

I N D E XCouncil Meeting held November 13, 1962, 8:00 p.m.JUNIOR CITIZENS' DAY

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Edith Shaffer
Minute Secretary

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Adjourned at 10:15 p.m.

Torrance, California
November 13, 1962

MINUTES OF A REGULAR MEETING OF
THE TORRANCE CITY COUNCIL

CALL TO ORDER:

1. A regular meeting of the Torrance City Council was held on Tuesday, November 13, 1962, at 8:00 p.m., in conjunction with a regular meeting of the Torrance Council of Junior Citizens, each member of the Council and key City personnel being represented by a student from one of the five Torrance high schools and participating in the action and decisions of the evening. Prior to the meeting, all the participants enjoyed dinner and entertainment at South High School Cafetorium. The principal speaker was James Nicklin, City Attorney for the cities of El Monte and Arcadia.

2. ROLL CALL:

In lieu of regular roll call, each member of the Council introduced his counterpart Junior Councilman, as follows: Councilman Drale - Don Aimar, North High; Councilman Beasley - Danny George, Student Body President of Torrance High; Councilman Benstead - Linda Anderson of South High and Vice President of the Associated Student Body; Councilman Vico - Rick Coulter, President of the South High Student Body; Councilman Sciarrotta, - Tom Monaghan from

Your Minute Secretary is very sorry to have inadvertently omitted to include the names of Councilman Miller and his counterpart, Bruce Cole of North High School, in the roll call on page 1 of the minutes of November 13, 1962, Junior Citizens' Day. With this correction noted, on motion of Councilman Benstead, seconded by Councilman Sciarrotta, the minutes of the adjourned regular meeting of November 7, 1962 and the regular meeting of November 13, 1962 were approved as written.

Torrance High and the City Attorney for the evening was from West High. In the absence of the counterpart of Police Chief Benner, it was presumed the Chairman of the Police Commission, for the day, Miss Linda Anderson had dispensed with his services.

Junior Mayor Shartle gave a brief explanation of Council procedure for the benefit of the audience many of whom had not previously attended Council meetings.

Councilman Drale's counterpart was a substitute for Miss Linda Kennedy of North High School who met with a slight accident on the return from dinner and was unable to attend the meeting. On the original plan, Don Aimar had been assigned as an Assistant City Manager.

3. SALUTE TO THE FLAG:

At the request of Junior Mayor Shartle, Junior City Attorney May led the salute to our flag.

4. INVOCATION:

The Reverend H. Milton Sippel of First Christian Church opened the meeting with an invocation.

5. APPROVAL OF MINUTES:

Because of the holiday last week and the hearing on the college site Thursday at Long Beach State College which was recorded by the Council's minute secretary, the minutes of the regular meeting held November 7th were not delivered until this day and therefore their approval will await the next Council meeting.

*See
From Council
minutes
Nov. 20, 1962*

6. APPROVAL OF DEMANDS:

Councilman Benstead moved all bills regularly audited be paid. Motion, seconded by Councilman Sciarrotta, carried as follows:

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

NOES: COUNCILMEN: None.

7. MOTION TO WAIVE FURTHER READING:

Councilman Beasley moved that after the Clerk has given a number and read title to any resolution or ordinance on tonight's agenda, the further reading thereof be waived; reserving and guaranteeing to each councilman the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Miller but failed because of a No vote from Councilman Vico. A unanimous favorable vote is required, and for this reason it will be necessary to individually waive reading of resolutions and ordinances at this meeting.

HEARINGS:

8. Assessment District No. A-11-60-2 (Cabrillo Avenue)

Confirmation of Assessment, with cover letter from City Attorney Remelmeyer and outline of procedure and proposed resolutions.

Proof of Publication, Affidavit of Posting and Affidavit of Mailing were presented by City Clerk Coil on motion of Councilman Benstead, seconded by Councilman Miller, by unanimous roll call vote, they were ordered filed.

Mayor Isen announced the hour of 8:00 p.m., having arrived, this is the time and place fixed for the hearing of protests, objections or appeals in respect of the assessment and work under and pursuant to resolution of intention, Resolution No. 62-42, and the Improvement Act of 1911.

Mayor Isen asked City Clerk Coil if there were any written protests or objections against the assessment or against the improvement as constructed or against the proceedings; there were none.

Mayor Isen asked if any person who has filed a written protest, or his representative, desires to be heard in support of such protest and there was no response.

Mayor Isen asked if any person wished to make an oral protest; there was no response.

Councilman Benstead moved the hearing be closed. His motion, seconded by Councilman Vico, carried by unanimous roll call vote.

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

RESOLUTION NO. 62-251

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DIRECTING THE STREET SUPERINTENDENT TO DEDUCT THE CITY'S SHARE OF THE COST FROM THE ASSESSMENT ROLL AND AUTHORIZING AND DIRECTING THE DIRECTOR OF FINANCE TO ISSUE WARRANT IN THE AMOUNT OF \$16,511.03 to S. C. McAMIS, THE CONTRACTOR.

(Assessment District No. A-11-60-2 Cabrillo Avenue)

Councilman Beasley moved to dispense with further reading of Resolution No. 62-251. Motion, seconded by Councilman Vico, carried by unanimous roll call vote.

Councilman Sciarrotta moved to adopt Resolution No. 62-251. Motion, seconded by Councilman Miller, carried by unanimous roll call vote.

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

RESOLUTION NO. 62-252

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, MAKING DETERMINATIONS AND CONFIRMING ASSESSMENT AND PROCEEDINGS UNDER RESOLUTION OF INTENTION, RESOLUTION NO. 62-42.

(Assessment District No. A-11-60-2, Cabrillo Avenue)

Councilman Benstead moved to waive further reading of Resolution No. 62-252. Motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

Councilman Benstead moved to adopt Resolution No. 62-252. Motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote.

9. FINAL TRACT MAP NO. 26673 (12 lots) subdivider, Everett Powell Location, 181st Street West of Doty Avenue, R-1 zone. Recommended for approval. Planning Director Shartle's letter of transmittal, final tract map and letter of transmittal, tentative tract map dated June 28, 1962, letter from City Engineer dated June 11, 1962 and location sketch.

Councilman Beasley moved to concur in the recommendation of approval and his motion was seconded by Councilman Drale.

Councilman Benstead stated several of the lots do not meet the requirements of the ordinance. However, he said this is not new; a lot of time is spent in drafting ordinances which are not adhered to.

Councilman Sciarrotta asked for an interpretation of "reasonably free from flood hazard" and the fifty-year storm theory was explained. He then asked who would bear the expense of damage from such a flood and the answer was, the property owner. The junior councilmen conducted this particular discussion.

Mayor Isen, in rebuttal of Councilman Benstead's complaint explained when the Council approves a tract which has lots smaller than the requirements of the ordinance, gives the same effect as a variance or departure by approval. The reason is to maintain conformity with a neighborhood established before the ordinance came into effect. Mayor Isen's explanation was entirely unsatisfactory to Councilman Benstead.

Councilman Vico asked specifically about the flood damage responsibility and City Attorney Remelmeyer said it has been the decision of the Supreme Court in a famous case which repealed the doctrine of sovereign immunity. While it cannot be said with absolute certainty the City would be free of liability, the chance is very small as negligence would have to be proven. City Engineer Nollac confirmed Mr. Remelmeyer's statement that the flood control district never gives further assurance than that the tract is reasonably free from flood hazard.

Roll call vote carried the motion:

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

NOES: COUNCILMEN: Benstead (for the reasons set forth above).

10. Tentative Tract Map No. 22847 (10 lots) Subdivider, Moreau Construction Co. Redondo Beach Boulevard to 168th Street approximately 300 feet west of Yukon, Zones C-2 and R-1. Recommended for approval. Planning Director Shartle and City Engineer Nollac's letter of transmittal with letter from City Engineer dated October 10, 1962, location sketch and excerpt from Planning Commission minutes and Staff recommendations of October 17, 1962.

Councilman Sciarrotta moved to concur in the recommendation of approval subject to certain conditions set forth in the written transmittal letter from Planning Director Shartle. His motion was seconded by Councilman Miller.

Councilman Benstead said this sort of approval of substandard Lots and then more substandard lots because they are adjacent thereto is an evergrowing problem.

Councilman Miller asked about access and setback provisions and Mr. Shartle stated the houses will face on Redondo Beach Boulevard but the cars would enter through the alley to the rear to eliminate traffic hazard.

Mr. Francis, representing the proponent, stated his client has no definite plans as to future construction, R-3 or C-2, and that is the reason they wanted to leave Lots 9 and 10 in C-2 and access to them from Redondo Beach Boulevard would not be made. The street is substandard but they plan to make it standard with respect to pavement width and will dedicate the necessary land for widening of Redondo Beach Boulevard.

Roll call vote carried as follows:

AYES: COUNCILMEN: Beasley, Drale, Miller, Sciarrotta, Vico, Mayor Isen.

NOES: COUNCILMEN: Benstead (The lots do not conform)

(Please see an additional item appended as a condition under Item 11 which covers the waiver on this property).

11. Waiver - W-308. Fujii/Moreau Construction Co. requesting 5' front yard setback waiver on Lots 1, 2, 3, 7 and 8, Tract 22847 in R-1 zone., recommended for approval. Planning Director Shartle's letter of transmittal submitting location sketch for council use. No written communications were received.

This request for waiver deals with Item 10 and Mayor Isen said he presumed the setback is necessary under the circumstances to establish uniformity. As to Lot 5, Mr. Francis said the design will be modified architecturally, but it can and will be done.

Councilman Sciarrotta moved to grant the waiver and his motion was seconded by Councilman Vico. Councilman Drale asked if a provision might be made for a wall along the alley to obviate the complaints which have occurred east of the location about cars backing into the yards of residences. Mr. Francis said along Lots 1 through 8 (the south side of the alley where single units will be placed) there can be a wall.

Mayor Isen moved an additional condition be made as to Item 10, that along Lots 4, 5 and 6 there be a five-foot masonry wall. The Council accepted that as a part of the original motion on Item

10 by Councilman Drale and there was no objection. The developer also agreed to the condition.

Roll call vote on the waiver was:

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

NOES: COUNCILMEN: Benstead.

12. Proposed ordinance defining private garage, submitted by Planning Director Shartle with concurrence of City Manager Peebles.

At the request of Junior Mayor Shartle, Junior City Clerk Hanson assigned a number and read title to:

ORDINANCE NO. 1345

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 2 OF APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (OFFICIAL LAND USE ORDINANCE) DEFINING A PRIVATE GARAGE.

Councilman Benstead moved to dispense with further reading of Ordinance No. 1345. However, Councilman Vico personally and through his junior counterpart, demanded complete reading and Junior City Clerk Hanson read the ordinance in its entirety.

Councilman Beasley moved to approve Ordinance No. 1345 at its first reading. Motion, seconded by Councilman Drale.

Councilman Benstead asked the meaning of "partially underground parking area" and a discussion ensued of visibility from the street, the reasons for the requirement (whether aesthetic or protective) as well as the impossibility of compelling the closing of garage doors by ordinance. Councilman Benstead said eventually there should be an ordinance prohibiting street parking between the hours of 2 and 7 a.m., for several reasons, including facilitation of street sweeping and removing temptation to vandalism.

The motion failed as follows:

AYES: COUNCILMEN: Benstead, Drale, and Mayor Isen.

NOES: COUNCILMEN: Beasley, Miller, Sciarrotta, Vico.

13. PUBLIC HEARING ON CASE NO. 1001 - Variance - petitioner, Vod K. Bourbon, 213 Bradshaw, for a conditional use permit to construct a restaurant and bar with open air dancing; also to provide no off-street parking and no building setbacks, on property described as Lot 513, Block B, Tract 52619234 in Land Use Zone R-1. Recommended for approval by Planning Director Rogers letter of transmittal and excerpt from Planning Commission minutes.

This case was handled by the Junior Council and Staff exclusively. Junior Mayor Shartle read the title from the agenda and announced the matter open to public hearing.

The proponent, Mr. Bourbon, appeared and presented his case in a very ingratiating manner. The property is his sole inheritance from his father and it has been vacant for some time. His only request is for a restaurant and bar with outdoor dancing and he outlined his reasons for the decision to apply for such a variance: it would provide a place for relaxation of tired parents and he does not feel the noise factor would be any greater than that now presented by children of these same parents. Holding fast to the principles taught by his father, Mr. Bourbon does not wish to demand much of the Council -- only the right to develop his property economically,

increase the property values and provide benefits to the residents. There have been many protests from such organizations as the ministerial association, hundreds of letters from property owners, but he feels in all fairness they should permit his request. Some residents seem to question the propriety of this type of business located across from a school and so near the church, but he feels early acquaintance with the seamy side of life would be beneficial to a well-rounded education of the children of this generation.

Junior Councilman Anderson did not think this would be beneficial and pointed out various factors which would be in violation of City ordinances. There was some question in her mind of identification of the proponent and it was pointed out that he bore a striking resemblance to a "former" Assistant City Manager of Torrance. In defense of City administration, Mayor Isen hastily contradicted any such possibility.

A Mr. Shartle of 215 Bradshaw Avenue, directly next door, appeared and strongly protested the application as being stupid and asinine. "Shartle" being quite a common name in Torrance, he assured the Council he was in no way related to the case (or the present Mayor) and was speaking as a private citizen of Torrance, formerly of El Cajon, California. He disapproved for many reasons, obvious and otherwise, and castigated the Planning Director and the Planning Commission for the recommendation of approval. Acknowledging his almost complete ignorance of planning procedures and laws, he demanded to know how this approval would relieve any hardship on Mr. Bourbon, but maintained to the contrary, it would be granting to him a privilege not enjoyed by others in the area. In a rather veiled manner, he threatened litigation if this variance were granted.

In spite of all the obstacles which Mr. Bourbon stated he would hurdle one at a time, he protested the variance was justified and that "certain connections" might make it possible. A fair shake is all he needs from this Council and he specifically invited any of its members to drop in after his development is completed when they are in the neighborhood.

Junior City Manager Beverly Albert accused Mr. Bourbon of misrepresentation in that he had talked with her under the name of "Mr. Scotch". Further she said the protesting Mr. Shartle had given an incorrect address - his abode is in an airplane at Torrance Airport. She asked an investigation of the whole case.

Judith Morgan, also a close neighbor, upheld completely the proponent in his attempt at free enterprise and labeled the protests as stifling of competition. She made an eloquent plea for the rights of the individual under our great American system and demanded to know the law under which they could be so suppressed. Personalities entered into the rhubarb at this point as she disagreed with the neighbor who had so recently migrated from El Cajon and in the resulting confusion some of the discussion was not adequately picked up by the tape recorder.

Nancy Jordan of 4730 Macafee Road protested that none of the so-called benefits listed by the proponent would have any relation to good upbringing of children, or the general welfare of the community and she proposed a teenage center as being more beneficial than a bar as she felt there would be no objection from the neighbors to that.

Because of the limited time available, Junior Mayor Shartle asked that comments be held to a minimum.

A Mr. Mike Jones who stated his address as the basement of City Hall and that he emerges only in times of rare emergency such as this, protested the outdoor dance hall and all that would naturally result from such activity. He pointed out some of the obvious discrepancies in the arguments of proponent and the probability of types of business which might establish themselves in a neighborhood as this would undoubtedly become. He was not impressed by any advantages to be gained by the adjacent church parking lot. As a property owner and taxpayer, he strongly voiced his objections to granting the variance and then presumably crawled back to his home below street level, but the sentiments he expressed lingered in the air.

Councilman Anderson moved the hearing be closed and asked an explanation of the unanimous vote of approval from the Planning Commission. Junior Planning Director Rogers crawfished somewhat - stating he had not known of the many protests - and practically admitted acting blindly with relation to the case. Councilman Cole admonished him to use more discretion in the future.

Councilman Coulter felt the proponent should be permitted to develop his property as he feels best, but many of the councilmen did not share his views and his motion to approve the variance died for want of a second.

Councilman Anderson moved to deny the request contained in Case No. 1001 and the motion, duly seconded, carried by a strong majority vote.

Councilman Anderson then moved that all members of the Junior Planning Commission be discharged and the motion carried with but one dissenting vote, that of Councilman Coulter, a strong believer in individual rights.

(Case No. 1001, Item 13 on this agenda, is hereby announced as "tongue-in-cheek", mythical, hypothetical, and any incidental relation to veracity thereof is hereby disclaimed by your Minute Secretary and all persons concerned (except the proponent).

14. This item was withdrawn from the agenda.

WRITTEN COMMUNICATIONS:

15. Claim of Willard C. Van Horn for repayment of \$1,643.25 of sewer reimbursement fee and \$100 sewer use fees, having been paid to City in June, 1962 in connection with improvement of property at 5127-49 Calle Mayor.

Councilman Benstead moved to deny and refer the claim to the City Attorney. Motion, seconded by Councilman Beasley, carried, there being no objection.

COMMUNICATIONS FROM ENGINEERING:

16. Airport Engineering work. City Engineer Nollac with concurrence of City Manager Peebles, recommending proposal of Denn Engineers be accepted and submitting copy of letters from Denn dated October 30, 1962 and copy of another letter from them dated October 31, 1962.

Councilman Beasley moved to concur in the recommendation to accept the proposal of Denn Engineers and his motion was seconded by Councilman Miller.

Mayor Isen suggested a ceiling be set as to price and Councilman Vico asked how long the work will take. City Engineer Nollac could not say exactly although he thought the price would be around \$2,000 and there are definite deadlines. The price could come back later; this is approval in principle and the engineering firm is absolutely reliable. Councilman Beasley asked to amend his motion to include "not to exceed \$2,000" and that reports be made at regular intervals as the job progresses. Councilman Miller accepted the amendment and roll call vote was:

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

NOES: COUNCILMEN: None.

COMMUNICATIONS FROM BUILDING DEPARTMENT:

17. Superintendent of Building Inspection Schlens with concurrence of City Manager Peebles recommending acceptance of Walteria Library Building.

18. Superintendent of Building Inspection Schlens with concurrence of City Manager Peebles recommending acceptance of Airport maintenance building.

Councilman Benstead moved to concur in the recommendation of acceptance of the two buildings just mentioned. His motion was seconded by Councilman Miller and carried by unanimous roll call vote.

COMMUNICATION FROM PARK DEPARTMENT:

19. Request by Park Superintendent Clemmer with concurrence of City Manager Peebles for addition of front end loader to the cost of #20303 Diesel Ford Tractor awarded Southwest Tractor Sales, Inc.

City Manager Peebles stated a letter had been received from the supplier stating the complete equipment will cost \$1100 plus sales tax, installed, the regular retail list price being \$1313.

Councilman Miller moved to concur in accepting the bid just mentioned as contained in the letter from Southwest Tractor Sales Inc. Councilman Benstead and Councilman Sciarrotta thought it most unusual that the loader, which was the main reason for the item of equipment, was omitted. City Manager Peebles' opinion was that the omission was purely through inadvertence. The motion was seconded by Councilman Beasley and carried, as follows:

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

NOES: COUNCILMEN: None.

COMMUNICATIONS FROM RECREATION:

20. Bid for one piano and dolly for Recreation Center. Recommendation to accept bid of Manning's Piano & Organ, approved by City Manager Peebles with attached bid summary and list of bidders.

21. Bid for kitchen equipment for Recreation Center. Recommendation with concurrence of City Manager Peebles to accept at prices from companies as listed in the memorandum from Recreation Director Van Bellehem. Bid analysis attached.

Councilman Drale asked prior to the completion of roll call the reason for the dolly rather than casters and it was explained this is an attached four-wheel transportation equipment for the frequent and sometimes far-moving of the piano. Casters are not sufficient. Bids were received on four different makes of equivalent suitability and value.

Councilman Benstead moved to concur in and accept the bids as set forth in the communications on the above two items which are set forth as the low bidders, and that all other bids be rejected. Motion, seconded by Councilman Sciarrotta, carried, as follows:

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

NOES: COUNCILMEN: None.

COMMUNICATIONS FROM WATER DEPARTMENT:

22. Bids for copper tubing. Recommendation of Water Superintendent, concurred in by City Manager Peebles, of award of subject bid to Republic Supply Co., in amount of \$7,069.66.

Councilman Sciarrotta moved to concur in the recommendation stated. This is an item held for clarification of figures from last week. The motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

AIRPORT MATTERS:

23. Texaco Oil Company revision of offer for leasing site at the Torrance Airport. Airport Manager Egan's transmittal recommending Council approval, submitting letter of September 19 from Airport Commission, Texaco letter of August 6, 1962, Humble Oil Refining Co. letter of August 1, 1962 and Airport Manager Egan's report to Airport Commission dated September 6, 1962.

City Manager Peebles stated the price has been renegotiated and further that there is a typographical error and he read from the memorandum a portion in the second paragraph which should be changed to:

"Then he wanted two five year option periods during which time Texaco would pay a minimum of \$450 per month plus 1¢ per gallon over 45,000 gallons, up to 59,999 gallons and 1½¢ per gallon over 60,000 gallons."

Mayor Isen and Councilman Miller thought the above is the best offer which can be negotiated with the company, although Councilman Drale did not consider it an exceptional offer by any means. No one of the several companies contacted except Texaco was interested, except Humble Oil and Refining Co. which submitted a proposal. There is 150 foot frontage in this lease and there is no cross traffic at the site.

Councilman Miller moved to concur in the recommendation according to the revision set forth. His motion was seconded by Councilman Sciarrotta and carried as follows:

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

NOES: COUNCILMEN: Drale. His vote is based on the fact that he has no evidence that other gas companies were given an opportunity. An unanswered proposal he does not believe is necessarily an indication that a company does not wish to negotiate. Further offers should be made to the other oil companies in an attempt to get the best possible offer for the corner as every possible dollar should be collected for development of the airport.)

Councilman Sciarrotta expressed the opinion that the report is adequate. There are two competitive stations very near and this location under discussion is only a corner by virtue of construction of the Fire Station there.

A recess was declared at 9:20 and the Council resumed its deliberations at 9:30 p.m.

24. COMMUNICATION FROM AIRPORT - Mohawk Petroleum Corporation request that Council approve automotive center of steel type construction proposed on Parcel No. 8 of Airport Plaza Inc. leased property.

Mayor Isen asked City Manager Peebles if he had studied this in detail and also if a representative of Mohawk was present. The replies were affirmative in both respects.

Building Superintendent Lee Schlens said Mohawk has reduced the size of the metal building from 3500 to 2496 square feet which now would comply with the Building Code. He exhibited pictures and plans which are to be considered as a part of these minutes and Mayor Isen asked the minutes show the building size to be 2496 square feet and to be within code limitations. The City policy is to consider a lease line as a property line throughout the Airport and other City property and a metal building as close to the property line as shown would prevent the use of all of the property by the person on the next leasehold. The 40 foot "no building" clear zone was acquired from the holder of the remainder of the lease and all Council needs to do is approve that 40 feet as part of this approval of Mohawk Petroleum application and it will then remain a clear zone. It may be used for parking, but no buildings. However, under the terms of the lease service stations only may be of metal; others must be masonry. Under the Building Code the fact that this building will house welding operations makes it a public garage. This is not an arbitrary decision of Mr. Schlens, but rather a requirement of the Building Code. He said he could recommend it be metal; there is no reason for its being masonry. The other service station on the Airport is properly a service station because welding is not mentioned. Councilman Sciarrotta asked if this would not set a precedent for metal buildings, but Mr. Schlens said not. City Manager Peebles recommended approval from administration standpoint and stated a motion to concur would be in order. Councilman Sciarrotta so moved and the motion was seconded by Councilman Miller.

Mr. Jack Reed from Mohawk, who lives at 400 Camino de las Colinas, asked also that an attornment agreement be executed in case Airport Plaza should default, and for permission to install a sign.

Mr. Schlens said signs are permitted automatically by the lease, if they conform and he felt under the segregation plan this provision would obtain. City Attorney Remelmeyer confirmed this and Councilman Miller moved to concur, including the conditions set forth in Items 1, 2, 3 and 4 of Mohawk's letter dated November 1, 1962, to the Torrance City Council. Councilman Sciarrotta agreed as second. The sign will be subject to building department approval of course, as well as the Council's, Mayor Isen added to condition numbered 4.

Roll call carried as follows:

AYES: COUNCILMEN: Beasley, Drale, Miller, Sciarrotta, Vico, Mayor Isen.

NOES: COUNCILMEN: Benstead.

ORDINANCES:

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

ORDINANCE NO. 1344

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 25.155 OF ARTICLE VII OF CHAPTER 25 OF "THE CODE OF THE CITY OF TORRANCE, 1954" AND SUBSTITUTING A NEW SECTION THEREFOR RELATING TO GRADING BOND REQUIREMENTS AND PROVIDING FOR AN ANNUAL GRADING BOND.

Councilman Sciarrotta moved to dispense with further reading of Ordinance No. 1344. Motion, seconded by Councilman Benstead, carried by unanimous roll call vote.

Councilman Sciarrotta moved to adopt Ordinance No. 1344. Motion, seconded by Councilman Benstead, carried by unanimous roll call vote.

COMMUNICATIONS FROM CITY MANAGER:

26. Mayor Isen stated this item could be held one week as there are several facets to discuss and asked the two items be separated and supporting material for each be appended chronologically. The City Manager will research priorities. The subject is Don Wilson's letter re proposed park site in Walteria Lake.

27. R. A. Watt's request for issuance of building permits on model homes, prior to recordation of map, Tract No. 22792 south of Sepulveda with City Manager Peebles' recommendation of approval.

Councilman Beasley moved to concur in approval and his motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote.

28. Victor Elementary School request for sidewalk from school east to temporary sidewalk on Anza, with City Manager Peebles' recommendation of approval and comments.

Councilman Sciarrotta moved to concur in approval, the cost to be around \$400. His motion, seconded by Councilman Vico, carried as follows:

AYES: COUNCILMEN: Beasley, Benstead, Drale, Miller,
Sciarrotta, Vico, and Mayor Isen.
NOES: COUNCILMEN: None.

29. This item was withdrawn from the agenda - no objection.

The formal agenda having been completed, Mayor Isen turned the meeting back to Junior Mayor Nancy Shartle who asked for

ORAL COMMUNICATIONS:

30. Mary Frances Campbell of 2445 West 237th Street, acting as Park and Recreation Commissioner, stated the Junior Commission discussed the need for teenage activities in the new Recreation Building and how to budget the \$600 donated by the Kiwanis of Southwest Torrance. Their discussion resulted in a recommendation of stage lighting as the first priority and then magazine subscriptions for the lounge: Boys' Life and Seventeen.

31. Junior City Manager Albert said many calls have been received complaining about the crosswalk at Carson in front of Torrance High. There was formerly a crosswalk from the Science Building across the street but it was removed and a signal placed about a quarter block east. There still remains a need for a pedestrian crosswalk at the previous location and she asked seriously if there is a way it might be re-established because the students still cross where it used to be. Councilman Aimar agreed, stating the use would not be at peak traffic hours. Councilman Anderson asked the cost and was told it would be for paint and labor; there is no need for a crossing guard, she said. The matter was referred to the Traffic Commission for review and recommendation within two weeks.

32. Junior Councilman Anderson inquired about the bond issue - whether the improvement of the Airport would change the flight pattern to cross over South High School and if so, to the school or to the residents if there would be any additional hazard. Also whether this Airport would be used as an emergency airbase in case of emergency, such as attack. Commissioner Egan said the pattern could conceivably be changed; also there is no way to tell what use would be made of the Airport, depending on the type of national or local emergency. In terms of modern design, there will undoubtedly be small jet type executive places on the Airport.
33. Councilman Cole asked if traffic signals might be put at 161st Street and Illinois Court and the matter was referred to the Traffic Engineer for study.
34. Councilman Coulter asked if it is cheaper to pave streets and install curbs and sidewalks by City force labor or to subcontract. Junior City Manager Albert said it is half and half - each case has to be evaluated separately. Councilman Coulter insisted on a "yes or no" but City Attorney May told him if the amount is over \$2,000 it must go to bid.
35. Councilman Coulter asked if the trips out of town and particularly out of state by councilmen are necessary, measured in terms of benefit to the city. Mayor Shartle believed they are necessary and helpful.
36. Councilman Cole asked Mayor Isen if he plans to take the trip to Hawaii in the Spring and Mayor Isen stated it is a meeting of the U. S. Conference of Mayors and if the Council approves his attending, he will go. There will be registered about 2400 mayors and with the size of City Torrance has become, we should be represented. Further, he explained the three primary organizations: that just mentioned, the American Municipal Association, and the League of California Cities and why attendance at each is advisable.
37. Junior City Manager Albert asked Mayor Isen about the requirements for bond with respect to sidewalks and was told this is an administration question and advised her to consult her senior counterpart and the City Attorney.
38. Councilman Aimar wondered if it would be possible to construct a pier for amusement and fishing at Torrance Beach and was told the beach is really under County administration. Although he is not interested in a pier, Councilman Coulter suggested the possibility of regaining control of the beach by the City of Torrance.
39. Councilman Aimar asked that Yukon Avenue from 171st to 182nd be resurfaced because of the heavy student traffic to North High. The Engineering and Traffic Departments will study and make a recommendation.
40. Councilman George praised the appearance of City Hall during daylight hours but suggested night lighting from a standpoint of beauty as well as safety especially in the parking areas and asked that serious consideration be given his suggestion. It was referred to the City Manager.
41. Councilman Monaghan mentioned the bad problem on Sepulveda near Sears. This entrance has been mentioned by Councilman Benstead repeatedly and study has been promised.
42. Junior Mayor Shartle asked if there will be a signal at Palos Verdes and Torrance Boulevard. She has heard one will be installed there and does not believe it should be. Assistant City Manager Ferraro promised reconsideration of the corner.

43. City Attorney May asked what the priority is on the park promised across from West High School. Mayor Isen asked this be referred to the Park and Recreation Commission and the City Manager for a report.

44. Councilman Cole asked if the Council and Administration will seriously consider the questions brought up tonight and he was assured those which merit consideration and are not obviously facetious will be seriously considered and reports made on those which are valid. He then suggested with time growing short, communications be cut to a minimum and that the councilmen and other staff members present the certificates to their junior counterparts.

The Mayor, each councilman, the City Clerk, the City Attorney and City Manager did so with appropriate complimentary remarks and each of the junior members graciously responded.

45. Mayor Isen announced under the South Bay Buddy Plan, there is a going-away ceremony for boys entering the service to be held at 1:30 p.m., on Thursday, November 15th in the Council Chamber and asked all who could so so to attend.

46. At 10:15 p.m., Junior Mayor Nancy Shartle officially adjourned this council meeting.

Vernon W. Coil

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

APPROVED:

Albert Isen

Mayor of the City of Torrance