

I N D E XCouncil Meeting held April 28, 1964, 8:00 p.m.

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Edith Shaffer
Minute Secretary

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Council Minutes
April 28, 1964

Torrance, California
April 28, 1964

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

1. CALL TO ORDER:

A regular meeting of the Torrance City Council was held on Tuesday, April 28, 1964 at 8:00 p.m., in the Council Chamber of City Hall, Torrance, California.

2. ROLL CALL:

Those responding to roll call by City Clerk Coil were:
COUNCILMEN: Beasley, Lyman, Miller, Olson, Sciarrotta, Vico, and Mayor Isen. City Attorney Remelmeyer and City Manager Ferraro were also present.

3. FLAG SALUTE:

At the request of Mayor Isen, Michelle Evans and Claudia Latin, members of a group of girls from Victor Elementary School, led the salute to our Flag. The enthusiastic bevy stayed with the Council throughout most of its meeting and showed distinct interest in their City government.

4. INVOCATION:

The Reverend Daniel Weaver of Del Amo Southern Baptist Church opened the meeting with an invocation, and Mayor Isen thanked him for the spiritual guidance he has given the Council throughout the past "very hectic month".

5. APPROVAL OF MINUTES:

On motion of Councilman Sciarrotta, seconded by Councilman Beasley, the minutes of the regular meeting held April 21, 1964 were approved as written, there being no objection.

6. APPROVAL OF DEMANDS:

Councilman Beasley moved all properly audited bills be paid. His motion was seconded by Councilman Vico and carried as follows:
AYES: COUNCILMEN: Beasley, Lyman, Miller, Olson,
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 Vico and carried by unanimous roll call vote.

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

HEARINGS:

8. CASE NO. 64-16 - CHANGE OF ZONE - Torrance Planning Commission (Resubmitted) Third and Final Hearing for a change of zone from R-1 and R-3 to R-1, R-2, R-3 and RR-3 on property described as Lots 25 and 26, except the easterly 125.5 feet thereof; Tract 3218, bounded on the north by Garnet, on the south by Emerald, on the west by Victor and on the east by the City Park. Recommended for approval of R-1 zoning only by the Planning Commission and the Planning Department.

Mayor Isen mentioned that the Church property which is in the above boundaries, would retain its R-3 character.

Two letters of approval were noted: one from Charles M. Stewart and one from Mrs. John B. Hoffman, both in favor of R-1.

There were many citizens present on each side of this case and Mayor Isen asked first for speakers from those who are in favor of R-1.

Mr. B. J. O'Brien of 20705 Victor Street, first confirmed that the new councilmen were completely conversant with the case and then briefly outlined the history of the subject parcel, from the standpoint of planning, zoning and development.

Mr. Joseph J. Segna of 5022 Onyx Street, took over the presentation and exhibited a colored map showing the various zoning factors and the locations of the property owners who signed the various petitions. He said the months he and a few others had spent interviewing neighbors had revealed everyone's feelings and there was no confusion left. In answer to Mayor Isen's question, he stated the people in the neighborhood realize they would continue to live with the non-conforming uses in case of an R-1 decision by the Council.

Mr. Heher of 5122 Emerald, not within the 300 feet, but very close and vitally interested, called to the Council's attention an apartment advertisement in a local newspaper. He also quoted Dr. Kaplan in a prognosis of future school enrollment. The ad in question had featured as advantages of Parkview Village West, such things as family living designed for families with children, 7½ acre playground, library, supervised nursery, wading pool, and group activities, presumably on the City Park which the area's residents have actively developed.

Mr. O'Brien added that the Victor Women's Club and PTA and other people outside of the 300 feet also concur.

Mayor Isen then asked for spokesmen from the opposition and Mr. Frank Owen who lives at 29 Shady Vista Road, Rolling Hills Estates, and is the owner of the machine shop at 4819 Emerald, responded. He has been concerned about what he believes is misinformation from both sides. This past weekend he talked to all those within the 300 foot area and he, too, presented a color coded sketch and a sheaf of letters from property owners to the City Clerk. Many of the people he had talked with were not only unfamiliar with the existing zoning but some did not even know the significance of R-1 and R-3 definitions. Some felt high-rise was the question. If the area remains as now zoned, he said the machine shop would leave the area, but if it is changed to R-1, the offer for the shop would have to be refused. He recognizes that the business is not compatible to the neighborhood, but he believes apartments pretty well pay their way tax-wise.

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Councilman Sciarrotta agreed to a certain extent but pointed out the time when the apartment house owners get panicky and start to rent to families with children and the resultant effect on the over-all tax structure.

The ratio of children per dwelling is four times as high in single residential as compared with apartments, Mr. Owen said. After July 1st, also the change in requirement to one and one-half parking to one apartment will be in effect.

Mr. Owen also refuted the theory that apartment dwellers are necessarily transient. This will not be a low rental district, considering the value of the land. Parks are available for all citizens; they are not private ground. Suitable development of the area should enhance all property values to the point where it would be profitable to move from the location. Pending decision by the Council tonight, there are plans to develop this whole piece of land. Because of the odd shape of the lots, it is not practical or suitable to develop piecemeal.

In summary, Mr. Owen said within the 300 foot affected area, 34 signed for the existing zoning; 21 for R-1 only; those who stated they were for R-1, but refused to actually sign, were 10. One person was very concerned about the R-1 fronting on Emerald or Victor but favored R-3.

Mr. Tim O'Connor of 20611 Vacarro, one of the owners of the northerly 100 feet of Lot 25, opposed any change in the zoning. He is an attorney and his law firm acquired the property from a client who acquired it in 1958, and not for speculation purposes. He felt in that everything that can be said, has been said to both The Planning Commission and the Council, the way it is zoned now should remain. His children are registered in the Victor School and the parochial school in the area and he does not intend to move away, he said; but he contends it will be difficult to develop all the area as R-1. He cited Mr. Strange's property as an example of what would be poor zoning practice. As to his own lot, the City has requested about 30% of it be dedicated for the improvement of Garnet Street and other future streets.

Mr. Joe Webb of 20648 Victor Street said he bought his land because it was M zoned, for a contractor's yard and the horses are a sideline. At the time the Victor precinct came into the City, he said, the people were promised they could have the zoning they wanted, M-1, and he thought it should so remain.

On motion of Councilman Miller, seconded by Councilman Vico, there being no objection, the hearing was ordered closed.

Councilman Sciarrotta moved to concur in the recommendation of the Planning Commission to approve for R-1 only, excluding the Church property. His motion was seconded by Councilman Beasley.

Councilman Sciarrotta made a statement in explanation of his motion: the vacancy factor has reached around 20% and a higher factor would cause the owners to panic and rent to families with children, causing a serious problem to the Board of Education and increased taxes. He said the Planning Department or other pertinent departments should keep the Council advised of statistics concerning overbuilding of apartments, vacancy factor, size of families and ages of occupants. In addition, there is the problem of 24 hour street parking. Apartment owners could try on a voluntary basis to get occupants to use the garages provided.

Councilman Beasley asked the City Attorney how long the Planning Commission can retain preliminary tract maps without acting upon them and Mr. Remelmeyer said ten days. Planning Director Shartle said a tract map has been submitted on some of this property and permission granted by the subdividers to hold the maps. The frontage is to be along Victor for subdivision into approximately 6,000 square foot lots and one large lot.

Mayor Isen agreed with the statement of Councilman Sciarrotta but arrived at his conclusion for a different reason. He recalled he had always fought against losing industrial in this area. The people with the non-conforming uses do not have to move if this is changed to R-1.

Councilman Beasley said he had consistently voted to hold the zoning as it is now because he feels it is a part of the master plan for this area. He would like to see the non-conforming uses move out. Referring to a statement made by Councilman Sciarrotta, he said there are now only too many apartments; there are too many gas stations and many other things. He seconded the motion and intends to vote affirmatively.

Councilman Miller spoke from the standpoint of what he considers good planning. Considering the surrounding land, he saw no choice than to vote for R-1.

Councilman Olson said it was his understanding that this area was master planned with R-1 in front and R-3 in back and the proponents had every right to so develop the land. When it was brought up to expand the R-3 into R-1, this question started. Mayor Isen confirmed that understanding.

Although the hearing had been closed Mr. Norman B. Owen, President of N. B. Owen and Son, who lives at 223 South Helberta, Redondo Beach, said he had been given to believe this would be a wonderful industrial tract years ago when he moved in. The manufacturers have far more invested than any property owner of a home. He stated there is no such thing as a property right any more and as long as he is alive that machine shop is going to stay where it is.

Roll call vote was unanimously favorable to the recommendation of the Planning Commission, excluding the Church property.

A recess was declared at 9:00 and many members of the audience left. The meeting reconvened at 9:15.

14. Communication from Karl D. Fechner requesting withdrawal of Case No. 64-9. 1031

Mayor Isen called attention to this letter in case any people were waiting on its disposition. Councilman Sciarrotta moved to withdraw that case and his motion, seconded by Councilman Beasley, carried, there being no objection.

9. CASE NO. 64-15 - VARIANCE - ALDEN T. WILLIS, resubmitted. Formal hearing on a variance to convert attached garage for living purposes and to construct a carport in lieu of a garage on property located at 2722 Ridgeland Road, in Land Use Zone R-1. Recommended for denial by the Planning Commission and Planning Department. Letters from Mrs. Larson and Henry L. Marchel re case No. 64-15. 1031

Mayor Isen and Councilman Miller asked Mr. Willis if he was unaware that he needed a permit to convert his garage to living quarters. Mr. Willis said the building inspector had written down three alternatives: either to put back the garage as it existed originally; or obtain a variance; or, construct another garage. He is asking for the variance.

There is an objection from his next door neighbor, Jack Baylor at 2726 Ridgeland Road, as well as other neighbors, as shown in the excerpt from the Planning minutes. Mr. Willis said it was not an objection which Mr. Baylor made, only a question about drainage of water from the carport roof which was satisfactorily explained to him.

The proposed parking space is substandard in width and depth and is located in the side yard setback area which should remain free and clear. Councilman Beasley pointed out that if there were a car in the carport and a fire occurred the fire equipment could not gain access, as the back yard has a six foot fence. Mr. Willis said the fence could be removed as there is another fence which completely encloses his swimming pool. He said there is ample room on another part of the lot for the carport if there is any objection to where he has planned it. Councilman Miller said to allow him to have a carport instead of a garage would set an untoward precedent.

On motion of Councilman Vico, seconded by Councilman Miller, the hearing was ordered closed, there being no objection.

Councilman Vico moved to concur in the recommendation of denial and his motion was seconded by Councilman Miller. Mayor Isen advised Mr. Willis to consult with Planning in order to get back to some sort of legal basis. Roll call vote on the motion was unanimously for denial.

1033 10. CASE NO. 64-20 - CHANGE OF ZONE - Floyd G. Powell, resubmitted. Third and final hearing for a change of zone from R-2 to R-3 on property located on the northerly side of 182nd Street between Taylor Court and Fairview Lane at 2025 West 182nd Street, being a portion of Lot 67, McDonald Tract. Recommended for denial by the Planning Commission and Planning Department.

Mayor Isen asked if anyone wished to be heard and asked for a show of hands as to approval of denial. Many people were interested. He asked to hear first from the people who concur in the opinion of the Planning Commission, that the zone remain R-2.

City Clerk Coil said a letter had arrived from Mrs. Velma Shelbourn, opposing the R-3, and it was ordered filed.

Mrs. Kay Arrillaga, representing the homeowners in the area, spoke. Her address is 18316 Fairview Lane. She based her remarks on the theory that spot zoning is detrimental to this residential area and spoke of a similar request involving property across the street. She said at the first Planning Commission meeting there was a petition with 197 signatures, representing 117 properties in the immediate area. There is only one R-3 zoned property on the north side of 182nd Street between Van Ness and Western, that of Thomas Dale, and a petition was circulated to rezone that one parcel back to R-2. 108 signatures, representing 59 properties were on that petition. She now presented another petition containing 213 signatures, representing 199 properties, opposing the change of zone for Mr. Powell and asking concurrence in the recommendation to change the Dale parcel back to R-2.

Mrs. Janet Spurgeon, 2038 West 181st Street, whose property backs up to both of the properties, one third to the Powell property and two-thirds to the Dale property, spoke in opposition to R-3 and in favor of zoning the Dale property back to R-2. If Mr. Powell had expected to obtain a change on this property when he bought it he should have checked with the homeowners. She implied that threats had been made and said the Hebard property which was discussed earlier in this hearing, is now being processed for R-1, the first hearing to be May 6th before the Planning Commission.

Mr. Ed Phelps of 18204 Wilton Place, said someone had stopped at his home today and asked his wife how she would feel about apartments across the street and it looks like apartments are being planned all along 182nd from Wilton to Western.

Mr. Fred Kobiyoshi of 2026 West 181st Street, said he is confident that the City Council will deny the request and if it does, he would like to request a moratorium so the residents don't have to continue to fight R-3 every few months.

Mayor Isen then asked to hear from those who oppose the Planning Commission's recommendation and would like to see the land rezoned to R-3.

Mr. Floyd Powell of 2414 West 177th Street, owner of the property, responded. He stated there is a whole block of R-3 as well as C-2 property between Van Ness and Western. With the exception of Mr. Kobiyoshi and Mrs. Spurgeon, Mr. Powell said the people who have complained do not live within the 300 foot circle. He said he has the signatures of 80% of the homeowners on 182nd Street between Crenshaw and Western. One-third or more of the houses are rentals. The fine houses are south of 182nd Street facing another street and not visible to the 182nd street neighborhood.

He does not intend to build a large complex; only two four-unit buildings would go in. 182nd Street has all types of traffic and is not a residential street.

Mr. James Dale, attorney for Mr. and Mrs. Fisher who live at 2073 West 182nd Street, within the 300 foot radius, stated his clients are very much in favor of the change to R-3. One reason is the character of the neighborhood as described by Mr. Powell, heavily traveled street with freeway on and off ramps; shopping center within 500 feet; C-2 even closer. The subject property is very run-down and there is a family with nine children living in that small house. An apartment house in the location would improve the street from the standpoint of aesthetics, and safety, as well as economically.

Louise Dale, an attorney representing Thomas Dale who owns the property at 2043 West 182nd Street adjoining the subject property, also spoke. She showed a snapshot of the Powell property and repeated what had been said of the property as low-rental property. She also exhibited pictures of the apartment houses on the street which she said demonstrate that R-3 is an improvement. She felt it is to the advantage of the City to see that the zone change is granted.

Councilman Beasley moved to close the hearing. His motion was seconded by Councilman Vico.

Mr. John Kesson of 2013 West 182nd Street was granted permission to speak. He said he owns the property immediately adjacent to Mr. Powell's property, on the east, definitely favors R-3. His property is 134 feet wide and he has waited for a long time for the chance to see it go multiple zoning, as it would be difficult to subdivide into two R-1 lots. He asked the Council to consider the benefits to the City of R-3 here.

The hearing was closed, there being no objection.

Councilman Olson asked about the feasibility of lot splits of the Powell and Dale properties. Planning Director Shartle answered that there is a very slight discrepancy in width and he felt sure they could split.

Councilman Beasley moved to concur in the recommendation of denial by the Planning Commission and his motion was seconded by Councilman Vico.

Councilman Lyman stated he believes this is only putting off a problem to the future and he can certainly understand the argument of the people who presented the opposite view.

Mayor Isen pointed out that the motion as of now is for straight concurrence; anything further will be by separate motion. Roll call vote on denial was unanimous.

Councilman Beasley moved that the Planning Department look into this matter and see if they can work out something and present it to the Planning Commission. Mayor Isen stated that is too vague and Councilman Beasley specified 182nd Street between Gramercy and Van Ness. Councilman Lyman seconded his motion which carried, there being no objection.

Mayor Isen moved further that the one remaining lot (Thomas Dale, 2043) be the subject of a study by the Planning Department and Planning Commission and that proceedings be initiated to process same back to R-2. Councilman Sciarrotta seconded and roll call vote was as follows:

AYES: COUNCILMEN: Miller, Olson, Sciarrotta, Mayor Isen.
NOES: COUNCILMEN: Beasley, Lyman, Vico.

"Processing" as used by Mayor Isen, involves hearings as in any other case, with the ultimate decision by the City Council.

1031 11. CASE NO. 64-24 - VARIANCE - Gordon J. Irvine, resubmitted. Formal hearing for a variance on property located on the west side of Amie Avenue, south of Spencer Street to permit a 4,000 sq. ft. recreation building, swimming pool, tennis court and allied open air recreational facilities, to serve a proposed apartment development. Recommended for denial by the Planning Commission and Planning Department.

Mayor Isen asked Planning Director Shartle if he would please see that the address of the proponent is also placed on the agenda. This being a public hearing, he also asked if anyone wished to be heard; there was no response.

Councilman Sciarrotta moved to close the hearing and his motion was seconded by Councilman Vico. There was no objection.

Councilman Miller moved to concur in the recommendation of denial and his motion, seconded by Councilman Sciarrotta, carried, by unanimous roll call vote.

12. CASE NO. 64-23 - CHANGE OF ZONE - Torrance Planning Commission. Third and final hearing for a change of zone from M-1 to R-2 on property located at the southeast corner of Manhattan Place and Corwin Street. Recommended for approval by the Planning Commission and Planning Department. 1033

Mayor Isen asked if anyone wished to be heard. City Clerk Coil said one letter of approval was received from Mrs. Leon Francis of 18114 Manhattan Place. Mayor Isen asked also that the minutes show that Mrs. Craig who is the owner of Lot 13 is in favor of R-2 zoning.

Mr. Wm. Wells of 717 Santa Monica Boulevard, Santa Monica, appeared on behalf of Philip Nollman the owner of Lot 14, the lot directly affected. He stated in January of this year there was a fire which damaged the building on Lot 14. Mrs. Craig the neighbor immediately to the north circulated a petition asking that parcel be declared a nuisance and taken from M-1 and rezoned to residential, R-2. He stated the fire did not constitute a total loss; there is the remaining part of an industrial building which can be restored. Mr. Wells did not think any recommendation was made at the Planning Commission meeting although the president of the Commission said such recommendation was made as required by law. The cost of removing the existing structure would be a little over \$10,000 and a valuable property right would be destroyed. Mr. Nollman is not looking for rezoning and would suffer irreparable financial loss by the change.

Mr. Joseph Paletti of 1845 West 180th Place, favored the rezoning to R-2. He stated the industrial building was gutted by fire and there is only a slab floor and one wall standing. Only lots 13 and 14 are M-1 in this area facing Manhattan Place.

On motion of Councilman Miller, seconded by Mayor Isen, the hearing was ordered closed.

Councilman Lyman asked about the regulation which would stop the rebuilding of the gutted industrial structure and City Attorney Remelmeyer outlined the provisions of the non-conforming use ordinance which apply. He could continue to use the property as it stands, but if the improvement is destroyed, he no longer has that right.

Councilman Olson continued this question directed to staff members of Building and Planning Departments and determined a 50% destruction is the measure. The decision would be made by a Building Inspector.

Roll call vote was unanimously in favor of approval as recommended by motion of Councilman Miller, seconded by Councilman Beasley.

13. CASE NO. 64-29 - VARIANCE - R. E. Bringas. Formal hearing on a variance to permit the use of an existing store building to be used as a sign shop. Property located at 229-231 Arlington Avenue. Recommended for approval by Planning Commission and Planning Department. 1031

Mayor Isen asked if anyone wished to be heard; there was no response.

Councilman Beasley moved to close the hearing and his motion was seconded by Councilman Vico. There was no objection.

Councilman Sciarrotta moved to concur in approval with all conditions listed under the Planning Commission recommendation. His motion was seconded by Councilman Lyman. Roll call vote was unanimously favorable.

Affidavits of Publication on cases listed as Items 8, 9, 10, 11, 12, 13 were presented by the City Clerk and there being no objection, ordered filed.

Mayor Isen declared a recess at 10:15 and Council reconvened at 10:28 p.m.

PLANNING MATTERS:

1121 15. FINAL TRACT MAP NO. 29143 - Homer Rogers, Developer. Six lots located on the north side of 233rd Street, between Pennsylvania Avenue and Arlington Avenue in Zone A-1 (proposed R-1 by Master Plan). Recommended for approval by Planning Commission and Planning Department.

Councilman Beasley moved to concur in the recommendation of approval. His motion was seconded by Councilman Miller and carried by unanimous roll call vote.

1184 16. ACCEPTANCE OF AVIGATION EASEMENT FOR FINAL TRACT NO. 29413 AND ACCEPTANCE OF AN UNDIVIDED TENANCY AGREEMENT FOR SAID TRACT. Recommendation of City Engineer, with concurrence of City Manager, that subject easement and agreement be accepted.

Councilman Sciarrotta moved to accept the subject easement and agreement and his motion, seconded by Councilman Miller, carried by unanimous roll call vote.

1121 17. FINAL TRACT MAP NO. 29400 - Daryl Stark. Six lots located between 228th and 229th Streets; between Pennsylvania Avenue and Cypress Street in Land Use Zone A-1 (proposed R-1 by Master Plan). Recommended for approval by Planning Commission and Planning Department.

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

1184 18. ACCEPTANCE OF AVIGATION EASEMENT FOR FINAL TRACT NO. 29400. Recommendation of City Engineer, with concurrence of City Manager, that subject easement be accepted.

Councilman Miller moved to accept the subject easement and his motion, seconded by Councilman Sciarrotta, carried, there being no objection.

* * * * *

Mayor Isen announced a suggestion had been made to adjourn this meeting to tomorrow, April 29th, at 5 p.m. This seems to be a likely prospect and in order to make it more convenient for some of the audience, a couple of matters will be considered out of order, as well as oral communications. A decision can be made a little later in the evening as to the balance of the agenda.

1144 39. POLICE FACILITY EXPANSION - Resubmitted.

Three alternate proposals are set forth in the City Manager's communication, his choice being No. 3. The choice of the Civil Defense and Disaster Commission, James Burchett, Chairman, is

Plan 2 (A plus B, together with E.O.C.) as in Mr. Johnson's report. Mayor Isen is in agreement with Mr. Burchett and Mr. Johnson, and he introduced the subject by saying he believes it should be a prime capital project for this year.

In response to an invitation to speak, Mr. Burchett, 1507 El Prado, stated the Civil Defense and Disaster Commission is 100% in favor of enlarging the police facilities. They also want a basement, the Emergency Operating Center plan, financed 50% by the City and 50% by the Government, to be used partly by the Police Department and partly by Civil Defense and City officials. In that the Police need more space, he proposed building one story above the Emergency Operating Center basement, or if necessary, two stories above. Close to \$30,000 has already been spent in research, engineering and plans and this money will have been wasted if the EOC plan is now discarded. At its last regular meeting the Civil Defense Commission went on record as recommending Plan 2, A plus B with EOC, as presented by Assistant City Manager Orin P. Johnson. Mr. Burchett introduced Captain J. J. Rochefort, Coordinator of Area G, and described his efforts on behalf of the City of Torrance with respect to the EOC.

Councilman Miller commented that he disagrees completely with what has been said and noted that the City Manager has recommended Alternate No. 3. He is not in favor of anything which will detract from space or money which could be used for expansion of the Police facility, which he said runs about one-fourth the space of comparable cities. He also stated he would favor protection of school children, rather than a communications center. He particularly disapproved of the statement that the City might lose something by not matching government funds on this project.

Captain Rochefort offered to answer any technical questions. City Manager Ferraro explained the invested amount would not be a waste. Six thousand will be returned and much of the \$24,000 remaining would have been expended in any event and is salvageable with respect to another structure. Mr. Ferraro is in favor of a basement, but not one which would withstand an atomic attack. The estimate is \$17,000 more for the basement, the first floor and remodeling the police facility.

In order to have a question before the Council, Councilman Beasley moved to concur in the recommendation of the City Manager (Alternate No. 3), including Recommendations numbered 1, 2, 3 and 4 on page 4 of City Manager Ferraro's communication dated February 28, 1964. Councilman Sciarrotta seconded the motion.

Councilman Olson asked Captain Rochefort for a definition of blast area and was told this is a determination made by military personnel committee in the Pentagon. They make the decision on information they have and which is not available to anyone here, according to latitude, longitude, etc. Torrance has been reclassified to a lower designation than "blast". Captain Rochefort believed the problem is not clearly understood at this meeting.

Councilman Sciarrotta wondered if there was not a duplication of these facilities among the adjacent cities and asked if a common communications center would not be practicable. Captain Rochefort said that would be perfectly agreeable to the Federal government but the thought was that Torrance was the leading city and as such would house this facility. Whether or not the City wants to do so, is for the City Council to decide. Day by day use of the center is the major purpose and by all city departments, if the City so desires.

Captain Rochefort did not think the Fire Service would work in this facility, based on the experience of other cities.

Mayor Isen stated his position on the question: he believes the policy facility can be effected, the EOC can qualify for an extra \$90,750. It is true there is no defense to a direct hit, but in event of a tremendous catastrophe, there must be some place for government to function. Last year the City had a major project of the Fire Department Training Tower at a cost of around \$80,000 and as a prime capital project would be appropriation of this \$91,000 for police space and emergency operating center and qualify for the government money. He warned against being "pennywise and pound foolish".

With the changes in science and technology, Councilman Miller thought such a plan might be outmoded within a few years. In the meantime Torrance's police department is operating from one of the jail cells.

Councilman Sciarrotta spoke in general terms of the lack of wisdom of being tied to government red tape in this and other matters. Councilman Lyman thought the whole question might be merely some minor structural details, such as wall thickness.

City Manager Ferraro said as the building is programmed and ready to go to bid now, it will house all the City's emergency communications equipment, except the Fire Department's, and in addition within this self-contained building there would be approximately 2,000 square feet which would be separate from the Police Department and not an integral portion thereof.

There would be an additional \$50,000 for communications equipment, Mr. Ferraro said. Captain Rochefort indicated there is some confusion on figures. Originally the Federal Government tried to put some strings on this, but later started encouraging use of the facilities on a day to day basis. The amount of money spent on communications equipment is entirely up to the City.

Councilman Beasley thought the EOC is the responsibility of the Civil Defense organization and the Government, not the City. Councilman Olson summarized the figures from the communications stating this EOC would house 27 people, of which the Council would be seven. He did not believe any of the councilmen would leave their families for personal protection in event of great emergency. Mayor Isen explained the theory is that government should survive not individual persons. Captain Rochefort confirmed that the Federal Government has a point of view that the City's jurisdiction has a responsibility to maintain their government or to recover it as quickly as possible. This is not bomb protection, but fall-out shelter. Shelter is not possible for everyone and thus it becomes necessary to save the people who are responsible for government at the various levels in order to maintain continuity of government.

Mr. John Bramhall of 20436 Wayne Avenue asked to be heard because of his familiarity with the problem when he was Director of Civil Defense and chairman of the Area G Planning Board three years ago. He believed the command plan is fundamentally sound and should be seriously considered.

Mrs. Mary Walker asked what is to be done about gases.

Mayor Isen made a substitute motion that the Council concur in the recommendation of the Civil Defense Commission, Alternate 2, the cost being \$90,750 additional. Councilman Lyman seconded the motion.

Roll call vote was:

AYES: COUNCILMEN: Lyman and Mayor Isen

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

The substitute motion thus failed.

Roll call vote on the original motion was:

AYES: COUNCILMEN: Beasley, Miller, Olson, Sciarrotta, Vico.

NOES: COUNCILMEN: Lyman and Mayor Isen.

Mayor Isen added that he is very much in favor of the police expansion but that it should be combined in Alternate No. 2.

37. The next item to be considered is the downtown promotional carnival.

Mr. Norley Sirott, a downtown merchant, 1330 El Prado, said a request had been denied by the City Manager's office for a downtown circus and carnival May 13 through 17 and asked help from the Council. It is hoped the carnival would stimulate volume of trade and community activity in the downtown business district. The stores will be supplied with tickets which will be distributed to customers.

1062
CARNIVAL

This request has been before Staff and recommended for denial, but with the provision that if the Council sees fit to approve the request, twelve listed conditions should be imposed.

Councilman Miller asked the meaning of the statement that Atlas shows had failed to comply with City regulations in carnivals held on private property in the past and Mr. Ferraro stated that is the condition which exists and is a further reason for making sure that all conditions are met at this time if approval is granted. Councilman Beasley expanded on the subject, stating he has had many calls up until midnight with respect to similar projects held near Crenshaw and Pacific Coast Highway. Noise and usurping of parking space are two of the principal complaints. Mr. Sirott said the music would be turned off at nine o'clock when the stores close.

City Manager Ferraro called the Council's attention to the overlapping of the dates of the carnival with Armed Forces Day and the parade goes on Cravens Avenue. Councilman Olson thought it would be a bad precedent to allow this carnival to be crowded into this narrow street. Mr. Ferraro suggested the possibility of use of the parking lots rather than the public street.

Mayor Isen stated approval in principle, but asked that a different time be chosen and that the merchants work with Staff as to the use of the parking lots. Mr. Sirott said the merchants preferred to have it at the same time as Armed Forces Day to take advantage of the fact that many people would be out for the parade. He did not think the carnival would interfere in any way and stated he had permission to use the parking area where Vel's Ford used to be on Cabrillo.

Mayor Isen advised Mr. Sirott to talk with the City Manager and work with Staff and bring in a recommendation for next week's council meeting. He ordered the communication filed.

Mr. Aleavy, General Manager of Atlas Amusements, stated the show is now under new management and he promised the problems which were present at previous times, would not be present now.

* * * * *

Mayor Isen then asked for any oral communications which would be possible to handle this evening and Mr. Fred Feck of 169 Paseo de la Concha presented a matter. He owns a lot at 23662 Park Street which is presently vacant and zoned R-1, in a single family neighborhood. He wants to develop the lot by moving a house onto it. He has purchased a house in Redondo Beach, it has been inspected, but he has been told there is some sort of planning for the entire area which is in conflict with his relocation of the house.

Building Inspection Superintendent Schlens said the application has been made. Under the relocation ordinance it is inspected by the Building Department, then it is either approved or otherwise by the Planning Department and if it is disapproved by the Planning Director, the applicant has the right to appeal to the Planning Commission.

Planning Director Shartle explained the relocation is being asked to go in immediately west of the Airport between Hawthorne and the Airport, north of 238th. This is the area which has been included in the master plan for the Airport to be zoned industrially. A request for emergency zoning of the area will be on the Council agenda next week pending future hearings for determination of what the ultimate zoning will be. Moving in of the residence would be one more dwelling in an area which it is felt should not be developed with any residential construction further than as now developed. Staff has recommended against the move in and the emergency ordinance will be on next week's agenda. If it is the decision of the Council not to emergency zone the area, the permit would be granted. If the decision is to emergency zone M-1, the permit would not be granted.

Mr. Feck said his time is limited. Councilman Vico felt Mr. Feck should have been told he could not have a permit. Mr. Cleveland of Planning reviewed the chain of events; Mr. Feck has not been misled in any way. He owns the lot and would like to develop it by placing this house on it for rental. If it were not for the proposed rezoning, he could move the house in. Councilman Miller approved of the Planning Department's handling of the matter as the only proper thing to do: hold in abeyance and find out what the Council wants.

City Attorney Remelmeyer said at this point the Council has no jurisdiction; the next step is through the Planning Commission. Mr. Schlens explained under the relocation ordinance of the City, any relocation may be refused by Building, if the relocation can be determined to be materially detrimental to the surrounding property within one thousand feet. In this case, he referred the request to the Planning Director and the City Manager instructed Mr. Shartle to withhold action until the Council's decision. The emergency ordinance will be on the agenda for next week's meeting. In case it is decided to adjourn this meeting to April 29, 1964 at 5 o'clock, the matter may be further heard at that time.

* * * * *

Another oral communication was heard. Bill Korchensky of the North Torrance Babe Ruth League Council, said there is a little more fill and leveling needed at the Guenser Park ball diamond. Councilman Vico moved that the necessary fill be provided; also another water pipe to wet down the infield. Mayor Isen seconded the motion. City Manager Ferraro said the "little more fill" amounts to about 2700 cubic yards and the City will do the best possible to make the field playable. He also asked for a commitment from the North Torrance Babe Ruth League to maintain the field.

1196
AIRPORT
CLEAR
ZONE
AREA

1315

Mr. Korchensky gave that commitment.

Roll call vote on Mr. Vico's motion was:

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

NOES: COUNCILMEN: None.

* * * * *

Councilman Beasley moved to adjourn this meeting to 5 o'clock p.m., Wednesday, April 29, 1964. His motion was seconded by Councilman Sciarrotta and carried by unanimous roll call vote. The purpose is to continue with the regular agenda.

1054
GEN

Adjournment was at 11:45 p.m.

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

APPROVED:

Albert Isen
Mayor of the City of Torrance