was unanimously approved by roll call vote.

8. Council Committee Meetings. . . . Noted.

* * * *

Mayor Isen inquired as to the manner of advertising in connection with public hearings with the new 7:00 P.M. meeting hour. Planning Director Shartle advised that they are advertised for 8:00 P.M. Discussion followed, and it was the consensus of the Council that the better hour for advertising the hearings would be 7:00 P.M., reflected in the following action:

MOTION: Councilman Sciarrotta moved that the public hearings from Planning before this Council be scheduled in the notice for 7:00 P.M. or as soon thereafter as Council business will permit. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

City Attorney Remelmeyer, at Mayor Isen's question, approved such action.

* * * *

Council procedure was outlined by Mayor Isen for the benefit of those in attendance for the first time.

* * * *

NON-CONTROVERSIAL ITEMS:

(Items 11, 13, and 15 considered separately.)

9. TAPE RECORDER PURCHASE - Request Council approval of purchase of two tape recorders with budgetary savings of \$2,563.27 currently available in 1968-69 budget. (Approved in 1968-69 budget with appropriation of \$4,234.)
10. CLAIM of Robert (Bob) Mahler for property damages on January 26, 1969, at the corner of 232nd Street and Almarosa Avenue, Torrance. Recommendation of City Clerk that said claim be denied and referred to the City Attorney.
12. EXTENSION OF FROZEN FOOD CONTRACT - request Council approval to extend frozen food contract with KERMIN'S FROZEN FOOD COMPANY, \$4000. annually.
14. AWARD OF CONTRACT - Sprinkler and Piping Materials for landscaping the Anza Avenue Parkway (Ref. Bid #69-1).
16. BUDGETED AND SPECIAL EXPENDITURES in excess of \$300.
 - A. BUDGETED:
 1. \$449.96 to Superior Wholesale Electric for 2000 ft. of wire, two time clocks and other hardware needed for -

lighting (1) El Nido parking lot; (2) City Garage, and (3) Airport apron requested by the Traffic and Lighting Department.

2. \$350.00 to Pacific Soils Engineering for investigating and making recommendations as to the need for (1) Sub-drains and (2) angle of full slope needed at the Alta Loma Park. This service is requested by the Building and Safety Department.

3. \$405.94 to Essicks Machinery Company for two 6-inch x 20 feet suction hose needed to pump sumps during emergency floods as requested by the Street Department

4. \$443.75 to Hundley Corporation for labor and materials in servicing the traffic signals on Crenshaw Boulevard between 182nd and 190th Streets as requested by the Traffic and Lighting Department.

5. \$589.68 to Pacific States for 108 feet of 12-inch pipe for use as part of the Crenshaw Boulevard Improvement Project as requested by the Water Department.

6. \$315.00 to Alex Thompson of Torrance for 10,000 rounds of reloaded .45 calibre ammunition requested by the Police Department for use in practicing on the target range.

B. SPECIAL EXPENDITURES - Oil Well abandonment on City property - Re: Sur La Brea Park Site.

7. \$2954.00 to Crane and Utterback for plugging and capping off existing oil well on City-owned property at the Sur La Brea (South Torrance) Park Site.

8. \$570.98 to Western Library Service for 143 juvenile books.

9. \$5426.77 to Intermountain Book Company for 22 reference books and 802 adult books.

10. \$327.60 to Doubleday and Company for ten (10) subscriptions to Junior and Adult Literary Guides.

11. \$989.41 to Random House Publishing Company for 195 Juvenile and 60 Adult books.

MOTION: Councilman Uerkwitz moved to concur with the recommendations on Items 9, 10, 12, 14, and 16. His motion was seconded by Councilman Sciarrotta, and carried as follows:

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

NOES: COUNCILMEN: None.

11. APPOINTMENT OF DEPUTY CITY ATTORNEY - requested by City Attorney.

City Attorney Remelmeyer described his existing Staff -- the services of Mr. Saukkola available to him until March 1st; those of Mr. Kolhoff only until June 1st -- the subject appointment of Mr. Albert D. Allen, Jr. as Deputy City Attorney will fill the present vacancy.

Mayor Isen requested that the City Attorney report back on March 1st as to Mr. Saukkola. It was also requested by Councilman Miller that a report be furnished on what cities of comparable size have in the way of attorneys and assistants in their legal departments; Councilman Uerkwitz agreed on the need for such a report.

MOTION: Commissioner Uerkwitz moved to concur with the request of the City Attorney on Item #11, for the reasons that the position is presently open and vacant, and, therefore, should be filled, enabling the City Attorney to keep the legal matters moving. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

City Attorney Remelmeyer then introduced Mr. Allen to the Council, noting that he prefers the name "Jack" to Albert, and an appropriate welcome was extended by Mayor Albert Isen.

13. RESOLUTION - requesting Fort MacArthur be designated as a permanent Army installation.

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

RESOLUTION NO. 69-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THAT FORT MACARTHUR BE DESIGNATED AS A PERMANENT ARMY INSTALLATION.

Councilman Johnson moved for the adoption of Resolution No. 69-27. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

15. RESOLUTION - urging Torrance residents to attend Military Majesty Pageant at South High School.

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

RESOLUTION NO. 69-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE URGING TORRANCE RESIDENTS TO ATTEND THE MILITARY MAJESTY PAGEANT AT SOUTH HIGH SCHOOL FEBRUARY 19 AND CONGRATULATING THOSE WHO PARTICIPATED IN ARRANGING THE PATRIOTIC CEREMONY.

Councilman Uerkwitz moved for the adoption of Resolution No. 69-28; his motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

In recognition of the tremendous patriotic community contribution represented by this project, scheduled for Wednesday, February 19th, 8 P.M., at South High School, Mayor Isen requested, over and above the passing of resolutions, that City Manager Ferraro see that Administration, City Employees, and their families are made aware of this event. Further, that it be ascertained how many will attend, and that Mrs. Fred Burdette, the program chairman, be so advised (telephone: 375-7592).

Councilman Uerkwitz reported on his understanding that Resolution 69-28 should be directed to the Secretary of Defense, and then sent back to the proper recipients in the proper chain of command. City Attorney Remelmeyer will see that this is done.

17. Recommendation of Citizens' Advisory Committee that Ordinance No. 1898 (provides a procedure for the issuance of restricted manufacturing permits to allow light manufacturing uses under certain circumstances in the downtown area) be rescinded.

It was the recommendation of Mayor Isen that a copy of Ordinance 1898 be furnished the Council, together with Item 17, and returned to the agenda in two weeks, and, further, that the downtown committee be notified that the ordinance will be reconsidered at that time. There were no objections.

(The Council departed from the regular agenda order at this point, awaiting the hour of 8 P.M. to undertake the public hearing matters.)

SEWERS AND DRAINAGE:

24. NOTICE OF COMPLETION - INSTALLATION OF SANITARY SEWERS IN WESTERN AVENUE AND IN 190TH STREET (B68-54) Job #68076.

Recommendations of Acting City Engineer:

1. That Council approve and authorize the extra work described in Item #24;
2. That Council accept the work;
3. That final payment be made to the contractor; and
4. That an additional \$500 be appropriated from the Sewer Revolving Fund to cover construction costs.

MOTION: Councilman Miller moved to concur with the above recommendations of the Acting City Engineer. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

25. STORM DRAIN INSTALLATION IN LOMITA BLVD. FROM MADISON STREET TO EARLY AVENUE.

Recommendations of Acting City Engineer:

1. That \$75,000 be appropriated from 2106 Gas Tax Funds for the subject installation.
2. That non-Gas Tax Funds needed for the projects be provided by one of the two methods described in Item #25.

Recommendations of City Manager:

1. That \$75,000 be appropriated from Section 2106 Gas Tax Fund.
2. That \$20,000 be appropriated from the Drainage Improvement Fund.
3. That \$40,000 which was appropriated from the General Fund as part of the 1967-68 Capital Improvement Program be cancelled and returned to the General Fund unappropriated surplus for other necessary future allocations.

MOTION: Councilman Miller moved to concur with the above recommendations of the Acting City Engineer and City Manager. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

Questioned by Councilman Uerkwitz was the status of the project on 190th Street between Hawthorne and Anza. Acting City Engineer Weaver advised that this is yet to be designed, and would be in need of an appropriation of some \$30,000 to \$40,000. Councilman Uerkwitz requested a report on the matter.

26. PUMP - ADEQUATE FOR FLOOD EMERGENCIES: Recommendation submitted by Civil Defense Commission for purchase of pump.

City Manager Ferraro noted that there request had already been accomplished in an emergency purchase, requiring Council approval, of a 6" pump in the amount of \$2310 from the Essex Machinery Company, the lowest of three bids, and 2520 lineal ft. of 6" aluminum pipe for an additional \$2635.

Action was taken in two separate motions:

Councilman Miller moved to concur with the recommendation of the Civil Defense Commission that a pump of adequate size be purchased to be used in flood emergencies to protect property from flood water damage. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

MOTION: Councilman Sciarrotta moved that the necessary funds be appropriated from the General Fund unappropriated surplus for the purchase of the necessary equipment above recommended by the City Manager. 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.

BUILDINGS, STRUCTURES, AND SIGNS:

27. Request for Relief from Compliance with Emergency Ordinance 1937 (establishment of new standards for multiple residential construction). Letter of request from Dan E. Butcher.

Representing Mr. Butcher was Mr. Dale Liston, 2158 West 230th Street, who stated that the reason for the requested extension is

because of financing difficulties; they are now in a position to obtain loans, and to have to return to the Planning Commission procedure would jeopardize the loan commitment.

At Councilman Sciarrotta's question, Mr. Liston advised that the proposed apartment development meets all the requirements of the new ordinance with the exception of the 1000 sq. ft. of land per unit requirement -- they are in excess of the required parking and open space.

Building and Safety Director McKinnon related the circumstances which necessitated this request, per his memo of February 6th, and agreed, at Mayor Isen's review of the complications surrounding the financing and undue time delays, that it probably would be a matter of discretion, and confirmed that it is now too late to present any more plans under the old ordinance.

To Mr. Liston, Mayor Isen asked if he would stipulate that everything under the new ordinance has been complied with, with the exception of the 1000 sq. ft. land per unit requirement, having an 800 sq. ft. ratio instead, and that an additional extension would not be requested at the end of the desired 180 day extension at this time; that the complete plans, the working drawings, as submitted would comply with the new ordinance, with the above exception. Mr. Liston so stipulated.

Discussion followed on the possibility of like requests from other developers, and it was agreed each would have to be considered on its merits.

MOTION: Councilman Beasley moved to grant the subject request, with the stipulations above noted and agreed to. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

TRAFFIC AND LIGHTING:

28. ORDINANCE: Adoption of ordinance authorizing the City Manager to close or restrict the use of City streets. Submitted for approval by Traffic and Lighting Engineer.

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

ORDINANCE NO. 1949

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF TORRANCE AMENDING SECTION 61.8.1 OF DIVISION
6 OF THE TORRANCE MUNICIPAL CODE RE: AUTHORITY
TO CLOSE OR RESTRICT USE OF CITY STREETS.

Councilman Uerkwitz moved for the approval of Ordinance No. 1949 at its first reading. His motion, seconded by Councilman Miller, was unanimously approved by roll call vote.

PERSONNEL:

29. SERVICE AWARDS. Recommendation of Personnel Director re: Longevity and Retirement.

It was the comment of Councilman Uerkwitz that a Councilman or the Mayor should make the service awards to give it emphasis. Councilman Johnson concurred in this, and expressed approval of the dinner idea as well. Mayor Isen suggested that concurrence be as to policy, with management acting on the manner of the presentations.

MOTION: Councilman Sciarrotta moved to concur with the recommendation of the Personnel Director, as a matter of policy. The motion was seconded by Councilman Uerkwitz, and there were no objections.

31. Highway Patrol Retirement, withdrawn.

PARK AND RECREATION:

32. CAPITAL IMPROVEMENT PROGRAMS - Request of Director of Recreation for an appropriation of funds for construction of one night-lighted tennis court at Hickory Park and for construction of La Carretera Park playground equipment area, for a total of \$24,100.

MOTION: Councilman Beasley moved to concur with the recommendation of the Director of Recreation as outlined above, and to approve the appropriation of \$24,100 from the Park and Recreation Facilities Fund. His motion was seconded by Councilman Miller, and carried as follows:

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

SECOND READING ORDINANCES:

34. ORDINANCE 1947.

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

ORDINANCE NO. 1947

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED IN THE NORTHWEST CORNER OF THE CITY AND DESCRIBED IN ZONE CHANGE 68-27.

(R.A. WATT COMPANY, INC.)

Councilman Sciarrotta moved for the adoption of Ordinance No. 1947 at its second and final reading. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

ORDINANCE 1948.

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

ORDINANCE 1948

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED ON THE SOUTH SIDE OF 190TH STREET BETWEEN ENTRADERO AVENUE AND THE WESTERLY CITY LIMITS, AND DESCRIBED IN ZONE CHANGE 68-20. (Don Wilson-Woodlake Apartments).

Councilman Johnson moved for the adoption of Ordinance No. 1948 at its second and final reading. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

37. PURCHASE OF RIGHT-OF-WAY EASEMENT ON SEPULVEDA BOULEVARD.
 Agreement between the City of Torrance and Dr. and Mrs. R.A. Bingham for the purchase of a right-of-way easement on Sepulveda Boulevard between Arlington and Crenshaw for the sum of \$10,600. (Gas tax funds appropriated.)

MOTION: Councilman Miller moved to concur with the recommendation of the City Manager that the Mayor be authorized to execute and the City Clerk to attest this agreement on behalf of the City, and that the City Manager and the City Attorney be authorized to execute all other necessary documents on behalf of the City to purchase the above described easement. His motion was seconded by Councilman Johnson, and unanimously approved by roll call vote.

38. RESOLUTION RE: OIL LEAKING FROM OFF-SHORE OIL WELL.

Councilman Wilson presented copies of Resolutions enacted by the South Bay Councilmen's Association relative to the disastrous oil leak recently experienced on California's coast, and recommended like action by this Council.

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

RESOLUTION 69-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING ASSISTANCE IN ABATING THE SITUATIONS RESULTING FROM THE OIL LEAKING FROM A CERTAIN OFF-SHORE OIL WELL.

Councilman Wilson moved for the adoption of Resolution No. 69-29. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

39. RESOLUTION RECOMMENDING CERTAIN ACTIONS IN REGARD TO THE SITUATIONS RESULTING FROM OIL LEAKING.

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

RESOLUTION NO. 69-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE RECOMMENDING CERTAIN ACTIONS IN REGARD TO THE SITUATIONS RESULTING FROM THE OIL LEAKING FROM A CERTAIN OFF-SHORE WELL.

Councilman Uerkwitz moved for the adoption of Resolution No. 69-30. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

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At 7:45 P.M. Councilman Sciarrotta moved to recess as City Council, reconvene as the Redevelopment Agency, followed at 7:46 P.M. by a general recess until the hour of 8:00 P.M.

* * * *

On resumption of the meeting, Mayor Isen announced that two presentations would follow, first introducing Dr. Louis Kaplan, Assistant Superintendent of Special Services, Torrance Unified School District and noting his recognition as a national authority in the field of guidance, counselling, and special services, and next introducing Mrs. Kaplan.

Representing the Riviera Homeowners' Association, Mrs. Kaplan presented a check for \$100 toward the Civic Center Fountain.

On a similar mission, Mr. William Hunter, President, North Torrance Property Owners' Association, likewise presented a check in the amount of \$100 toward the fountain.

Councilman Uerkwitz conveyed the deep appreciation of the Council for these contributions.

* * * *

PLANNING AND ZONING:

18. APPEAL OF HO 68-51, DOREEN E. RICHTER - Appeal of the Planning Commission decision to allow for the care of six children in a single-family residence located at 5018 Scott Street, zone R-1. The appellant requests permission to care for eight children.

Mrs. Richter was present, and responded to the questions of the Council: the neighbors have voiced no objections, in fact, have written letters urging approval of her request; a large play-room has been added to her home and deterioration is unlikely; the ages of the children to be cared for are between 2 yrs. and 16 yrs. of age; and it is her firm belief that she could properly care for 8 children, as approved by the State.

An unscheduled call on Mrs. Richter at 10 A.M. this date was reported by Mayor Isen and his reaction was most favorable, based on the beautiful setup and cleanliness of the house and the obvious enjoyment of the children being cared for.

The basis of the Council's decision, Mayor Isen continued, with each case being considered for itself, would be (1) is there a social benefit and need here, which, of course, there is with the large number of working mothers; and (2) how does the neighborhood feel about it - were the neighborhood up in arms about this their objections would come first and would be respected, but such is not the case, there being nothing unusual in the appearance of the home to set it aside from any other home with several children, and evidently no objection whatsoever to the project as such. There should ^{be} a condition, however, Mayor Isen added, that no play equipment/on the front lawn.

MOTION: Mayor Isen moved that the subject permit for eight children (HO 68-51) be approved, subject to all requirements of City departments, as well as those of the County and State - on a year-to-year basis, with the further stipulation that there be no play equipment or cluttering of the front yard to indicate that this was in the nature of a child nursery. The motion was seconded by Councilman Johnson.

Prior to roll call vote on the motion, Director of Building and Safety McKinnon pointed out that approval of eight children changes the concept of the Building Code and the State Fire Code as to requirements of fire safety in the building. It changes the character of the building from a dwelling to a school, and, therefore, such things as alarm systems and fireproofing will have to go into the building.

Fire Chief Lucas advised that the State law very clearly states that over six children requires an alarm system; all cities in California are bound by it.

The ramifications of the above requirements were discussed at some length. Mayor Isen thereupon restated the above MOTION, as follows: That the subject permit for eight children (HO 68-51) be approved, subject to: (1) Requirements of City departments, as well as those of the County and State; (2) That the permit be issued on a year-to-year basis; (3) That there be no play equipment or cluttering of the front yard to indicate that this was in the nature of a child nursery; and (4) That the proponent must comply with all orders of the Building Department and Fire Department with reference to their requirements under City or State ordinances in their particular field -- in the event the proponent does not elect to comply with them, that the Planning Commission recommendation of six children be approved. The motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

19. COMMUNICATION from Planning Director recommending an ordinance regulating automobile and motorcycle repair, automobile agencies, and used car lots. Recommended for approval by the Planning Commission.

Commissioner Sciarrotta moved to concur with the recommendation of the Planning Commission that the City Attorney prepare the necessary ordinance as outlined above. His motion was seconded by Councilman Beasley, and there were no objections.

20. TENTATIVE TRACT MAP NO. 30596: Subdivider, Robert Dunn; Engineer, Denn Engineering. This is a 4-lot tract located between 231st Street and future 232nd Street, approximately 140 feet easterly of Pennsylvania Avenue. (Postponed from the December 30, 1968 meeting).

The comments of Planning Director Shartle were noted that this submittal is a completely revised map and proposal which the Planning Commission and appropriate City departments have not had an opportunity to review and comment on; it being his recommendation that the matter be returned to the Planning Commission for comments. City Attorney Remelmeyer added that it would be a legal requirement that this be done.

MOTION: Councilman Miller moved that Tentative Tract Map No. 30596 be referred back to the Planning Commission. His motion was seconded by Councilman Beasley. There were no objections, and it was so ordered.

Mr. Dunn was present to protest the delay; the fact that there was no alternative was pointed out to him.

21. ORDINANCE re: 232ND STREET OPENING - Enabling ordinance permitting establishment of special assessment district.

City Attorney Remelmeyer explained that the subject ordinance is an enabling ordinance establishing assessment district proceedings which could be utilized for the purpose of financing the opening of 232nd Street. The financial considerations involved were discussed as well; City Treasurer Rupert commented on his problems with the 1911 Act, which is basically the same procedure, and of concern to him is what happens in the interim period during construction if property should sell, wouldn't it be better to include "paid upon the sale of property" or at least recorded as a lien. City Attorney Remelmeyer will get with Mr. Rupert and draft something that will take this into consideration.

Mrs. Arnold S. Johnson, 2277 West 233rd Street, representing the proponents of the 232nd Street Opening Project, stated that in June they heard the Council direct the City Attorney to write a charter city procedural ordinance to allow them to acquire the Raphael parcel in particular -- they did not ask for a 1911 package deal to pay for sidewalks, curbs, gutters, or paving of the proposed street. Mrs. Johnson further stated that it is their understanding that the City policy with regard to the opening of local streets in the South Torrance area is not done by 1911 - instead a right-of-way acquisition district method has been used in three specific instances. It was then stated by Mrs. Johnson that the City Attorney did not seem to understand the Council's direction, and he is either in contempt of Council or is unacquainted with their May report.

It should be understood, Mrs. Johnson continued, that if the subject ordinance is passed, it will change the whole policy of Public Works construction in this area, requesting confirmation of this by Acting City Engineer Weaver. Mr. Weaver responded that

there is a policy that has been followed wherein on new streets where right-of-way dedication has been prepared but the City has been providing the middle two lanes off pavement -- there are problems at times regarding underground utilities and the method of financing, as well as the relocation of fences and structures, etc. -- but, in general, the policy followed by the City is that of providing two lanes of traffic.

City Attorney Remelmeyer stated that Mrs. Johnson's request can be carried out -- it is up to the Council in each case to determine what they will pay for and what the people will pay for at the time a particular resolution comes through setting up such a District.

Mrs. Johnson concluded, stating that it is their understanding that there were mandatory and jurisdictional defects in the proceeding used to open 230th Place; a correction of that was requested in a new ordinance. The Council's attention was called to precedents; they ask for equal treatment.

It was the comment of Councilman Johnson that the proposed ordinance would represent the enactment of a law which would enable the Council to use this form of District to accomplish what has been discussed above. Each individual project will require a separate resolution, which resolution will set out the ground rules for that particular project. But the ordinance before the Council at this time is needed first -- with both steps being necessary; the time element is the concern, Councilman Johnson added, but the desired results should soon be accomplished.

Mayor Isen favored a package arrangement, in the interest of saving time -- the enabling act and the procedure to create the District.

Councilman Sciarrotta stressed his feeling that the 232nd people should be afforded exactly the same treatment as others have enjoyed.

Next to speak was Mrs. Betty Ponsford, 2306 West 234th Street, who stated that she was advised by the Planning Director in 1964 that if there were a big developer on that street, there would be the same treatment.

It was unanimously agreed that this matter be referred back to the City Attorney, assigned a high priority, and returned to the Council with the proposed ordinance and enabling legislation in a form that can be passed, in the first step of such procedure; further, that the City Attorney work with City Treasurer Rupert, necessary City departments, Mrs. Johnson, and the neighborhood committee.

* * * *

PLANNING AND ZONING HEARINGS:

22. ZC 68-24, TORRANCE CITY COUNCIL - Creation of a Civic Center Overlay District to include the Civic Center and adjacent properties. Recommended for approval by the Planning Commission.
- 22A. Letter of Protest re: ZC 68-24 submitted by Woolley and Woolley, Attorneys at Law.

City Clerk Coil presented an Affidavit of Publication, and it was ordered filed, there being no objections.

It was recommended by Councilman Miller, prior to undertaking the public hearing on this matter, that each of the Councilmen declare financial interest, if any, in the subject area, since this appears to be of major concern to the residents. Their statements follow:

"Councilman Miller: I have no property in the area; I own none in the overlay area. I have listed and sold many properties in this area in previous times; I have none now in escrow nor do I own any of the property. (The City Attorney advised Mr. Miller, on his question, that it would be proper for him to participate in this matter.)

Councilman Uerkwitz: I have no property in the overlay area. I would like to have property in that area, and have no interest other than that created by the agenda.

Councilman Sciarrotta: I do own a piece of property on the corner of Madrona and Maricopa - 100 x 115 with a home on it. (City Attorney Remelmeyer confirmed that it would be proper for Councilman Sciarrotta to participate in this case; the conflict of interest laws do not relate to a case where a Councilman is a owner of property in a zoning matter unless he initiated it himself on an individual basis.)

Mayor Isen: I do not own any property of any nature, shape, or description in the overlay area nor do I know of any clients that do own property there.

Councilman Wilson: I have no financial interest in the area.

Councilman Beasley: I have no financial interest in the area.

Councilman Johnson: I own no property in the area; I have no listings in the area; nor do I know of any that my company has."

At the request of Mayor Isen, a definition of an overlay zone, for the enlightenment of all present, was furnished by Planning Director Shartle, followed by a description of the efforts and accomplishments to date relative to the subject case.

Mayor Isen then announced that this is the time and place for the public hearing on ZC 68-24.

Responding was Mrs. Betty Shields, 3025 Opal, who stated that the earlier feeling of the residents that there were devious purposes in mind appears to be in error, but she fails to see the benefit that is to be derived from penalties proposed for infringement of the ordinance; further, the abatement is in excess of what any other citizen in Torrance would be subjected to -- Mrs. Shields feels this is discriminatory. Further objection to the arrangement proposed for inspection by an officer of the City was voiced by Mrs. Shields. Were the ordinance applied to the entire City, she would applaud the action but not a single area in the manner proposed, and it most definitely is not the voice of the people.

Mr. Harvey Day, 3033 Opal Street, disapproves of the proposed ordinance imposed on one of the nicest areas in Torrance, which would present difficulties when sales of the homes were contemplated. Mr. Day also referred to discussion at the Planning Commission in reference to holding down the assessed valuation of the property in this area, which he feels could prove of benefit to the City if they wish to take over this property in the expansion of the Civic Center thereby establishing a motive which might be of interest to the District Attorney. Interrupting at this point, Mayor Isen clarified that there is nothing to support that the City is entitled to any properties around this area other than the confines of Civic Center as it exists now; anything else is a figment of imagination, noting that this Council is still responsible to the people, and requesting that no further such statements be made.

Mr. Day then referred to the extensive expansion plans for the Civic Center that have been reported, and stated that the people would like to know how all of this ties into the proposed overlay district. In response, Mayor Isen stated that it does not -- the motivation of the ordinance being to protect the homeowners from the temptations that will result as the Civic Center grows -- it further seems to him that Mr. Day, whether he realizes it or not, is arguing to some extent in favor of a control in order to protect his investment.

Discussion was then diverted to the area represented by the proposed overlay zone. Councilman Miller stated his original area of concern was merely that of Torrance and Maple. Mayor Isen added that the original intent was to supplement any variances or changes of zone that might be made, the concern being that in the event of denial the property owner would deliberately permit the property to depreciate and become dilapidated to force a change of zone. It was then the recommendation of Mayor Isen that only the areas of Maple Avenue and Torrance Boulevard directly facing the Civic Center be a part of the overlay zone, deleting the remaining areas; further, that the proposed ordinance should apply only to new construction, with some of the more restrictive clauses eliminated, and the same protection will be afforded the area.

Speaking next was Mr. Robert White, 3242 Torrance Boulevard, who stated that he too is opposed to the proposed ordinance -- further property restrictions are needed like a hole in the head, and the "big brother benevolence" is somewhat late and should instead have been a consideration at the time the land for the Civic Center was purchased. Mr. White then stated that when the tax assessor

finds that the land facing the Civic Center is worth more than the improvements on it, then the property owner finds himself in a rather untenable position considering tax rates as they have developed in this area. Now an overlay zone which will tend to depreciate the property is proposed -- he, for one, does not like it. Mr. White took further exception to certain portions of the proposed ordinance which he felt highly restrictive -- Mayor Isen acknowledged that in his perusal of same he had deleted certain such sections, and had inserted the words "no new construction", all of which will be contained in his recommendation following the public hearing on this matter.

Mrs. Ethel Kovach, 21730 Barbara Street, expressed appreciation regarding the meaning of an overlay zone and the protection afforded thereby, and would hope that it would include areas affected by freeways.

Speaking next was Mr. Emil Settlage, 3309 Opal Street, who commented on the gratifying knowledge that neither the Planning Commissioners nor the Councilmen have any interests in the subject area, and the fact that the proposed ordinance has weathered the storm of many people who became very emotional, subsequent committee meetings, and the ordinance as revised resulted, which should be protective and for the betterment of Torrance.

Mrs. Julie Bruce, 3209 Opal Street, expressed interest in the revisions proposed by Mayor Isen, adding that such an overlay would prove detrimental if they should attempt to sell their property.

* * * *

A 10-minute recess was ordered by Mayor Isen - the hour being 9:45 P.M.

* * * *

On resumption of the meeting the next speaker was Mrs. Tom Clinkenbeard, 908 Maple, who stated that there is a bailbondsmen next door to her and while they are not particularly affected, there are five more houses for sale; it seems that since the overlay was recommended, the speculative interest has decreased. Planning Associate Busse advised that the matter of the bailbond office in an R-1 zone is being checked by the City Prosecutor.

Mrs. Dorothy Settlage, 3309 Opal Street, expressed her concern for what happens to Torrance Boulevard since it will have an effect on her home, and related the many aspects of the ordinance that were reviewed at the committee meetings, as well as possible effects on land values.

Mrs. Catherine Chisolm, 814 Maple, disagreed that Maple is a residential area -- rather, it is like living on the emergency parking on the freeway -- and deplored the dirt, noise, and truck traffic. Mayor Isen requested that Traffic Engineer Horkay review the truck route in this area as well as other areas in the City which may be being used erroneously as truck routes.

Mr. Thomas Childers, 611 West Sixth Street, Los Angeles, attorney for Boise Cascade, heartily concurred in the earlier recommendation that Boise Cascade be excluded from the overlay zone.

Mr. Walter Hickcox, 3326 Torrance Boulevard, stated that he is opposed to the proposed ordinance; he then requested that those in the audience also opposed to stand, and a large number of people did so.

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

MOTION: Mayor Isen moved that the matter of the Creation of a Civic Center Overlay District be referred back to the City Attorney for revisions and rewriting pursuant to the instructions of the Council:

1. That the Civic Center Overlay District be decreased in its area so that at the north it would stop at the trees which separate Civic Center from the industrial area, those trees then going from Maple Avenue to Madrona. At the south the houses facing on Felbar Street be excluded entirely so that the line would be at the boundary line (fences, etc.) between the houses facing Maple and the houses facing Felbar; that the continuation of that line go to Torrance Boulevard but stop at the boundary line between the houses facing Torrance Boulevard and the houses facing Opal; so that the overlay area district would only include those houses facing Torrance Boulevard, the line being extended then to the mutual boundary line of the lot on the southeast corner - then straight across with the boundary line applying only to the homes facing on Torrance Boulevard and extending as far as Madrona - that everything else on Madrona or on Torrance Boulevard and Madrona be completely eliminated from the district.

2. That the City Attorney, with the above general description of the area, bring back an ordinance for study which would be revised to indicate the new district under "CREATION OF DISTRICT", with the following deletions and corrections: ^{part of} *(Delete/Item 1, Page 1-see pg.18)

Section 91.26.3 - eliminated in its entirety for the reasons that much is unnecessary and covered by other provisions and by the zoning.

Section 91.26.4 - deleted.

Section 91.26.5 - deleted.

Section 91.26.7 - for study and further consideration.

(a) should be excluded, there being laws that apply.

(b) should be excluded, not applicable.

(d) deleted.

(f) deleted.

(g) deleted.

(h) deleted.

(i) deleted.

Abatement Procedures should provide for civil abatement only. There should be no sections pertaining to penal offenses, fines, imprisonment, etc.

3. That such an ordinance with the above revisions, deletions, and corrections be returned to the Council for further study. His motion was seconded by Councilman Johnson.

Discussion followed prior to roll call vote. Councilman Miller requested that the affected property owners be furnished copies of the ordinance as revised; City Manager Ferraro will see that copies are mailed to them.

recommended

Councilman Uerkwitz/that item j, page 4, be deleted as well, and there were no objections. Reservations were expressed by City Attorney Remelmeyer as to the wisdom of deleting this item; it was agreed to review this at the time of study.

** Referring to page 1, number 1, Councilman Wilson noted that the ordinance pertains to a civic center district, and recommended that the reference to "public parks, public buildings, and grounds" be deleted; there were no objections.

Roll call vote on Mayor Isen's motion was unanimously favorable.

Mayor Isen requested that this matter be returned in two weeks by the City Attorney -- February 25th, a 7:00 P.M. meeting.

23. ZC 68-6, DANIEL D. TOMPKINS and HAROLD BRICK. Change of zone from R-2 to C-1 on property located at the southeast corner of Carson Street and Fern Avenue. (Continued from April 23, 1968, pending outcome of a study for the area.)

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

Mayor Isen inquired if anyone wished to be heard.

Mr. Harold Brick, 724 Lowery Street, Orange, was present to review the events that have transpired since their request for a zone change in March, 1968, including meetings with Carson Street property owners and City staff. Planning Director Shartle advised that the recommendation resulting from these meetings is that no changes be made in the existing zoning, and, further, that there be no spot zoning. It was also the recommendation of the group that in the cases of shallow lots now zoned R-2 the owners could contact the City Council regarding rezoning to R-1 in the interest of reducing their taxes; it was also asked that Council expedite the improvement of Carson as soon as possible.

Mr. Brick continued, describing the area as it presently exists, and suggesting that C-R zoning would afford the City a great deal of control over the type of business that might be established, adding that overtures have been made for a Foster Freeze-type location, as well as a small insurance agency.

Mr. Lawrence Curtis, 1723 Date, admitted that the subject property is an eyesore, but he is concerned with development in the area, it appearing that another liquor store is going in with attendant problems. Carson Street parking problems were described by Mr. Curtis as well.

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

MOTION: Councilman Beasley moved to concur with the recommendation of the Planning Commission of denial of ZC 68-6. His motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

AYES: COUNCILMEN: Beasley, Johnson, Sciarrotta,
Uerkwitz, Wilson, and Mayor Isen.
NOES: COUNCILMEN: None.
ABSTAIN: COUNCILMEN: Miller (property listed on
Carson Street).

PERSONNEL:

30. ORDINANCE regulating transfers and reassignments.

Mr. John Kirkpatrick, Torrance City Employees' Association, recommended that this matter be referred to a Council committee, there apparently being no urgency. The Council was in agreement with the suggestion, and it was so referred -- the committee to be composed of Councilmen Beasley, Johnson, and Miller.

ITEMS NOT OTHERWISE CLASSIFIED:

33. STATUS REPORT - Nollac Hearing, Walter N. Anderson, Special Counsel.

The request of the City Attorney for an appropriation of an additional \$5000 for the services of Mr. Walter N. Anderson was reviewed, including the cost to date, the indeterminate costs ahead, as well as the number of attendant costs apart from the services of Mr. Anderson in connection with this hearing. Discussed as well was the feasibility of the City's legal staff taking over the case to its completion; City Attorney Remelmeyer responded that this could not be effectively accomplished.

It was the suggestion of Mayor Isen that the City Attorney attempt to renegotiate the fees with Mr. Anderson, recognizing that he is a fine, conscientious lawyer and is developing the case in the manner that he sees fit and deems needed legal tactics; however, this is not a Superior Court action where \$40.00 per hour is a going rate, but, rather, before a civil tribunal where there is not the same wear and tear as where dealing with technical rules of law with Superior Court judges and juries involved. Mayor Isen reiterated his feeling that there should be a renegotiation on the investigative portions of the case and a credit allowed for that -- with a report back at the next Council meeting to see if a sensible, fair basis can be achieved.

Mr. Bill Roberts, 3937 West 188th Street, speaking as a taxpayer, inquired that if this case were taken to court, would like fees again have to be paid -- City Attorney Remelmeyer advised in the negative, stating that in such a case there would be no retrial, the courts merely make the decision from the transcript as to whether or not there was a reasonable conclusion. Further, it seemed to Mr. Roberts that the present hearings could be handled by the City Attorney's office; Mr. Remelmeyer then described his Staff and their workloads.

Discussion returned to the high cost and the solutions thereof, it being generally agreed that the above recommended renegotiation be undertaken.

36. ORDINANCE re: Operating Motor Vehicles on Vacant Property.

City Manager Ferraro advised that Section 1, the paragraph "Section 45.6.18 - Operating Motor Vehicles on Vacant Property", third sentence, should be revised to read: ".....on any vacant lot, parking lot, vacant property or acreage....."

Mr. Kenneth Hudson, 19421 Beckworth, requested the Council to reject the proposed ordinance -- in his opinion, it is extremely unfair; a noise is a noise, and can come from a lawn mower, a power saw, etc., and could, in fact, include construction equipment. It is Mr. Hudson's feeling that there are presently sufficient laws covering disturbance of the peace.

Next to speak was Mr. John Hurley, 18414 Haas Avenue, who stated that the subject ordinance is aimed at getting specific annoying vehicles off vacant lots and annoying residents, but feels that any ordinance which prohibits a whole class of activity in order to get at a very small percentage of people is a poor ordinance and is going to be correspondingly poorly adhered to; Mr. Hurley would not like to see such an ordinance go into effect.

Mr. C.L. Vaughn (?), 3822 West 183rd Street, predicted that there would be problems in his area when a tractor is fired up on a nearby field, in addition to problems that will be presented by construction work, both industrial and residential, wherein a ditch-digger would make them subject to a misdemeanor.

Mr. Maurice DePrez, 5009 Cathann Street, referred to the Council's support of Little League, and suggested that an area be provided for people to ride motorcycles for the large portion of the population who do like to ride motorcycles.

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

ORDINANCE NO. 1950

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 45.6.18 OF THE TORRANCE MUNICIPAL CODE TO PROVIDE THAT THE OPERATION OF ALL MOTOR VEHICLES ON VACANT PROPERTY WILL BE A MISDEMEANOR WHEN IT DISTURBS THE PEACE.

Mayor Isen moved for the approval of Ordinance No. 1950 at its first reading; his motion was seconded by Councilman Beasley.

Questioned by Councilman Wilson, prior to roll call vote on the motion, was where can these people ride? -- it is a form of amusement, a hobby, and there does not seem to be a place in Torrance where this can be done.

The motion carried, with roll call vote as follows:

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

It was the comment of Councilman Miller that the ordinance in its present form is discriminatory.

ORAL COMMUNICATIONS:

40. A progress report on Alta Loma Park was furnished by Assistant City Manager Scharfman -- access has been required, subject to final Council approval, the five acres are now owned by the City, with the design of the park approximately 90% complete -- and it would appear that Alta Loma Park will become a reality in the very near future.

41. City Manager Ferraro referred to his communication of this date in regard to an error committed in the Planning Department on the notification of certain property owners on certain cases -- specifically affected was case ZC 68-29, Boll-Melville -- it now having been learned that ZC 68-40, Bower, Torino, and Collins is similarly affected, with readvertising of these two cases being recommended by the City Attorney.

Mayor Isen expressed agreement with the necessity of such readvertising on ZC 68-29. However, in the case of ZC 68-40, such an undertaking would be ridiculous in view of the considerable money already expended, the extensive plans and commitments already in effect, and the fact that there were regular hearings, in complete compliance with the ordinance, with many people in attendance voicing their opinions along with coordination of the proponent and a citizens' committee on the desirable and undesirable aspects of the development, all being satisfactorily resolved.

MOTION: Councilman Uerkwitz moved that the Planning Director be directed to take the necessary steps to readvertise Case # ZC 68-29, Boll-Melville. The motion was seconded by Mayor Isen, and roll call vote was unanimously favorable.

42. First place for traffic safety, per the February issue of the National Safety Council's magazine, for the City of Torrance (labelled the safest city in the nation) was announced by Chief Koenig who acknowledged the fine contributions by the Safety Council, the schools, and the fine citizens in achieving this record.

43. City Clerk Coil stated that henceforth complete Council agendas will be furnished key Torrance libraries.

44. Councilman Beasley wished to clarify that his statements in earlier discussion regarding the Nollac hearing that it is not his intent to reflect on either the litigants in the case; he is simply astonished at the amount of money being paid out for the attorney.

45. Councilman Johnson opined that the trip to Sacramento to meet with the legislators was a most successful one and opened the door to very close cooperation.

46. The occasion honoring Sgt. Tom Wooldridge, Torrance Police Department, for his community contributions, hosted by the West Torrance Lions Club on February 13th, was noted by Councilman Johnson.

47. Meetings underway regarding interpretation of the recently passed oil well ordinance was reported by Councilman Miller; a report from City Attorney Remelmeyer is anticipated.

48. It has been brought to the attention of Councilman Sciarrotta that there is a plaque on display in the Trophy Room bearing the signature of Allan Hill, aged 11, the year being 1959. Allan, the son of License Supervisor Robert Hill, was killed in Vietnam on January 8, 1969. Councilman Sciarrotta requested that a replica of this plaque be furnished Mr. Hill to be incorporated with mementos of his son, and so MOVED. His motion was seconded by Councilman Uerkwitz, and approval was unanimous.

49. High-rise for downtown Torrance is deserving of a study by the Planning Commission, in the opinion of Councilman Sciarrotta, and he MOVED that such a study of the feasibility of high-rise on the perimeter of downtown Torrance, and recommendation thereto, be made by the Planning Commission. His motion was seconded by Mayor Isen, and roll call vote was unanimously favorable.

Councilman Uerkwitz noted that a similar study has been made by the Citizens' Advisory Committee.

Mayor Isen's "yes" vote followed confirmation by City Attorney Remelmeyer that it was in order for him to vote, with Mayor Isen volunteering the information that his family has owned several buildings in this area for many years, and he personally owns several small parcels of land in downtown Torrance.

50. Introduced by Councilman Uerkwitz was the newest of the homeowner association presidents: Mr. George McMullen, Southeast Torrance Homeowners' Association. Mr. McMullen responded, expressing the desire of his group to be of assistance to the City Council, and outlining the ambitious program they have undertaken.

51. Referring to the oil slick problem, Councilman Wilson inquired if problems are anticipated at Torrance Beach. City Manager Ferraro reported on his conversation with appropriate officials who are not concerned for this area at this time.

52. Mayor Isen reported on his knowledge of a recent trip by the Water Commission to view Torrance installations, and suggested that the Council be invited on such informative jaunts.

53. The status of Moneta Water was questioned by Mayor Isen -- City Manager Ferraro advised that meetings are underway, and a report will be forthcoming.

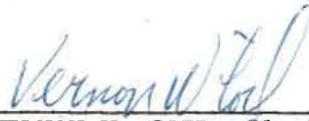
54. City Attorney Remelmeyer advised, at Mayor Isen's question pertaining to the Anza Avenue dedication and Bower, Torino, and Collins, and the pending escrow, that it is yet to be effected, but he will expedite the matter.

55. Praise to Police Officer Paul Nowatka, walking a beat in downtown Torrance, was deemed appropriate by Mayor Isen -- he is well known and well liked by all the merchants, and his presence has served as a tremendous deterrent to crime and breaking of laws.

56. Mr. Al Flores, 23103 Cerise, president of Marble Estates Homeowners' Association, expressed their appreciation to the Council for the appropriation of funds for the tennis court in Hickory Park.

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

* * * *


VERNON W. GOIL, Clerk of the
City of Torrance, California

Ava Cripe
Minute Secretary

22.

Council Minutes
February 11, 1969

APPROVED:



Mayor of the City of Torrance