

I N D E XCouncil Meeting held November 20, 1962, 5:30 p.m.

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Meeting adjourned at 7:40 p.m.

Torrance, California
November 20, 1962

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

1. CALL TO ORDER:

A regular meeting of the Torrance City Council was held Tuesday, November 20, 1962 at 5:30 p.m., in the Council Chamber of City Hall.

2. ROLL CALL:

Those responding to roll call by City Clerk Coil were:
COUNCILMEN: Beasley, Benstead, Drale, Miller, Sciarrotta, Vico,
and Mayor Isen. ABSENT: None. Also present were City Attorney
Remelmeyer and City Manager Peebles.

3. FLAG SALUTE:

At the request of Mayor Isen, Mr. Jerry Satuloff led the salute to our Flag.

4. INVOCATION:

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

5. APPROVAL OF MINUTES:

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.

6. APPROVAL OF DEMANDS:

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

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

7. MOTION TO WAIVE FURTHER READING:

Councilman Sciarrotta moved that after the Clerk has given a number and read title to any resolution or ordinance on tonight's agenda, the further reading thereof be waived; reserving and guaranteeing to each councilman the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Vico, and carried by unanimous roll call vote.

HEARINGS:

8. CASE NO. 808 - CHANGE OF ZONE - PETITIONER, PAUL M. MILBURN
Third and final hearing for change of zone from R-3 to C-3 on property described as the northerly 60' of Lot 14, La Fresa Tract, situated 120 feet north of Artesia on west side of Yukon Avenue. Recommended for approval. Planning Director Shartle letter of transmittal submitting excerpt from Planning Commission minutes of October 17, 1962, staff recommendation and location sketch.

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Mayor Isen asked if anyone wished to speak in regard to Case No. 808. The petitioner responded but was told it was not necessary to speak unless some question arose.

Councilman Drale moved to close the hearing and his motion, seconded by Councilman Miller, carried, there being no objection.

Councilman Miller moved to concur in the recommendation of the Planning Commission to approve the change from R-3 to C-3, as stated in its letter of transmittal. His motion was seconded by Councilman Miller and carried as follows:

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

Councilman Drale remarked while he has a realtor's sign on the property he has no interest whatever in the land or in the change of zone.

9. CASE NO. 810 - VARIANCE - PETITIONER, FRED KERGAN
Formal hearing for variance and conditional use permit to operate coin operated laundry and dry cleaning center in C-1 zone, in conjunction with shopping center. Recommended for approval. Planning Director Shartle's letter of transmittal submitting staff recommendations and excerpt from Planning Commission minutes of October 17, 1962, with location sketch.

Affidavits of publication in the above cases were presented by the City Clerk and, there being no objection, they were ordered filed.

Mayor Isen asked if anyone wished to speak on Case No. 810; there was no response.

The Councilmen discussed briefly whether or not this coin-operated laundry would be attended and it was explained by City Attorney Remelmeyer its operation will be in accordance with Torrance ordinances on subject.

Councilman Miller moved to concur in the recommendation of the Planning Commission to approve. Motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote.

10. CASE NO. 804 - Change of Zone - Kenland Development Co.

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

ORDINANCE NO. 1346

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 804 (A-1 to R-1).

Councilman Drale moved to approve Ordinance No. 1346 at its first reading. Motion, seconded by Councilman Beasley, carried as follows:

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

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

ORDINANCE NO. 1347

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 799.

This deals with change of zone for petitioner George Steinkamp and reclassification.

Councilman Sciarrotta moved to approve Ordinance No. 1347 at its first reading. Motion, seconded by Councilman Drale, carried as follows:

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

NOES: COUNCILMEN: Benstead.

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

ORDINANCE NO. 1348

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 798.

This deals with land reclassified to conform with Case No. 798. James A. Norris.

Councilman Beasley moved to approve Ordinance No. 1348 at its first reading. Motion, seconded by Councilman Drale, carried by unanimous roll call vote.

13. Case No. 792 - Change of Zone - Petitioner Argosy Corp. (C.N.Cake). Change of zone from C-2 to R-3, Lots 14 and 15, Tract 3458 situated at 2650-3720 Emerald. Resubmitted. Recommended for approval. Planning Director Shartle's revised letter of transmittal submitting excerpts from Planning Commission minutes of October 17, 1962, excerpts from Council Minutes of September 18, 1962 and two descriptive sketches.

Mayor Isen asked if anyone wished to speak on Case No. 792; there was no response.

Councilman Drale moved to close the hearing. His motion was seconded by Councilman Beasley and carried, there being no objection.

Mayor Isen inquired and the City Engineer answered affirmatively that sewer dedications have been made.

Councilman Drale moved to concur in the recommendation of the Planning Commission to approve. His motion was seconded by Councilman Beasley.

Answering Mayor Isen's question as to loop streets, City Engineer Nollac pointed out the street construction which is progressing at this time is not in accordance with City standards, in that curbs and gutters are too narrow. The pavement has not

been put in. These are not dedicated city streets but private streets or driveways from Emerald Street into the apartment development. In case the streets are ever offered to the City for dedication, the City would have to determine whether or not to accept them as installed, or raise them to meet City specifications. The developer does not plan to dedicate the streets, or driveways but to keep it a private development. If he should sell the development in other than two parcels (Lots 14 and 15) he would be in violation of the lot split ordinance, City Engineer Nollac said, and also he will be responsible for the maintenance, just as any private property owner would be for maintenance of his own driveway.

Mayor Isen said everything has been done in a legal manner in this case but he feels considerable ingenuity has been used and Councilman Drale suggested requiring that signs be erected showing the driveways are privately owned and will be maintained by the property owner.

City Engineer Nollac explained the City Engineering office is not opposed to the zone change, but does wish to make it a matter of record that the zone change will not constitute approval of the type of improvements installed. Rubbish collection will be under the commercial provision and the Fire Department would have to answer whether or not access is sufficient for their use.

Director of Planning Shartle said if this ever becomes a public street it should be a loop street and not two long deadend streets into an alley. R-3 zoning, however, would unquestionably be proper.

Councilman Benstead asked for a second time if this does not cause landlocking of property to the south. Mr. Shartle replied the property to the south has frontage on Torrance Boulevard.

Roll call vote carried as follows:

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

NOES: COUNCILMEN: Benstead.

Mayor Isen recommended City Attorney Remelmeyer, City Manager Peebles and the Planning department review the City ordinances which are pertinent, with the purpose of raising the standards of streets, as to curbs, gutters and sidewalks.

Councilman Drale moved the Legal Department be authorized to amend the land use ordinance so as to require private properties to comply like any normal subdivision. His motion, seconded by Councilman Miller, carried, there being no objection.

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

RESOLUTION NO. 62-253

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING A VARIANCE FROM THE PROVISIONS OF SECTION 8 OF THE OFFICIAL LAND USE PLAN ORDINANCE (APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954") FOR PROPERTY LOCATED AT 3635 GARNET STREET IN PLANNING COMMISSION CASE NO. 801.

Councilman Sciarrotta moved to adopt Resolution No. 62-253. Motion, seconded by Councilman Benstead, carried by unanimous roll call vote.

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

RESOLUTION NO. 62-254

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING A VARIANCE FROM THE PROVISIONS OF SECTION 6 OF THE OFFICIAL LAND USE PLAN ORDINANCE (APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954) FOR PROPERTY LOCATED AT 2568 BRIAN AVENUE IN PLANNING COMMISSION CASE NO. 797.

Councilman Benstead moved to adopt Resolution No. 62-254. Motion, seconded by Councilman Drale, carried by unanimous roll call vote.

16. Refund of Vacation fee (Branam)

The recommendation is to authorize the Finance Department to refund \$100 vacation fee to Jerry F. and Jean E. Branam of 1808 235th Street and Councilman Benstead moved to concur. His motion was seconded by Mayor Isen and carried as follows:

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

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

RESOLUTION NO. 62-255

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST A GRANT OF EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PLACEMENT OF FACILITIES TO PROVIDE GENERAL AREA SERVICES IN THE CITY OF TORRANCE.

Councilman Miller moved to adopt Resolution No. 62-255. Motion, seconded by Councilman Benstead, carried by unanimous roll call vote.

18. Councilman Sciarrotta moved to accept the following five easement deeds:

1. Sanitary Sewer Easement deed dated October 23, 1962 for the construction, operation, maintenance, repair and use, or to reconstruct a sanitary sewer over a portion of Lot 62, McDonald Tract, given by Robert D. and Margaret M. Keitel.
2. Street Easement deed dated February 2, 1962 for the widening of Ocean Avenue and to provide a corner radius at the northwesterly corner of 242nd and Ocean Avenue over a portion of Lot 9, Meadow Park Tract, given by George D. Blaire II, et al.
3. Street Easement deed dated April 9, 1962 for the widening of 229th Street over a portion of Lot 36, Tract No. 639, given by Donald Joe Daily.

4. Street easement deed dated April 10, 1962 for the widening of Sepulveda Boulevard and to provide a corner radius at the northwesterly corner of Border Avenue and Sepulveda Boulevard and the Northeasterly corner of Cabrillo Avenue and Sepulveda Boulevard over a portion of Lot 3, Rancho San Pedro Tract, given by Patrick E. Formby, et al.
5. Street Easement deed dated September 13, 1962 for the widening of 182nd Street and future alley over a portion of Lots 29 and 30, R. O. Hickman Tract, given by George W. and Filomena B. Thomas.

Councilman Beasley seconded the motion and there were no objections.

19. Request for City participation in excess sewer connection costs. City Engineer Nollac with concurrence of City Manager Peebles recommendation that request of Mrs. Moore be granted and \$50 be appropriated from General Fund for payment to her.

Councilman Drale moved to concur in the recommendation. His motion was seconded by Councilman Beasley.

Councilman Sciarrotta asked if this would be setting any precedent and the answer from City Engineer Nollac was that it is a quite unusual situation which he explained satisfactorily along the lines of his written communication.

Roll call vote was: AYES: Beasley, Benstead, Drale,
Miller, Sciarrotta, Vico,
and Mayor Isen.
NOES: None.

COMMUNICATIONS FROM PARK AND RECREATION:

20. Budgeting \$600 for Youth Recreation program. Recommendation of Park and Recreation Commission with concurrence of City Manager Peebles that the recommendation of the Junior Citizens' Park and Recreation Commission to use the \$600 for stage lighting be followed.

Councilman Sciarrotta moved to concur subject to approval of the Southwest Kiwanis Club which donated the money. The motion was seconded by Councilman Miller and carried as follows:

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

A letter will be written to the Club and Mayor Isen asked City Attorney Remelmeyer to check on whether or not a permanent plaque resolution has been prepared for this club.

21. Development of Guenser Park. Recommendation of Park and Recreation Commission that sketch as approved by the Guenser Park Homeowners Association and the summary of estimates for Phase I improvement be approved.

Mayor Isen asked what is required of the Council and City Manager Peebles asked approval for funds to be allocated from Park and Recreation Centers Fund and that the Council approve generally the matters set forth in the written communication from the Commission dated November 15, 1962. In this way approval would be for the estimates only, and there will be a further presentation of specific items.

Assistant City Manager Johnson explained it has been worked out so there will be some participation in the work by City forces. Approval of \$53,000 expenditure is being asked to complete Phase I. Roll call vote follows:

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

NOES: COUNCILMEN: None.

Councilman Drale favored a public commendation of the people who have done so much work on this park and Mayor Isen on behalf of himself and the balance of the Council lauded their efforts, directing his comments to Jerry Satuloff who responded that it was a joint effort and the people of the area also appreciate the cooperation of the City.

22. COMMUNICATION FROM LICENSE DEPARTMENT:

Release of Cash Oil Well Bond. License Inspector Whitacre with approval of City Manager Peebles' recommendation that cash bond be terminated and the \$1,000 refunded to Americal Oil Company.

Councilman Beasley moved to concur in the recommendation of the License Inspector. Motion, seconded by Councilman Miller, carried as follows:

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

NOES: COUNCILMEN: None.

AIRPORT MATTERS:

23. Aero Care, Inc. request for addition to ground lease. Recommendation of Airport Commission of approval, with attached correspondence. and recommendation.

Councilman Drale moved to concur in the recommendation. Motion seconded by Councilman Beasley.

Attorney J. B. Mirassou of Redondo Beach was present on behalf of the lessee. Mayor Isen asked Airport Manager Egan for an explanation of the request. Mr. Egan said Aero-Care wants to lease a solid block of ground in front of its hangars out as far as the City can permit, still maintaining clearance on the main taxiway. The Commission and Mr. Egan believe it should be a solid leasehold without the aisles which Mr. Mirassou wants for access to the newly leased parcel. Two previous leases of this nature have taken the solid parcel of land; there would be no way for the City control the aisle and the City would receive no revenue therefrom. Mr. Mirassou said the lessee's position is that they should receive the access aisles as consideration for their paving, or blacktopping the entire leasehold. Mr. Egan does not consider the need for access valid; there is 200 feet of access on the frontage which is for common use of the tenants, and he explained his reasons for not favoring the request to "postage stamp" these little access routes.

Councilman Sciarrotta thought with the increased cost of living index, there should be an increase of about five mills per square foot in rental.

After this extensive explanation Mr. Mirassou thanked the Council, stating he had not understood about the two similar leaseholds. Roll call vote was as follows:

AYES: COUNCILMEN: Beasley, Benstead, Drale, Miller,
Sciarrotta (see below), Vico, and
Mayor Isen.

NOES: COUNCILMEN: None.

Before voting, Councilman Sciarrotta again inquired about the cost of living index and at first voted "No". After further explanation from City Attorney Remelmeyer and Mayor Isen, he changed his vote to "Yes" on the understanding that the similar leaseholds are also paying in accordance with the cost of living index. Councilman Drale and Councilman Beasley agreed to make the remarks contained in this final paragraph a part of their original motion on which vote was unanimously favorable as shown above.

24. Trojan Air Service move and change in ownership. Recommendation of approval of request to move their operation from small hangar belonging to Tom Chester to his large hangar, with attached correspondence.

Councilman Benstead questioned this item and Airport Manager Egan stated it is merely a notice required when a lease changes hands, or ownership in any way. This is a sublease under the Aero-Care lease and the recommendation being for approval, Councilman Sciarrotta moved to concur. His motion was seconded by Councilman Drale and there was no objection.

25. United Artists Theatre Office Building sign. Recommendation of the Airport Commission to approve proposed sign, subject to posting of bond and removal within six months.

Councilman Miller moved to concur in the recommendation of the Airport Commission to approve. It is a temporary sign and will be erected on the Airport Plaza adjacent to the restaurant next door to the United Artists Theatre improvement. The motion was seconded by Councilman Beasley and there was no objection.

26. Shackford Hangar relocation. Recommendation of the Airport Commission that Airport Manager Egan contact Nike people re establishing "old" T-hangar area within the Nike Safety Zone.

The recommendation was that the Nike people be contacted with the possibility of moving Dr. Shackford's hangar to the Nike safety zone and Councilman Sciarrotta so moved. Motion, seconded by Councilman Benstead, carried, there being no objection.

RESOLUTIONS:

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

RESOLUTION NO. 62-256

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXPRESSING APPRECIATION TO DOCTOR DON G. CORTUM FOR HIS SERVICE TO THE CITY OF TORRANCE AS A MEMBER OF THE TORRANCE CITY COMMITTEE FOR DECENT LITERATURE.

Councilman Benstead moved to adopt Resolution No. 62-256. Motion, seconded by Councilman Sciarrotta, carried, and it is to be prepared in perma plaque form.

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

COMMUNICATIONS FROM CITY MANAGER:

28. Recommendation re purchase of Walteria Lake Park site. Attached Don Wilson Builders' letter of November 5, 1962 re granting option to City to purchase proposed park site.
29. Park and Recreation Commission report of action taken at November 14, 1962 meeting re Walteria Lake Park site.
30. Request from Don Wilson Builders for refund of certain storm drain moneys, with attached correspondence.

City Manager Peebles requested if these three items are approved, that the motion be for concurrence in principle only, with the details to be worked out by the City Attorney.

Councilman Drale moved to allocate and appropriate funds as set forth in the respective communications from City Manager Peebles, each of which is dated November 15, 1962, with respect to the three numbered items, 28, 29 and 30. The motion was seconded by Councilman Sciarrotta.

Item 28, the one concerning the Walteria Lake Park purchase from Don Wilson, was discussed at some length, each councilman expressing his ideas on the subject and Don Wilson spoke also. He outlined the economic factors, taxes, etc., resulting in a net cost of \$28,500 per acre, which he considers a very low price.

Mayor Isen asked him if, when improved and developed, the City would name it DON WILSON PARK, he would consider donating the playground equipment. Mr. Wilson intimated he would quite likely do something toward benefiting the whole community along this line, but made no definite commitment.

Roll call vote was as follows:

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

NOES: COUNCILMEN: None.

* * * * *

At 6:20 p.m., a recess was declared and the Council reconvened at 6:30.

31. Recommendation of approval of preliminary layout drawings for Joslyn Foundation Recreation Center.

Mayor Isen introduced Mr. Fulton who submitted the preliminary plan design and explained the different phases, the first of which is being considered now.

Councilman Sciarrotta moved to concur in the recommendation of approval of the preliminary layout drawings as set forth in City Manager Peebles' letter. His motion was seconded by Councilman Beasley and carried by unanimous roll call vote.

Mayor Isen thanked Mr. Fulton for his presentation and expressed appreciation of the gift from Mr. Joslyn, the first philanthropist and benefactor the people of Torrance ever have had, and hoped he would also see fit to assist in Phases II and III as they progress. Mr. Fulton intimated by that time, the Foundation might be in a position to give further help.

32. Torrance Chamber of Commerce request, with concurrence of City Manager Peebles, that City furnish free bus transportation to Pasadena for the float decorating volunteers.

Councilman Miller moved to concur. Motion, seconded by Councilman Beasley, carried as follows:

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

33. Commending efforts of Guenser Park Homeowners. This item has previously been handled earlier in the meeting.

34. Miscellaneous recommendations.

Expenditures:

1. \$1,485 to Halprin for one #2210 Surviv-Air Compressor single phase, 220 volt, with three large 300 lb. bottles for the Fire Department, a budget item.
2. \$434.20 to Los Angeles Supply Company for paper shredder and stand, for Police Department, a budget item.

Councilman Benstead moved to approve the two expenditures above listed. Motion, seconded by Councilman Beasley, carried as follows:

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

35. City Manager Peebles stated Item A under informational items states there has been no verified claim received on the case of Laccavole vs. Torrance Municipal Bus Lines, but Mayor Isen said the Legal Department will take care of it and there is no action required of the Council.

36. One more matter under Airport items was brought to the Council by Building Superintendent Schlens. He stated on the Airport Plaza lease for the new theatre, they are occupying enough of the property to need the same type of clear zone which the Council approved for Mohawk Petroleum Corporation last week. It has nothing to do with the parking, but is merely to guarantee that no buildings will be constructed in the area because they need the footage for the type of buildings they are building on the individual segregated leases. This was not presented last week because there was no written request. The buildings and the use of that portion were approved by the Airport Commission in relation to departmental approvals and this clear zone would be required under the Building Code before another building could be constructed. It will be on the east and south and Mr. Schlens recommended approval. Councilman Beasley so moved and his motion was seconded by Councilman Benstead. Airport Manager Egan recommended this be made a matter of record by amendment to the lease and City Attorney Remelmeyer agreed to work out amendments to the lease, to be recorded, so the public would be put on notice. There was no objection.

5. APPROVAL OF MINUTES:

City Manager Peebles stated there had been a misunderstanding as to an alleged overage in the Independent Cities Seminar expenses as set forth in Item 37 of the minutes of the November 20th meeting. Rather, the amount mentioned was a shortage and as there remain other bills to be paid, he will obtain an exact statement of the account and present it at the next Council meeting.

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*Excerpt
from
minutes
11/20/62
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38. City Manager Peebles said he had received a letter too late for this agenda, from Mr. Sullivan of Riviera Little League asking the City consent to their sublease from Jefferson for their activities as were there last year, on Jefferson Lease No. 4. There was no objection and City Attorney Remelmeyer will prepare the sublease.
39. City Manager Peebles asked a personnel session be held as a pre-council meeting at 7:15 p.m., on the next meeting night, Noember 27th. Garage and other personnel matters are to be discussed. Mayor Isen granted the request for a pre-Council meeting on personnel.
40. Councilman Beasley asked if the Airport Commission was informed of the plenary action to be taken by the City Attorney and City Manager on their lease committee and the Airport Manager said he would give them formal notice.
41. Councilman Benstead asked about the STOP signals at Sepulveda near Sears and Traffic Engineer Whitmer replied he had written Del Amo Estates Company, with a copy of the letter to Mr. Benstead. Since then he has talked with Pat O'Melveny and there is some question of whether or not the work will be done as the other business concerns on the shopping center are trying to get Del Amo to pay the entire bill.
42. Councilman Drale asked if curbs, gutters and sidewalks are being required along Torrance and Hawthorne at the White Front construction and was told there will be, but City Manager Peebles said there is a problem involved in saving the trees along Torrance Boulevard.
43. Councilman Drale said a left turn pocket is needed at Torrance and Hawthorne and it could be accomplished by a little painting. Crenshaw and Sepulveda is another problem corner which needs some make-up pavement.
44. Councilman Drale said traffic backs up at 182nd and Crenshaw and a little striping would expedite traffic.
45. Councilman Miller asked how the approval of the Don Wilson parksite would financially affect the priority of Victoria Knolls and 229th Street sites. City Manager Peebles said while those locations had a prior priority, previously there was a priority on the tract map for the Don Wilson Park development. When it was learned the Don Wilson development would be a cash transaction, the new priority list was established. Later it became possible to establish a payment plan on the park site purchase from Mr. Wilson. Planning is still being done toward purchase of the two sites previously mentioned. Similar sums of money were mentioned from different funds. At this point Mr. Peebles explained the two sums were separate and apart; that the \$100,000 was available for Victoria Knolls and the \$100,999 and some odd cents, was available as suggested in his memorandum which is now before the Council. Due to confusion caused by the similarity of amounts, Mr. Peebles said he would present a clarification at the next Council meeting.

Councilman Drale brought up the subject of the proposed park site in the Watt-Wilson tract (No. 27813). Mr. Peebles suggested if the owner does not wish to sell the five-acre tract at cost, it might be wise to start condemnation proceedings at this time. Councilman Drale moved negotiations start immediately. The motion was seconded by Councilman Vico and carried, there being no objection.

46. Councilman Sciarrotta said North High School and Torrance High School each had won athletic championship honors recently and moved an appropriate resolution of congratulations be prepared. The motion was seconded by Councilman Drale and there was no objection.

47. Councilman Sciarrotta recalled six months ago he nominated Councilman Drale to act as Vice Mayor - or Mayor pro tem - for six months and that time has now elapsed, and he nominated Councilman Benstead to act as such for the six months commencing November 21, 1962. In answer to Councilman Benstead's question, City Attorney Remelmeyer stated while the charter makes no provision for a vice mayor or mayor pro tem, there is no reason the Council cannot so provide if it sees fit. However, there is no particular advantage as previous action of the Council can be subsequently rescinded. Mayor Isen does not agree - he vigorously maintains an individual election is necessary in case of his absence at a meeting unless there is an amendment to the Charter. Councilman Miller asked to be brought up to date and Councilman Sciarrotta related what had occurred at the time of the first motion.

Councilman Sciarrotta restated his motion to nominate Councilman Benstead as mayor pro tem for the six months period starting November 21, 1962. Councilman Drale seconded the motion. Mayor Isen asked there be added to the motion "subject to legal opinion by City Attorney Remelmeyer".

Roll call vote follows:

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

NOES: COUNCILMEN: None.

ABSTAIN: COUNCILMEN: Benstead.

Councilman Benstead then moved the City Attorney be instructed to give the Council a written legal opinion on the above subject. Mayor Isen seconded the motion and there was no objection.

48. Councilman Vico stated there is a small section of curb and sidewalk which should be put in near 236th and Western Avenue. He has had several telephone calls about it. City Manager Peebles agreed, stating he would reactivate this project which was slowed down at the time there was a possibility of Western Avenue becoming a State Highway. This matter is now before the California legislature, Councilman Beasley said.

49. Mayor Isen stated at the hearing before the State College Selection Board, two weeks ago, two representatives of the Santa Fe Railway appeared and disrupted the Torrance presentation by telling of a project to make secondary recovery of oil which would greatly increase the cost. Subsequent research has shown differently and City Attorney Remelmeyer is preparing a brief to show the statistics accurately.

Mayor Isen, Councilman Drale and City Attorney Remelmeyer are to meet with the Santa Fe men tomorrow to urge cooperation rather than opposition from such large corporations. Little Company of Mary Hospital and the Joselyn Foundation Center are the two exceptions. He believed it would be more suitable that industries who have derived so much from Torrance be reasonable and not place obstacles in the path of the City and the Site Selection Committee. He mentioned the travel cost items that have been previously discussed with respect to students going to the site at the Palos Verdes location. He favors letting the company reserve their oil rights but to make a reasonable increase in price and let the public know so their opinion may be expressed.

Councilman Drale stated that while Torrance had many letters and resolutions favoring our site for the college, it is not generally desired in Palos Verdes and he does not believe the Palos Verdes people who are not favorable to the site are aware of all the aspects of the presentation. He hoped for dissemination of all information possible through the Daily Breeze and other papers which have wide circulation there.

Mayor Isen stated if Torrance loses the college, it will be because of the "obstructionist tactics of Santa Fe".

ORAL COMMUNICATIONS:

50. Mrs. Hyder of 23027 Doris Way, Seaside Ranchos, mentioned a storm drainage area used as a ballpark, although she does not consider it a suitable place in that it has no sanitary facilities. Playground equipment and baseball park facilities have gradually been added until now there are three little league ball parks (two recognized and one peewee). When the ground cover is dug up and work done each spring there is a dust nuisance created and when it rains water settles from Torrance as well as Redondo Beach, to five and six feet deep. This is an expensive proposition in that it is destroyed each winter and has to be re-improved each spring. Mayor Isen said he does not know the solution of such a problem; Torrance does not have enough parks now. He suggested there be a citizens' committee formed to work with the City Manager's office and the Park and Recreation Department to find an alternate site.

Councilman Benstead asked if there is a contract for one, two, or three ballparks.

Mr. George Kurtz said the work being done there is purely voluntary and is intended to put in a more suitable field for the benefit of the children of the area. He admitted there is a drainage problem in the rainy season, but there have not been previous complaints. He suggested Mrs. Hyder get in touch with the president of the Little League to arrange some compromise.

Councilman Benstead said no compromise is necessary. The residents do not have to put up with what they do: parking in front of driveways, dust, and invasion of the rights of residents to even walk around in the area.

Mayor Isen asked the matter be turned over to the Recreation Director and City Manager for possible solution.

51. Mr. George Rudberg of 5300 Lorin Street, Apartment K, just arrived at the meeting and asked what happened on an item in which he was interested, Item 24 under Airport Matters. Mayor Isen told him the matter was passed earlier in the meeting.

52. Mrs. Rose Craig, a member of the Park and Recreation Commission, outlined her understanding of the priority on park sites and stated she believes the old areas are in much greater need of parks than are the new sections.

53. This being the evening for dinner with the Library Commission and prior discussion of any mutual problems, Mayor Isen called on Mr. George Kurtz, chairman of that commission who introduced the members present: Mrs. Saville and Mrs. Crain. The other members were excuseably absent.

Mr. Kurtz expressed pleasure and appreciation for the two fine new libraries in the Victor and Walteria areas and stated the only problem is the future course of the library system in Torrance. He outlined the correspondence between the Commission and the County system and the status of negotiations at this time. Mayor Isen thought it best to try for an extension of the County contract until such time as it seems practicable to go into an independent system.

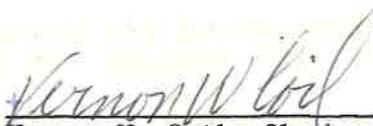
Mr. Kurtz said there have been complaints of books being unavailable but Mayor Isen said that could happen regardless of the stock of books, due to difference in demand from time to time. He hoped to get expressions from members of the Council and Councilman Miller asked if in the future the City goes to an independent system, whether we would have already established such a system under the County contract that there would be no possibility of cleavage.

At present, Mayor Isen said there are only three alternatives: 1. Try to get extension of the present contract on a reasonable basis; 2. Join the Los Angeles County Regional Library District, or 3. Establish an independent system. He listed the figures set forth in the report of increase in cost which he said he believes reasonable and that it is not yet time to take the third alternative. The present contract will expire June 30, 1963 and could be extended to January of 1964. It will be easier to evaluate the situation after the County's proposal is received and Mr. Kurtz suggested consideration be given the subject at a pre-council meeting after that time.

Several of the councilmen expressed their views on the library system and the course it should take.

Mr. Kurtz further stated there are maintenance problems at the Walteria Library and he would like to have someone contact Mrs. Dowd. City Manager Peebles will check into this matter.

The meeting adjourned at 7:40 p.m.



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

APPROVED:



 Mayor of the City of Torrance

Edith Shaffer
 Minute Secretary

14.

Council Minutes
 November 20, 1962