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Torrance, California  
December 18, 1962

1. CALL MEETING TO ORDER:

A regular meeting of the Torrance City Council was held on Tuesday, December 18, 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. Also present were City Attorney Remelmeyer and City Manager Peebles.

3. FLAG SALUTE:

At the request of Mayor Isen, Mr. Matt Appelman from Sterling Theatres led the salute to our flag.

4. INVOCATION:

The Reverend Leslie C. Ashford of Del Amo Christian Church opened the meeting with an invocation.

Mayor Isen gave a brief explanation of Council procedure for the benefit of the audience.

5. APPROVAL OF MINUTES:

The minute secretary stated there should be a correction of an inadvertent error in the minutes of the last meeting, in that the motion mentioned in the last paragraph of page 7 re item 24, the movie Poor White Trash, was made by Councilman Miller and the second by Councilman Sciarrotta. With that correction, Councilman Benstead moved to approve the minutes and his motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote.

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 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 Miller and carried by unanimous roll call vote.

Mayor Isen introduced a visiting councilman from Bellflower, Attorney Kim Walker.

HEARINGS:

8. Master Plan Study No. 1, Study Area A, (Victor Precinct) Recommended for approval. Letter of explanation from Planning Director Shartle, with concurrence of City Manager Peebles. Letter of transmittal from Planning Director Shartle, submitting three sketches, excerpt from Planning Commission minutes of November 7 and November 21, 1962, letter from Planning Director to Planning Commission dated November 6, 1962, numerous letters from residents, etc., and brochure for Council use. Also letter from Richard and Arlette W. Moore and from John and Dorothy Van Dale expressing approval of R-3 zoning.

Affidavit of publication was presented by City Clerk Coil and there being no objection, ordered filed.

Mayor Isen announced this is the time for public hearing on the Master Plan Study of Victor Precinct and asked any who wished to speak.

Mr. Joe Webb, the owner of the north 200 feet of the south 435 feet of Lot 25, Tract 3218, close to the corner of Victor and Emerald Streets, spoke in protest. The area was delineated on the map by Planning Director Shartle and it was shown as R-1. Mr. Webb stated he is surrounded by R-3 and felt his property should also be R-3, although the front is now R-1 and the back R-3 under the proposed plan. Mr. Webb is a licensed building contractor and uses a barn on the property to store lumber. Councilman Miller stated this is opposite single residence zoning and the purpose would be to create a buffer. Mr. Shartle pointed out there is a church and two or three lots 305 feet deep and the Planning Commission felt 120 feet should be zoned R-1 and the balance R-3. Councilman Beasley asked Mr. Webb how he would plan to develop his land and Mr. Webb answered there are only four residences across the street, two of which are two-story and the turkey farm is directly across. Three sides of the property abut on R-3. He did not believe anything could be done with the front part as R-1.

Councilman Drale asked if there had been any protests as to this property and Mr. Shartle said there were some, but not necessarily specifically as to Mr. Webb's. Councilman Beasley asked Mr. Shartle if good planning would not dictate that a street be the dividing line, rather than placing R-1 and R-3 back to back. Mr. Shartle said normally, no, stating generally they are placed back to back. Councilman Miller did not agree with Mr. Beasley, saying the artery would then become R-1 along one side and R-3 on the other which means traffic would flow on that street from the apartments. Mr. Webb said one side of Victor is being planned R-1 and R-3, except one small spot where there are three owners, all of whom do not want R-1 on the front part.

Councilman Benstead asked Mr. Shartle if it would not be proper to split the zones with a street and Councilman Sciarrotta mentioned the dedication which will be made of property to the City by Mr. Webb. Mr. Webb said the other two owners are Mrs. Browning and O'Connor & Wood. The total to be donated by the three owners is over 10,000 feet of land which Mr. Webb thought should be some consideration.

Councilman Beasley moved that the Council consider in final approval the matter of making this particular area R-1. Councilman Sciarrotta seconded the motion and Mayor Isen said this will be known as the Webb Protest.

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

Mayor Isen said it is a bad situation and he knows of no other way out. A lot of Victor Precinct is a hodge-podge and, while it may not be according to the best rules of Planning, something practical must be worked out to protect Mr. Webb's property interests.

Mr. Wm. R. Kulpaca was next to protest. His address is 4300 Emerald St. and he owns five acres of Lot 18 between Earl and Anza right next to the Butcher property, presently zoned M-1. He was disappointed to be left in M-1 as he would like to have R-3 in consideration of the amount of taxes he pays, about \$1700 per year, and feels he must have some relief. He asked why his property is hemmed in between two zones in this manner.

Planning Director Shartle said the Planning Commission had many requests to retain as much industrial as possible as well as many requests for residential. In order to maintain some semblance of industrial area, it was necessary to draw a line somewhere and the Commission decided the logical line would be the alley east of Anza. There were some requests for apartment zoning and some to hold as much as possible to M-1. Mr. Kulpaca did not believe that would be right as he feels there is now too much M-1 in the area. Mayor Isen asked that Mr. Kulpaca hold his remarks to a minimum because of the long agenda and the necessity of hearing from everyone who wished to speak.

Councilman Benstead said apartments are already going in on this street and did not understand why the particular line is being drawn where it is.

Planning Director explained the Planning Commission felt both sides of Anza should be zoned for apartments, except for commercial at both ends and that anything east of there should be retained as much as possible in industrial zoning.

Councilman Miller asked if the R-3 on the east side of Anza was to be a buffer for the industrial and Mr. Shartle answered affirmatively. Mr. Benstead said apartments are built now on Victor Street right above the hospital to the east of this property. Mr. Shartle said this is on Earl Street and a convalescent hospital that is being constructed. Mr. Beasley asked Mr. Shartle if, with the proposed alley just east of Anza, he realizes what he is asking of the property owners; 25 feet of right of way on Anza and ten on the back of their properties, a total of 35 feet. A man with a 600 foot piece of property would be giving the City a third of his property.

Mr. Drale maintained Mr. Beasley's contention does not apply to this property and Mr. Beasley acknowledged his error.

Councilman Drale moved that Mr. Kulpaca be shown the same consideration, a change to R-3 and his motion was seconded by Councilman Benstead.

Councilman Drale believed each parcel should be taken separately and explained his reasons: there are no sewers in the area and there is a drainage problem with development of the streets. His experience as a real estate man does not lead him to believe this area will develop industrially, and the Council might as well face that fact. There are certain small industries which have located there and the Council can't do anything about that, but he doubts if in the future the area can be developed industrially.

The parcel owned by Mr. Kulpaca and now under discussion is the first 300 feet of Lot 18, west of the Watts property and east of the Butcher property. Mr. Shartle thought this decision would cause R-3 to be surrounded on three sides by industrial.

Councilman Miller asked what becomes of the so-called master plan with each each and protest being individually decided, and Mayor Isen answered it will go out the window. In that case, Councilman Miller said the whole thing might as well go R-3 as to edge in this way; it should go one way or the other. Councilman Drale said if Councilman Miller would so move, he would second.

Mayor Isen wondered if it is right to take each case individually; it looks like the City might wind up with something never contemplated with respect to a master plan.

Councilman Sciarrotta asked how many acres of industrial are involved and was told about 120 acres total (shown in blue on the map).

Councilman Vico felt the Council is rushing this too much; some study should be given it after the first of the year.

Councilman Sciarrotta said it appears to him that Councilman Miller is right. He agreed it should not be done piece by piece, but the whole section should be considered. If the majority of the people want the land R-3, perhaps it should be so zoned.

Mayor Isen suggested hearing the oral protests at this time and taking the whole matter under submission and asked, if there be no objection, that the secretary record the protests in considerable detail so they may be studied for recommendation; and he so moved. Councilman Sciarrotta seconded his motion which carried by unanimous roll call vote.

Under this procedure the Kulpaca protest is to be considered as having been given and will be studied in connection with the area.

Councilman Drale said the Council and Mayor Isen would recall when the City annexed Victor Precinct, by five votes, Mayor Isen, Mr. Benstead and Mr. Drale canvassed the area and assured the people when they came to the City they could have the zoning they wished, provided it was not detrimental to areas surrounding their property. Now the citizens are pleading that most of the properties should be changed to R-3. He pointed out a beautiful piece of property at Sepulveda and Crenshaw recently rezoned and said the Council certainly took into consideration the owners of that property and there were no protests. He asked that the Planning Commission give more consideration to the wishes of the property owners in the Victor Precinct.

Mayor Isen instructed Planning Director Shartle he would get a full account of the protests and the matter will stand submitted. This evening the protests will be heard, the hearing closed and the decision made at the Council's convenience. He asked if anyone else wished to speak.

Mr. Connor Everts, an associate professor of art at San Fernando State College, 4507 Spencer St., said his property in Lot 2895 would be changed to R-3. It is right next to the proposed alley and on Spencer Street, now zoned M-1 and the suggestion is for R-3. He stated he has watched the machinations since the area was absorbed by Torrance on the Planning Commission, but he did not believe the Commission should settle on whatever is existing and did not believe the Council helps any by making constant changes.

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A lot of people will suffer by such a master plan. He labeled most of the planning as absolutely hodge-podge. An apartment building has been allowed on Anza, which has garages at the rear of the property. There was no consideration of the proposed 10 feet so the alley would jut out. He has a greenhouse at the corner of his property and he would want the alley to jut around that. He said the entire plan is malformed, ill-considered and this is not the time to consider it. He does not believe there should be an industrial area of the transitory nature because if industry were successful it would look for larger quarters, or there would be a continuation of business failures of which there have been considerable, on Earl and on Spencer Streets. Those that do exist are not particularly financially successful. He believes the area should be completely rezoned in a different manner; there is no sense in constructing a home for convalescents and a fine hospital and then bordering them with industry. The C-3 district he also considers ill-conceived and stated it continues a blight that goes down Hawthorne Avenue from Inglewood to Palos Verdes. The area is one block wide and will never be pedestrian, but must always be cluttered by parking of cars. He saw no reason to compound previous errors. In answer to Mayor Isen's question, he said he would have tried to live with what he called the miserable plan there in the beginning. He is dissatisfied not particularly with R-3, but with the alley.

Next to speak was Bernard Allen of 20618 Mansel Avenue, who presented a petition from the people who live on that street. He stated when he moved there he was told the area directly west would be R-3 and everyone was happy. A beautiful hospital and rest home were built. The area directly west of Mansel now is proposed to be M-1. The houses on Mansel are valued between \$21,000 and \$37,000 and people did not buy them to live next to light manufacturing. Councilman Vico asked who told him it would be multiple dwelling and he said the real estate people. The petition was presented to City Clerk Coil for filing with the others concerning this study.

Mr. Allen moved onto Mansel over four years ago and it was at that time annexed to the City. Mayor Isen remarked the street had been zoned residential by the county.

Three homes on Mansel are not represented on the petition, Mr. Allen said, but the residents have stated they will sign. This will make a total representation of the residents of the street who ask the property be changed to R-3 or R-2, or "anything but manufacturing".

Attorney Kim Walker who lives in Bellflower, spoke on behalf of Dr. Gardner and Anderson who own a pet hospital at 20445-20447 Hawthorne Avenue, Lot 32 in Tract 2985 between Del Amo and Spencer. The proposal is to change to C-3 and he protested the change from M-1 which permits the operation of a pet hospital. The primary reason for objection is that the existing development of the property is largely M-1. On the particular street there is a tire shop which may possibly be operated in a commercial zone according to the ordinance. However, they do work outside the building. There is also a body and fender shop which definitely does outside work. One of the most objectionable uses in consideration of future commercial zoning is a ready-mix cement plant which is probably even an M-2 use rather than M-1. There is a masonry storage and sales yard, obviously M-1 use, the pet hospital, a service station on the corner which provides equipment rentals (definitely within M-1 use). There are seven M-1 uses and six commercial on the block. Change to C-3 would create a series of nonconforming uses which might hamper the development of the property to commercial. Mr.

Walker believed according to Torrance' nonconforming use section, his clients would have a building of 40 to 50 years life, but he does not understand under what section it would be provided for and seriously urged if the C-3 is adopted there be no attempt to limit nonconforming uses to anything more than in the present statute. Some information had been given to his doctor clients that the people when they become nonconforming apply for a special use permit. He asked for consideration by the Council that the particular block be continued as M-1.

Mr. Guy Stafford of 20330 Anza said he is particularly interested in an alley parallel to and east of Anza. He asked if the alley would be taken from one property, or half and half. Mr. Shartle said the plan is that it be off the property facing Anza; however, something could be worked out. An existing building would require at least a bend in the alley. Mr. Stafford said he is losing 25 feet from the front and would be sorry to lose also 20 feet from the back. Mr. Drale agreed that would not be fair and Mr. Stafford continued since this is shown as a straight line on the map he was thinking it was all off the east property; he felt there should be ten feet from each. He favors R-3 zoning, however.

Mr. Arnold Hassell of 5225 Maricopa, spoke of the R-3 area between Garnet and Emerald. Mr. Hassell is an engineer and feels R-3 is fine for the schools but a community of R-1 with a park is a natural boundary. He felt the library should be used as such with the recreational facilities surrounding and park for the R-1 area. He did not feel apartments should be placed in the middle of it. He spoke as a citizen who is interested in keeping the area properly for single residential, considering the library, church and school. He said it would be better to use the park and schools and Victor Park, as a buffer. The turkey ranch is so set up that when sold it would become R-1. There is one small manufacturing area which will go away in a matter of time, but which he thought should be R-1 instead of R-3 to benefit the whole community.

Mr. Dick Denno of 4709 Michelle Drive said two or three months ago there was submitted a petition with 80 names to the Flanning Commission from owners of homes on Michelle, Konya and Donora, asking for reconsideration of the plans for a proposed street running from Konya on the north, south to Spencer. He asked what guarantee is being given for a buffer or protection between R-1 and R-3. The front yards now face garages of one apartment house and the R-3 zoning running along Anza. He asked for a barrier and said what is shown as a street is really an alley. He stated there are no comparable areas in Torrance, except possibly one on Torrance Boulevard where there is an alley which runs east and west behind R-3 and adjacent to R-1, back to back, but there is a wall built there. The Planning Commission has tried to compromise the situation. He asked again what kind of barrier will be provided; possibly a cul de sac, but that would require about 142 feet into the R-3 zone. His understanding has been that Michelle and Konya will go straight through to Anza, which would be satisfactory. R-1 zone through here is all built up and there is but one apartment house.

Councilman Miller asked if Konya and Michelle could go through to Anza and Mr. Shartle said it would take a tremendous amount of property from one man's land, because of the lots that have been formed through here.

Mayor Isen suggested a study session of three councilmen with Mr. Shartle, to iron out the problems and bring in recommendations.

Mr. Stan Arthurs who owns a lumber yard at 20901 Hawthorne said according to the master plan the back part of his property is R-4 and the front C-3. There is a proposed alley to go half way through the back part of his property which would make the most westerly part practically an island 370 x 246 feet. This is between Emerald and proposed Maricopa half way between Hawthorne and Earl.

Councilman Beasley stated to Mr. Shartle that alley would not develop unless the property did - and then it would be developed along the same lines. The easements are determined according to the development of the property; property is not condemned for alleys.

Planning Director Shartle recommended investigation of this matter of the alley through Mr. Arthurs' property. Councilman Drale said the alley should be completed full length of Hawthorne back about 300 feet if the street is going to be zoned as commercial. Mr. Shartle said there are some property splits which would make this very difficult and there are several buildings which would be located in the path of the alley being discussed.

Mr. Arthurs said he would be willing to give 10 feet of the back - the most westerly part of his property, but not to cut his property in half. Mayor Isen asked him to talk with Mr. Shartle on the subject.

Councilman Drale asked that due consideration be given the streets and alleys.

Councilman Sciarrotta moved to close the hearing. Motion, seconded by Councilman Beasley, carried, there being no objection.

Councilman Benstead said, in response to a suggestion of three councilmen from Mayor Isen, he thought the whole Council should act on the matter and Councilman Beasley added "in a work session" with proper notice given through the press.

January 16, 1963 at 7:00 p.m., a Wednesday, was decided as a time for the Council to meet and consider this. Communications will not be permitted from the audience although any citizen may attend. In the meantime, Mayor Isen asked that work be done toward a comprehensive report from the material on hand and that which shows in these minutes.

Just prior to recess Mayor Isen introduced the members of the working press who were present to accompany the councilmen to dinner at The Palms. Among those presented were: Nancy Anderson, Mrs. Florence Bertelson, Reid Bundy, Don Kirkland, John Moon, Herb Gulich, Herb Vida, Sam Stewart, King Williams, and Bill Zappas. Mayor Isen expressed appreciation of the good relations with the members of the press and hoped to make the dinner an annual custom.

A recess was declared at 6:30 and the Council reconvened at 6:40 p.m.

9. Lomita Flight Strip Annexation - Resolution of Intention No. 62-249. First reading of ordinance, approving the annexation to the City of Torrance of certain uninhabited territory, designated as "Lomita Flight Strip". Attached cover letter from City Attorney Remelmeyer.

Affidavit of mailing and two affidavits of publication were presented

by City Clerk Coil and, there being no objection, ordered filed.

Mayor Isen asked if anyone wished to be heard and Mrs. Myers of 25925 Narbonne, Lomita, protested, stating the people had planned to make a park as soon as money is available from the County to do so. The property is owned by the State, no part of it by Mrs. Myers. Mayor Isen reminded her that much of the prosperity Lomita is now enjoying is due to the neighboring growth and prosperity of Torrance and prophesied that in the future the people of Lomita would probably be asking for consolidation with Torrance.

Councilman Sciarrotta moved to close the hearing. Motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

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

ORDINANCE NO. 1350

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING THE ANNEXATION TO THE SAID CITY OF TORRANCE OF CERTAIN UNINHABITED TERRITORY, DESIGNATED AS "LOMITA FLIGHT STRIP" IN CONFORMANCE WITH THE PROVISIONS OF "ANNEXATION OF UNINHABITED TERRITORY ACT OF 1939".

Councilman Miller moved to dispense with further reading of Ordinance No. 1350. Motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote.

Councilman Sciarrotta moved to approve Ordinance No. 1350 at its first reading. Motion, seconded by Councilman Benstead, carried by unanimous roll call vote.

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

ORDINANCE NO. 1351

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. 778. (Change of zone from A-1 to R-1).

Councilman Beasley moved to approve Ordinance No. 1351 at its first reading. Motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote.

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

ORDINANCE NO. 1352

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. 808. (Change of Zone from R-3 to C-3).

Councilman Drale moved to approve Ordinance No. 1352 at its first reading. Motion, seconded by Councilman Sciarrotta, carried as follows:

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

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

RESOLUTION NO. 62-271  
ORDINANCE NO. 1353

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING A VARIANCE FROM THE PROVISIONS OF SECTION 4 OF THE OFFICIAL LAND USE PLAN ORDINANCE (APPENDIX I) OF "THE CODE OF THE CITY OF TORRANCE, 1954" FOR PROPERTY LOCATED AT 18313 ROSLIN AVENUE IN PLANNING COMMISSION CASE NO. 803.

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adopt Resolution No. 62-271.

Councilman Benstead moved to ~~approve Ordinance No. 1353 at its first reading.~~ Motion, seconded by Councilman Miller, carried by unanimous roll call vote.

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

RESOLUTION NO. 62-272

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING A CONDITIONAL USE PERMIT ON PROPERTY LOCATED AT 23870 OCEAN AVENUE IN PLANNING COMMISSION CASE NO. 807.

Councilman Benstead moved to adopt Resolution No. 62-272. Motion, seconded by Councilman Drale, carried by unanimous roll call vote.

WRITTEN COMMUNICATIONS:

14. Claim from City of Los Angeles in undetermined amount for alleged damage to their vehicle when struck by City of Torrance vehicle at County Dump, 26300 Crenshaw Boulevard on October 25, 1962.

Mayor Isen moved to deny and refer the claim to the Legal Department. His motion was seconded by Councilman Beasley and carried, there being no objection.

14A. Earl E. Sanders re curbs and sidewalks at 23811 Ward Street for information and/or action.

Mayor Isen stated this is a hardship case and some way should be planned that a personal bond could be furnished; this matter needs some reformation. City Manager Peebles said it is being studied at this time and City Attorney Remelmeyer confirmed the statement, saying he will have it as soon as possible. Mayor Isen moved the amount of \$245 be returned, providing the parties furnish written statement they will provide sidewalks and curbs when requested to do so and, if they sell the property, that they will stand good for its being done by a future purchaser. Councilman Beasley seconded the motion which carried as follows:

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

## COMMUNICATIONS FROM ENGINEERING:

15. Release of Subdivision Bond - Tract No. 19910 (Subdivider: George E. Steinkamp) City Engineer Nollac, with concurrence of City Manager Peebles, recommendation to release Bond No. C7032319 in amount of \$45,000. Copy of memo from Park Supt. Clemmer and location sketch was attached.

Councilman Miller moved to concur in the recommendation to release the subdivision bond described. Motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

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

- 1) Street Easement Deed dated August 20, 1962 for the widening of Redondo Beach Boulevard over portions of ~~Lot 48, McDonald Tract~~, given by Roy E. Lompa.
- 2) Street Easement Deed dated December 4, 1962 for the widening of 231st Street over a portion of Lot 99, Tract No. 639, given by Alexander J. Nordell.
- 3) Street Easement Deed dated October 9, 1962 for the widening of 235th Street and 235th Place over a portion of Lot 32, Tract No. 530, given by Salvatore J. Labate and V. A. Labate, Jr.
- 4) Street Easement Deed dated October 9, 1962 for the widening of 235th Street and 235th Place and to provide a corner radius at the Southwesterly corner of 235th and Walnut Streets, and the Northwesterly corner of 235th Place and Walnut Street over a portion of Lot 31, Tract No. 530, given by M. L. Van Tine and Daryl A. Stark.
- 5) Street Easement Deed dated November 23, 1962 to provide a corner radius at the Northeasterly corner of Amapola Avenue and Maricopa Street over a portion of Lot 15, Block 84, Torrance Tract, given by Albert I. and Claudia Mae Lukes.

His motion, seconded by Councilman Drale, carried by unanimous roll call vote.

17. Relocation of Vacuum Release Air Vent in Emerald Street. City Engineer Nollac, with concurrence of City Manager Peebles, recommendation to approve relocation and appropriate funds therefor. Attach: Copy of letter from Dominguez Water Corp.

The recommendation is to relocate the vacuum release air vent in Emerald Street; that the work be approved and \$310.76 appropriated therefor. Councilman Beasley moved to concur and so appropriate 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.

## COMMUNICATIONS FROM BUILDING DEPARTMENT:

18. Application for over-sized sign at White Front Store. Heath & Company request to erect over-sized sign at White Front Store, 21250 So. Hawthorne Ave., with comments from Supt. of Bldg. Inspection Schlens recommending approval.

Councilman Beasley moved to concur in the recommendation as described by the City Manager. Motion, seconded by Councilman Sciarrotta, carried, there being no objection.

19. Mechanical rides at 2655 Pacific Coast Highway. Request from Foods Co. Markets to conduct ride promotion in conjunction with Crafts 20 Big Shows, Inc, at Foods Co. Market, December 26th through 31st, with comments re APPROVAL from Supt. of Bldg. Inspection Lee Schlens and concurrence of City Manager Peebles.

Councilman Miller moved to concur in the recommendation of approval as set forth by the Superintendent of Building Inspection, concurred in by the City Manager. Motion, seconded by Councilman Vico, carried, there being no objection.

## COMMUNICATIONS FROM PARK AND RECREATION COMMISSION:

20. Tentative Tract #27813 - in Marble Estates. Commission concurrence with City Council action to obtain park site.

This being an informational item, it was ordered filed.

21. Lomita Flight Strip - Purchase of State surplus land. Recommendation to start proceedings to purchase Lomita Flight Strip Annexation.

This item was ordered filed, but Councilman Beasley explained the head of the California Division of Highways head of the right of way department stated it would be illegal to sell to any municipality for less than the appraised price. He said if the City wishes, they can purchase direct from the State.

Councilman Beasley felt something more should be done and Mayor Isen suggested a resolution signifying the intention of the city to purchase with no price specified. Councilman Sciarrotta seconded the motion and a resolution will be prepared by the City Attorney and presented to the Council at the January 2nd meeting. Also a letter will be sent indicating a resolution is being prepared for this purpose.

22. Recreation Rights in Marble Estates. Recommendation to obtain recreation rights in sump in Marble Estates Tract.

City Manager Peebles said he believes the Commission has in mind the same action as taken with respect to Entradero Sump and Councilman Benstead moved to refer the matter to the City Manager. Councilman Beasley seconded the motion and Mayor Isen asked if a committee of the Council of the P&R Commission is needed that be indicated. There was no objection.

23. Use of portion of Civic Center Site by Torrance Youth Sports Council. Report of Commission recommendations of December 12 were attached.

Councilman Beasley moved to concur in the recommendation of the City Manager as mentioned in the third paragraph of the quoted portion of the letter from Park and Recreation Commission

dated December 13th, 1962. The second page of the communication was not considered to be practical. The motion was seconded by Councilman Benstead and carried by unanimous roll call vote.

**AIRPORT MATTERS:**

24. Resolution authorizing the execution of a Lease to Ray Vane, Inc., on Airport Property. Attach: Cover letter City Attorney Remelmeyer and copy of Lease.

Councilman Miller moved to concur in approval of the lease and authorize its execution. His motion was seconded by Councilman Sciarrotta and there were no objections.

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

RESOLUTION NO. 62-273

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE AUTHORIZING THE EXECUTION  
OF A LEASE TO RAY VANE, AN INDIVIDUAL, ON  
AIRPORT PROPERTY LOCATED ON THE NORTH SIDE  
OF PACIFIC COAST HIGHWAY WESTERLY OF  
CRENSHAW BOULEVARD.

Councilman Miller moved to adopt Resolution No. 62-273 and his motion seconded by Councilman Sciarrotta, carried as follows:

AYES: Councilmen: Beasley, Benstead, Drale, Miller,  
Sciarrotta, Vice, and Mayor Isen  
NOES: Councilmen: None

This lease will increase the amount of bonds which may be applied for by a considerable amount. Mayor Isen stated there is also a request for lease of some space for a trailer sales business which he thought should be encouraged. The lease committee of the Airport Commission is negotiating this application for lease which will provide increased sales tax. All agreed in approval.

Mr. Ray Vane graciously thanked the Council and asked permission to start operation before the building is completed if he complies with the Motor Vehicle regulations and city ordinances. He will talk with the City Attorney about this. Councilman Beasley moved to grant this permission. Motion, seconded by Mayor Isen, carried by unanimous roll call vote.

25. Ardanaz Brothers request for decrease in rental for Agricultural lease for period of construction activity. Airport Commission recommendation to concur with Airport Manager Egan's recommendation of Approval. Attach: Airport Manager Egan's letter 11/29/62; D. B. Ardanaz letter 11/29/62.

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

Councilman Vico inquired about the amount of rent and Airport Manager Egan said in good years it averages about \$4500. An added advantage is the fact that the lessor keeps the land free of weeds and adds attractiveness by the green growing crops.

26. Aero-Care request for approval of sub-lease of Plots 7 & 8 to Van Aero, Incorp. Airport Commission recommendation to concur in Airport Manager Egan's recommendation to Approve. Attach: Airport Manager Egan's letter 12/6/62; Tom Chester's letter 12/5/62 and Van Aero letter 11/20/62.

Councilman Sciarrotta moved to concur in the recommendation of approval. Motion, seconded by Councilman Miller, carried by unanimous roll call vote. Mayor Isen mentioned the very fine provision regarding airport noise waiver and the right for flight easements and that these are being incorporated into the airport leases.

27. Request of Jefferson, Inc. for approval preliminary drawings for development of Rolling Hills Plaza Shopping Center. Airport Commission's recommendation of approval with certain stipulations. Attach: Copy of Jefferson, Inc. letter 11/29/62 with City Manager Peebles comments dated 11/30/62.

Mayor Isen asked that the plans be made available for study. Councilman Beasley moved to refer the matter to the City Manager for the January 2nd meeting. His motion was seconded by Councilman Benstead and there was no objection. Mr. Beasley mentioned adoption of a plot plan for the entire 35 acres some four years ago.

28. Request from E. G. "Slim" Kidwell for removal of rent ceiling on his T Hangars. Airport Commission's recommendation of approval. Attach: Airport Manager Egan's letter of 11/28/62; Kidwell letter 11/20/62.

Councilman Miller moved to concur in the recommendation of approval. Motion, seconded by Councilman Sciarrotta, carried, there being no objection. Airport Manager Egan explained the reason for the rent ceiling which are not on the other airport leases, and the increased costs. However, the law of supply and demand will control his prices, if nothing else does.

29. Request of Matt Appleman for approval of two signs on Jefferson premises: Airport Commission's recommendation of approval subject to other departments having jurisdiction. Location and construction sketches will be available at meeting.

30. Two signs for the theatre on the Rolling Hills Plaza lease. Request to install one sign on Pacific Coast Highway east of Newberry Store and one on Crenshaw Blvd. north of Foods Co. Market. Supt. of Bldg. Inspection Lee Schlens, with concurrence of City Manager Peebles, recommendation for approval.

These two items deal with the same thing, the signs for the Jefferson lease theatre and Councilman Beasley moved to concur in approval. Motion, seconded by Councilman Miller, carried by unanimous roll call vote.

#### RESOLUTIONS:

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

RESOLUTION NO. 62-274

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FINDING AND DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE THE ACQUISITION, CONSTRUCTION AND COMPLETION BY THE SAID CITY OF TORRANCE OF CERTAIN PUBLIC IMPROVEMENTS, TO WIT: THE CONSTRUCTION AND INSTALLATION OF A SANITARY SEWER SYSTEM UPON THOSE CERTAIN PARCELS OF REAL PROPERTY IN THE CITY OF TORRANCE; AND DIRECTING THE CITY ATTORNEY TO BRING AND PROSECUTE AN ACTION IN THE SUPERIOR COURT FOR THE CONDEMNATION THEREOF.

(South Torrance Sewer Assessment District No. 4)

Councilman Beasley moved to dispense with further reading of Resolution No. 62-274. Motion, seconded by Councilman Drale, carried by unanimous roll call vote.

Councilman Sciarrotta moved to adopt Resolution No. 62-274. Motion, seconded by Councilman Miller, carried by unanimous roll call vote.

## ORDINANCES:

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

ORDINANCE NO. 1353

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ORDINANCE NO. 1321 (POSITION CLASSIFICATION PLAN) BY INCREASING THE RATE RANGE FOR THE CLASSIFICATION OF ASSISTANT SUPERINTENDENT OF BUILDING INSPECTION, EFFECTIVE DECEMBER 1, 1962.

Councilman Benstead moved to approve Ordinance No. 1353 at its first reading. Motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

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

ORDINANCE NO. 1354

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SUBSECTION B2d OF SECTION 17 ENTITLED "NONCONFORMING USES" OF APPENDIX I (LAND USE ORDINANCE) OF "THE CODE OF THE CITY OF TORRANCE, 1954" TO EXTEND THE EXCEPTION FOR AGRICULTURAL USES UNTIL JULY 1, 1963, AND DECLARING THE PRESENCE OF AN EMERGENCY

Councilman Sciarrotta moved to waive further reading of Ordinance No. 1354. Motion, seconded by Councilman Benstead, carried by unanimous roll call vote.

Councilman Benstead moved to adopt Ordinance No. 1354 as an emergency measure. His motion, seconded by Councilman Miller, carried by unanimous roll call vote. Mayor Isen reminded City Attorney Remelmeyer to see that proper public hearings are held.

## COMMUNICATIONS FROM CITY MANAGER:

34. Request of Trent G. Anderson, Jr. for use of City Hall facility.

Councilman Benstead moved to file the communication, and his motion was seconded by Mayor Isen. Councilman Beasley said he believes this sort of hearing is handled by the State of California, as an uninsured motorist hearing but Mayor Isen feared it would establish a precedent. Roll call vote was favorable to filing, as follows:

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

35. Additional duties for City Clerk.

Councilman Beasley moved the necessary ordinance be prepared to effect the change. The five duties were reviewed briefly and it was agreed this would constitute an eight hour day for the City Clerk. The motion was seconded by Mayor Isen and carried by unanimous roll call vote.

36. Petition for sidewalks on west side of Calle Mayor.

Councilman Beasley thought this should be held until there is an opportunity to study the map mentioned in Mr. Peebles' memorandum dated December 12, 1962. Mayor Isen stated it would be held until the January 2nd meeting.

37. Signal problem at Ainsworth Avenue and Redondo Beach Blvd.

Mayor Isen asked that another letter be written the County Highway Safety Commission regarding this corner for the signature of the councilmen.

38. Reclassification of stenographer clerk position in Traffic and Lighting Department. Reallocation of Truck Driver Position in the Park Department.

Councilman Miller moved to concur in the recommendation as to the two classifications: Stenographic Secretary and Power Mower Operator. Councilman Beasley seconded the motion which carried, there being no objections.

39. Proposed Changes to Commercial Improvement Ordinance.

At the request of Councilman Drale, this item regarding proposed changes to Commercial Improvement Ordinance was held to the January 2nd meeting, for further study.

40. Recommendation re: Sale of surplus vehicles and equipment.

Mayor Isen moved to concur in the recommendation to accept the highest bid for each item of surplus equipment as listed on the bid summary attached to the agenda. His motion was seconded by Councilman Sciarrotta, and carried by unanimous roll call vote.

41. Approval is requested for the purchase of one Vacuum Cleaner, wet plus dry pickup in the amount of \$411.75 plus tax from Best Maintenance and Supply Company.

42. Purchase of Floor Machines: Three 20" Floor Scrub and Polishing Machines from Best Maintenance Supply Company in the total amount of \$1,211.25 plus tax.

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December 18, 1962

Councilman Benstead moved to concur in the recommendations above set forth as to Items 41 and 42. Motion, seconded by Councilman Miller, carried as follows:

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

43. Miscellaneous recommendations:

Personnel: That Harry B. Van Bellehem be authorized to attend the 15th Annual California Parks and Recreation Society Conference to be held in San Diego from February 16 to 19, 1963, with appropriate expenses paid.

Expenditures: (1) \$250.00 to the United States Conference of Mayors for 1963 annual membership dues. (2) \$536.37, including sales tax, to Schapp Corporation for bed sheets, pillow cases, mattress pads and blankets for the Fire Department. A summary of the bids received attached.

Page 16, Item 43: Add after the listing of miscellaneous recommendations, the action thereon: "Councilman Beasley moved to approve the items listed above under Personnel and Expenditures. His motion, seconded by Councilman Miller, carried as follows:

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

NOES: COUNCILMEN: None.

City Manager Peebles asked approval of the purchase of the two refrigerators as outlined. Councilman Beasley moved to concur in approval. His motion was seconded by Councilman Benstead and carried as follows:

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

NOES: Councilmen: Drale.

45. Mayor Isen noticed Glenn Pfeil, co-publisher of the Torrance Herald had entered the meeting and introduced him. Baxter Omohundro was also introduced as one who had represented the Press Telegram at Council meetings for a long time.

46. City Manager Peebles said he had received a reply to the telegram sent to Mr. Shelton, Vice-President in charge of operations of Santa Fe Railway in Chicago requesting a meeting with Mayor Isen and Councilman Drale between January 14th and 18th. He read the telegram which stated Mr. Shelton would be in Los Angeles during January and the conference could be held here. Mayor Isen authorized Mr. Peebles to reply to the telegram, appropriately.

47. City Manager Peebles said he had a report on what is being done by comparable cities regarding days off December 31st and December 24th and announced the various policies followed by the cities surveyed.

City Manager Peebles outlined the cost to the city under the two possibilities: a "day off" or a "holiday" and Councilman Drale moved that the City employees be given January 31st as a day off and those who are compelled to work, such as police and fire department employees be authorized to add a day to their vacation. Councilman Sciarrotta seconded the motion and there was considerable discussion. Councilman Drale repeated his motion as being "to have a day off", the administrative details to be worked out by the City Manager.

Roll call vote was as follows:

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

Mayor Isen asked City Manager Peebles to follow the custom regarding both days: Christmas Eve day and New Years Eve day - skeleton crews in the afternoon, rotating as to those who have one afternoon, do not take the other. Following a discussion, it was indicated that the scheduling of Christmas Eve and New Years Eve days on an alternate basis was not the custom. It was agreed the previous motion which failed dealt only with January 31st.

48. City Attorney Remelmeyer stated C. M. Catterlin had been retained as counsel for Officer Nicolai and the City has suffered the loss of the motorcycle involved in this accident. He requested the Council to authorize Mr. Catterlin to represent the city in an action against the person who injured the officer on the basis of liability for the motorcycle. The attorney's fee will be a contingent one-third. Councilman Benstead moved to so authorize Mr. Catterlin. His motion was seconded by Councilman Vico and carried as follows:

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

49. Councilman Drale said the Clerk at the South Bay Municipal Court, Mr. Stout, is going to retire and he moved a perma plaque resolution of appreciation as well as congratulating his successor, Phil Benjamin on his promotion to that office. The motion was seconded by Mayor Isen and carried as follows:

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

50. Councilman Drale moved to emulate the State of New York in endorsing the granting of a substantial increase in salary. There was no second and the motion died.

51. Councilman Miller mentioned the Entradero Little League problems at Entradero Sump. 1. request for a third diamond; 2. abuse of the use of loud speakers; and blocking of driveways. He stated the problems have been virtually resolved. The league is going to postpone request for the third diamond for this next season. A complete and thorough analysis of the public address system will be made with field tests of volume, with the promise that the speakers will not be used unduly. In order to cure the blocking of driveways, the Little League will patrol the area to ask drivers not to pull into the driveways. The group which has effected this solution will continue to meet in an endeavor to cure any problems at Seaside Rancho also.

52. Councilman Benstead wished all the council and employees as well as the citizens of Torrance the best wishes of the season, as did Councilman Sciarrotta.

In response to a request from Councilman Drale, City Manager Peebles outlined administrative policy regarding departmental Christmas parties during work hours. Also, City Manager Peebles stated there was not sufficient response for a city-wide employees' party.

53. Councilman Vico moved to permit parking downtown without any citations for violations between now and Christmas. Councilman Sciarrotta seconded the motion which failed as follows:

AYES: Councilmen: Sciarrotta, Vico  
NOES: Councilmen: Beasley, Benstead, Drale, Miller, Mayor Isen

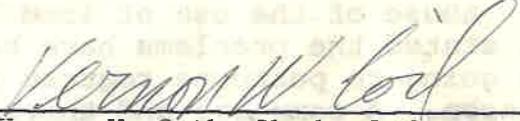
54. Councilman Vico wished everybody a Merry Christmas.

55. Mayor Isen stated notification had been received of the expiration of the term of Lawrence Townsend on Civil Service Board and nominated him for another term. Councilman Sciarrotta seconded the motion and a poll of the council was unanimously favorable.

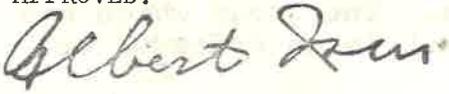
56. Mayor Isen referred to a newspaper regarding a meeting called by the Governor of representatives from 17 cities to solve problems of cities with growing pains. On any basis of selection, Mayor Isen considered Torrance should have been represented at this meeting in Sacramento. He said his statement quoted in the article was not meant in the way it was reported. He received a phone call from Howard Gardner of the League of California Cities stating one of the governor's secretaries asked the league for names of the cities with populations of over 100,000 and the list supplied included Torrance. He suggested a polite letter to the Governor setting forth Torrance's right to have been represented at this meeting. With the approval of the Council, he will sign the letter so that Torrance may be included in such future conferences, if and when held. He mentioned the proposed Cabinet for Metropolitan Government which this Council opposes as being one item on which Torrance would like to be heard and there are others which must be ironed out. In summary, Mayor Isen stated if there are going to be such conferences or study sessions, Torrance should be represented and he moved the letter above mentioned be sent. Councilman Sciarrotta seconded the motion and there was no objection. City Attorney Remelmeyer was instructed to draft such a letter.

57. Mayor Isen, as the last item on the agenda, welcomed the members of the press and announced they would meet at the Palms for dinner.

58. Councilman Sciarrotta moved to adjourn the Council meeting to January 2, 1963, a Wednesday, at 5:30 p.m. The motion was seconded by Councilman Vico and carried by unanimous roll call vote.

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

APPROVED:

  
Mayor of the City of Torrance

Edith Shaffer  
Minute Secretary