

I N D E XCouncil Meeting held May 19, 1964, 5:30 p.m.

<u>SUBJECT:</u>	<u>PAGE</u>
1. Call meeting to order	1
2. Roll call	1
3. Flag salute	1
4. Invocation	1
5. Approval of minutes	1
6. Approval of demands	1
7. Motion to waive further reading	1
HEARINGS:	
8. Case No. 64-31 - Variance - Hope Evangelical United Brethren Church, approved	5
9. Case No. 64-28 - Change of Zone - Hayes, approved	5,6
10. Case No. 63-91 - Variance - Pinckney, approved	7
PLANNING MATTERS:	
11. Tentative Tract Map No. 29829, Franton Construction Co., approved as to Exhibit B	7,8
12. Waiver No. 64-20, Harline, concurred	8
13. Waiver No. 64-21, Sellan, granted	8
14. Ordinance No. 1491, reclassifying Case 64-12	9
15. Proposed park purchase, no action taken	9
WRITTEN COMMUNICATIONS:	
16. Re. Beach Division, ordered filed	10
17. Re bed tax, ordered filed	10
18. Re Boy Scout Parade, granted	10
COMMUNICATIONS FROM ENGINEERING DEPARTMENT:	
19. Intersection Maricopa & Crenshaw, additional work	10
20. Sewer Reimbursement District No. 47, concurred	10
21. Expenditure from Gas Tax funds, concurred	10
22. Condemnation of land for Florwood Ave, concurred	10,11
23. Emergency ordinance No. 1492 re Hawthorne, south adopted	11
24. Acceptance of ten easement deeds	11,12
COMMUNICATIONS FROM STREET DEPARTMENT:	
25. Plant Mix Asphalt bid awarded	12
26. Crushed rock bid awarded	12
COMMUNICATION FROM TRAFFIC AND LIGHTING DEPARTMENT:	
27. Resolution No. 64-91 re 190th and Hawthorne alley	12,13
COMMUNICATION FROM POLICE DEPARTMENT:	
28. Nitz to Berkeley, approved	13
COMMUNICATIONS FROM WATER DEPARTMENT:	
29. Installation of water mains in Cake tracts, awarded	13
30. Bower relief of water main charge, held for staff	13
COMMUNICATION FROM CIVIL SERVICE COMMISSION:	
31. Vacation and sick leave, Safety members, Fire Dept Resolution No. 64-92, adopted	13
COMMUNICATIONS FROM CITY ATTORNEY:	
32. Civil Service hearing on Hamilton case	2,3,4,5
33. Resolution re agreement with Great Lakes Carbon Corp., No. 64-93 adopted	14
34. Ordinance for control of massage parlors, No. 1493 approved at first reading	14
35. Removal of covenants from deed to Superior Court site	1,2
SECOND READING:	
36. Ordinance No. 1490, re doors on private garages adopted	14,15

Edith Shaffer
Minute Secretary

Index
i

Council Minutes
May 19, 1964

<u>SUBJECT:</u>	<u>PAGE</u>
COMMUNICATIONS FROM CITY MANAGER:	
37. Miscellaneous expenditures, approved	15
PROCLAMATIONS:	
38. Realtor Week	15
38A. Observance Day, Shriners Hospital	15
ADDENDA ITEMS:	
39. Final Tract Map No. 29539, Grant, approved	15
39A. Avigation Agreement for No. 29539, accepted	15
40. Resolution No. 64-94 re oil rights, etc. adopted	15,16
ORAL COMMUNICATIONS:	
41. Mr. Francis re Item No. 11 - no action	16
42. City Manager Ferraro re adjourning to June 3	16
43. Ferraro re new Building Superintendent	16
44. Ferraro re Chief Benner's extension of service	16
45. Sciarrotta re rubbish near Certi-Bond	16
46. Vico re four-way stop near his home	16
47. Vico re Paseo de la Concha near the beach	16
48. Vico re rubbish trucks through the city	16
49. Harold Briggs re incorporation for Lomita	17
50. Mr. Schlens re personnel for Building Department	17
51. Adjournment to June 3, 1964, 5:30 p.m.	17

Adjourned at 8:30 p.m.

Torrance, California
May 19, 1964

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

1. CALL MEETING TO ORDER:

A regular meeting of the Torrance City Council was held on Tuesday, May 19, 1964 at 5:30 p.m., in the Council Chamber of City Hall, Torrance, California.

2. ROLL CALL:

Those responding to roll call by Deputy City Clerk Moss 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, Mr. Ralph B. Wood who is with the office of Real Estate Management of the County of Los Angeles, led the salute to our flag.

4. INVOCATION:

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

5. APPROVAL OF MINUTES:

On motion of Councilman Sciarrotta, seconded by Councilman Beasley, the minutes of the regular meeting held May 12, 1964 were approved as written, there being no objection.

6. APPROVAL OF DEMANDS:

Councilman Beasley moved all bills regularly audited be paid. His motion was seconded by Councilman Sciarrotta 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 Beasley and carried by unanimous roll call vote.

35. Out of order on the agenda, Mayor Isen asked that Item 35, Communication from City Attorney re removal of covenant from deed to the Superior Court site, be considered.

City Attorney Remelmeyer, Mr. Fred Adams, the architect of the City's master plan as well as the Superior Court Building, and Mr. Wood of the County Department of Real Estate Management discussed this item with the Council. The situation is that it is necessary in connection with the County planning for the development of the ¹⁰⁶⁰

site of the Southwest District Superior Courts Building in Torrance that fee title be conveyed to the Board of Retirement of the Los Angeles County Employees Retirement Association and then leased back to the County. The Attorney for the Board of Retirement has advised that the Board may not accept a deed with certain covenants which the deed from Torrance to the County does contain. The officers of the County will agree to the matters contained in the restrictive covenants, but cannot permit their being set forth in the deed. For this reason there has been a request to take such steps as would remove this so-called cloud from the title.

The subject covenant is:

"3. In the case of Parcel No. 2 only, the following covenants of the County herewith made which shall run with the land and inure to the benefit of and bind, as the case may be, not only the County and the City, but also their successors and assigns forever, unless the written consent of the City Council of said City is first obtained.

(a) said Parcel No. 2 shall be used only to provide free off-street public vehicular parking facilities with walkways and landscaping therefor, and

(b) said parking facilities, walkways and landscaping shall be designed and constructed in conformance with the Master Plan of the Torrance Civic Center as adopted and amended by the City Council of said City in effect at the time of commencement of such construction."

Mayor Isen moved that in the case of Parcel 2 as per communication No. 35, that the covenants running to the County, namely 3 (a) and (b) be removed by proper deed, providing that upon acceptance of the waiver of these covenants that a proper contract be entered into between the City and County embodying the same and providing for free off-street parking and that further in the agreement the County provide proper access, if necessary, to the balance of Civic Center through this particular parcel. Also, that the City Attorney and Staff work with the County in preparation of such an agreement. Councilman Sciarrotta seconded the motion which carried by unanimous roll call vote.

The net effect is to hold the matter until June 3rd, the next Council meeting, when all pertinent material will be presented.

32. CIVIL SERVICE COMMISSION HEARING - Donald S. Hamilton. Findings of Fact and Verdict and Judgment.

To accommodate Attorney Walter Anderson who is scheduled to attend Manhattan Beach Council meeting at 7:30 this evening, Mayor Isen asked that Item 32 next be considered.

Mr. Anderson who is attorney for Lt. Hamilton, called attention to the copy of findings attached to the agenda, stating the Council could modify or affirm the judgment. In fairness to both the Council and Mr. Hamilton, Mr. Anderson said the Council should have an opportunity to review the evidence presented to the Civil Service Commission and he asked that a transcript of the testimony be prepared and that Lt. Hamilton be restored to duty immediately without prejudice; also that the matter be set over to a time when the transcript can be available and a time when the Council will have had ample opportunity to study transcript. Mr. Anderson seeks on behalf of his client, a complete annulment of Count 3 on which Lt. Hamilton was found guilty by the Civil Service Commission.

City Attorney Remelmeyer acknowledged the right of the attorney for Lt. Hamilton to the transcript. As to Lt. Hamilton going back to work, Mr. Remelmeyer said he believed that would require the consent of the Civil Service Commission and a motion to that effect by the Council should contain the provision, subject to the concurrence of the Commission.

Councilman Miller asked what effect last week's opinion of Mr. Remelmeyer would have - that the Council has the choice of two options: to lessen the penalty, or to concur in the recommendation. City Attorney Remelmeyer stated there is a difference in procedure here, although the law remains the same. He did not think restoring Lt. Hamilton at this time would conform to the law because the facts have not been before the Council and the Council has been asked to defer its judgment until all the facts are before it through the study of the transcript. The rights of the Council will be greater after having studied the transcript.

Councilman Lyman asked permission to clear up a few factors, based on some law research he had accomplished during the past week. He developed that the code section involved is 8.28 and Mayor Isen challenged Councilman Lyman's right to discuss other than the Hamilton case. Mr. Lyman quoted from Section 8.28 and defined various words used therein. Section 8.28 provides that the verdict and judgment of a majority of the trial board by and with the advice and consent of the City Council shall be final. He quoted from Black's Law Dictionary definitions for the words: advice, consent, and adequate. The conclusion reached by Councilman Lyman is that the meting out of punishment is up to the Civil Service Commission, not the Council. The only power of the Council he said is to give advice and consent; the Council has no right to lessen or increase any penalty named by the Commission. The Council has the right to give advice as to the adequacy of punishment, and if the Council does not believe the penalty is adequate, its only recourse is to not approve the judgment of the Civil Service Commission and return it to them with the Council's advice as to what they think the penalty should be.

City Attorney Remelmeyer stated this is a quasi-judicial process and the Council is in effect an appellate tribunal. Even with the transcript, the Council did not have the benefit of the personal observation. Appellate bodies are given the right, by long tradition, to decrease or confirm judgments, but not to increase. These are primary principles of law based on protection of the accused. Mr. Remelmeyer feels that if the Council reads the transcript of evidence presented, they could find the defendant not guilty of the charges, or they could concur in the decision of the Commission in its action of suspending for thirty days. He agreed with Councilman Lyman that if the Council should wish to ameliorate the sentence by not suspending him at all, it should probably get the consent of the Commission to do so.

Councilman Lyman said it is his feeling that the City Council was not aware last week of its powers under Section 8.28. He disagrees with Mr. Remelmeyer in that he feels that the Council has neither the power to increase or decrease the sentence by its own direct action. Councilman Lyman moved that the Hamilton case be tabled in order that a motion may be made to reconsider the Cook case in the light of what he has stated. Attorney Anderson said he would object to that motion and Mayor Isen ruled it out of order because the Cook case is "over and done with".

Councilman Beasley labeled last Tuesday night's decision a complete whitewash with which he was in complete disagreement, and comparing the two cases moved that Lt. Hamilton be given the same punishment as was Lt. Cook - suspension with pay. His motion died for lack of a second.

Attorney Anderson reminded the Council that the suspension was for thirty days - days which have now long since passed - so even under that decision he would have the right to go back to work at this time.

Councilman Sciarrotta moved to reserve decision until such time as the Council has studied the transcript; that Lt Hamilton be put back to work and the transcript ordered. Mayor Isen stated he would second the motion, as did Councilman Miller.

City Manager Ferraro did not approve of putting this man back to work while there is still a cloud over him. He did not believe Lt. Hamilton could exercise his functions as a police officer without being completely cleared. Lt. Hamilton was asked and answered that he does wish to go back to work.

Councilman Miller asked Mr. Ferraro his motives in making the statement and Mr. Ferraro answered that he was prepared to ask two things: to give Hamilton the same consideration as was given Cook because both cases stem from the same incidents and the same report. He doubted the wisdom of putting a man with a cloud over him into the department, where he would be a supervisor handling one of the key Police positions; and again, he asked that Hamilton be given the same treatment as was Cook.

Councilman Beasley moved a substitute that Lt. Hamilton be given thirty days suspension, with pay, as was given Lt. Cook last week. Mr. Anderson insisted on elimination of the suspension. There was no second to Mr. Beasley's motion.

Mayor Isen did not agree with City Manager Ferraro's contention that the cases be considered to be comparable and outlined the detailed reasons. The fact that the Commission held differently did not affect Mayor Isen's opinion and after the transcript is leisurely studied, a decision can be made within thirty days.

Councilman Lyman took exception to the implication that he had been trying to increase the sentence and again stated that the Council has neither the power to increase nor to decrease and he does not consider the Hamilton case in anything like the same light as the Cook case and much of the error in thinking arises from the fact that the Council seems to assume that the cases are equal.

It was estimated the transcript will take ten days or so to prepare and in order to eliminate the cloud, Councilman Sciarrotta said it might be well to hold the whole matter until then. City Attorney Remelmeyer said the Council has the right to have the transcript before them when they make a decision. Mr. Anderson is hoping for a decision of not guilty as to all three counts.

Councilman Olson asked for the question and roll call vote was:

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

Councilman Beasley stated he wanted Hamilton to go back on the same basis as Cook did, and he voted "No" for that reason.

Councilman Lyman abstained on the basis that the Council does not have the proper authority to make that decision.

Councilman Olson, before voting asked Mr. Remelmeyer if Hamilton has every right to demand the transcript and Mr. Remelmeyer said that is true, as a matter of law.

At the request of Mr. Anderson, a day certain was fixed: June 16, 1964, a 5:30 meeting, for return of this matter to the agenda, after study by the Council of the transcript, and he agreed to waive any further notice.

A recess was declared at 6:30 and the Council reconvened at 6:45 p.m.

HEARINGS:

8. CASE NO. 64-31 - VARIANCE - HOPE EVANGELICAL UNITED BRETHERN CHURCH. Formal hearing on a variance requesting additions to church and operation of a nursery school on property located at 3343 West Artesia Boulevard, Zone A-1. Recommended for approval by Planning Commission and Planning Department. 1031

This being a public hearing, Mayor Isen asked if anyone wished to be heard; there was no response.

Councilman Sciarrotta moved to close the hearing. His motion was seconded by Councilman Vico. A lady in the audience asked about the fence and Mr. Cleveland stated this is a condition of approval. The hearing was ordered closed.

Councilman Miller moved to concur in the recommendation of approval in Case No. 64-31, with inclusion of the fence. Councilman Sciarrotta seconded the motion which carried by unanimous roll call vote.

Mayor Isen mentioned a recommendation from the Commission regarding extension of R-3 zone and institution proceedings therefor. Mr. Cleveland said the proceedings have been instituted.

9. CASE NO. 64-28 - CHANGE OF ZONE - ROBERT L. HAYES. Third and Final hearing on a change of zone from C-3 to R-3 on property located on the south side of 226th Street approximately 150 feet westerly of Hawthorne Avenue. Recommended for denial by Planning Commission and Planning Department. 1033

Mayor Isen asked if anyone wished to speak on Case No. 64-28 and Mr. Robert Goetz, 1122 Crenshaw Boulevard, representing the three owners and developers came forward. He exhibited a large chart showing the property on 226th Street, and introduced Mr. Arthur Valdez, an engineer and property management expert who has prepared a brochure concerning the factors governing approval of the matter.

Mr. Valdez made a detailed presentation on behalf of the proponent by exhibiting a large map on which the various types of zone were shown.

Councilman Miller believed the proponents had created their own problem by selling off the corner on which the service station is now built. Mr. Hayes explained this sale took place at a time when he was in partnership in the ownership of the land with a man who is now deceased.

Mr. Cleveland said the Planning Department made no recommendation either way and the recommendation of the Planning Commission is to deny. President Halstead of the Commission was in the audience and in reply to Mayor Isen's inquiry stated this strip along Hawthorne is a potential "Miracle Mile" for commercial development. Councilman Miller again censured the selling of the corner for the gas station. Mr. Hayes replied that in 1956 when this was done, there was no development in this area, and in fact, not even the street.

Councilman Olson thought it was a perfect example of spot zoning. He called attention to the potential sales tax factor as a reason for the street on both sides having been zoned C-3. Also, he referred to the short commercial development across from May Company on Hawthorne, where the jack in the box restaurant is located among other things. The plan should go back at least 300 feet to permit first class development.

Councilman Beasley thought there was no way to use the property economically except as R-3, even though the owner had created a problem for himself by selling off the choice corner. Mr. Cleveland said the Planning Department feels it could be developed for either commercial or apartments.

Mayor Isen said he believes it is a perfect spot for apartment houses; there is no unfavorable vacancy factor. He spoke of Mr. Gottlieb's letter protesting, and said he resents the attitude expressed.

City Attorney Remelmeyer mentioned the possibility of liability suits if apartments go in here. He said the C-3 zoning was placed in here to some degree to prevent apartments, deliberately. If it is zoned R-3 avigation easements should be obtained by the city.

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

Deputy City Clerk Moss read a letter received from Dr. Kopp which was ordered filed, there being no objection.

Councilman Olson moved to concur in the recommendation of denial by the Planning Commission. His motion was seconded by Councilman Vico.

Mayor Isen moved a substitute that the Council do not concur but that it approve this change of zone to R-3, subject to the City being given an avigation easement. Councilman Lyman seconded the motion which carried as follows:

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

Councilman Sciarrotta stated he sold this property to Mr. Hayes, as real estate agent,

Councilman Miller again protested that the owner sold off his best property and his "Yes" vote was made under protest and in order to be able to put the property to use.

10. CASE NO. 63-91 - VARIANCE - BERT PINCKNEY. Formal hearing on variance from off-street parking ordinance to allow 7500 square feet of building area with 12 parking spaces provided in lieu of 41 parking spaces on property located at 310 Vista Del Mar in Zone C-1. Recommended for approval by Planning Commission; and for denial by Planning Department. Attached letter from Edwin L. Williams, D. D.S. regarding case.

This being a public hearing, Mayor Isen asked if anyone wished to be heard; there was no response. 1031

Councilman Sciarrotta moved to close the hearing. His motion was seconded by Mayor Isen and there was no objection.

Councilman Beasley moved to deny the variance and his motion was seconded by Mayor Isen.

Councilman Miller asked the opinion of the President of the Planning Commission and Mr. Halstead said it is contiguous to Redondo Beach which is completely constructed in this area, with the exception of two lots, including this lot, with no parking. Mr. Pinckney is at least supplying 12 spaces. Originally the application was for twice as much area ;and half as much parking but this compromise has been made.

Councilman Lyman offered a substitute motion to go along with the Planning Commission for approval. Councilman Vico seconded the motion.

Councilman Olson was on the Planning Commission six months ago when this first came in and he outlined its history. In view of the circumstances, Councilman Beasley withdrew his motion with the agreement of his second, Mayor Isen.

Roll call vote on the motion before the Council was unanimously favorable. Mayor Isen and Councilman Olson explained their vote as being because of the peculiar circumstances in this Redondo Beach area.

PLANNING MATTERS:

11. TENTATIVE TRACT MAP NO. 29829 - FRANTON CONSTRUCTION CO. (Frank Caminiti - Arrow Engr. Co. - Engineers) 25 lots located at 171st Street and Taylor Court in R-1 zone. Recommended for approval per exhibits A or B by Planning Department and Planning Commission. 1121

City Engineer Nollac stated the Engineering Department's objection to the cul de sac in which the Planning Department concurs. He said there seemed to be no substantial reason to deviate from set standards, and no substantial hardship exists.

Mr. Dan Francis, representing the Arrow Engeering Co., said he would not like to stipulate that the map go back to the Planning Commission for revision. City Engineer Nollac said of the two exhibits, Exhibit B meets all requirements of the City, although Exhibit A is preferred by the developers. Mr. Francis told in detail why the slight variance from City standards has been requested. The only difference between what they propose and what the City asks is the parkway being eliminated and the sidewalk moved up against the curb for 10 additional feet in depth. City Engineer Nollac listed the problems which this will cause: problems with driveway approaches; puts the street lights back of the sidewalk, also the fire plugs and trees; the utilities have to jog to meet the change in the property line. He does not feel

there is a hardship and the standards should be adhered to.

Councilman Sciarrotta moved to concur in the recommendations of the Engineering Department - as to Exhibit B, subject to all terms and conditions. Councilman Lyman seconded the motion and it carried by unanimous roll call vote.

1036 12. WAIVER NO. 64-20 - D. H. HARLINE, 20800 Amie Avenue, R-3 zone. Requesting 4 foot side yard waiver and one foot front yard waiver on above property. Side yard waiver recommended for approval and front yard waiver recommended for denial by Planning Commission and Planning Department.

Councilman Beasley moved to concur in the recommendations as stated. His motion was seconded by Councilman Sciarrotta and there was no objection.

1036 13. WAIVER NO. 64-21 - GILBERT D. SELLAN. Requesting front, rear and side yard waivers to construct apartment building on south side of Del Amo Boulevard between Hawthorne and Madrona, in R-3 zone. Without recommendation from Planning Commission; recommended for denial by the Planning Department.

Mr. Sellan appeared and explained this would apply to eight of 22 lots which he plans to develop at a cost of \$2½ million. He requests a 10 foot front yard and five foot overhang of the second story on a four unit building, one story high, de luxe, private patio at the side rather than the front. He said of the eight lots, three would encroach on the side yard one foot. The other lots would have 20 foot front yards and 10 foot rear yards.

Mr. Cleveland said the Planning Department recommended denial; there is no basis for hardship. Councilman Olson said it is placing the buildings 10 feet closer to heavy industrial across the street. Councilman Beasley rather liked the idea of the staggered front yards, as producing more green space.

Councilman Beasley moved to grant the variance as requested and his motion was seconded by Councilman Vico.

Mr. Cleveland said there would not be a way then to require that the developer adhere to the extremely large setbacks on these parcels and recommended a precise plan.

Councilman Lyman moved to table the item pending a complete precise plan being submitted and Mayor Isen seconded the motion. Mr. Cleveland remarked that this would require public hearings, but Councilman Beasley pointed out the intention is to make the plan as Exhibit A and grant the waivers. City Attorney Remelmeyer suggested the developer sign a statement to the City to the effect that on these particular properties he consents to the particular setbacks. The Building Department would enforce them. Mr. Sellan agreed to that and Mayor Isen announced it to be a condition that the map be labeled Exhibit A in connection with the application. The motion to table was withdrawn, and the original motion was stated to be subject to these conditions and the agreement by Mr. Sellan, which City Attorney will prepare. Roll call vote carried, as follows:

AYES: COUNCILMEN: Beasley, Lyman, Sciarrotta, Vico,
Mayor Isen.

NOES: COUNCILMEN: Miller

ABSTAIN: COUNCILMEN: Olson, who stated he is not involved, except that ten months ago, he was an active opponent to the rezoning and now wishes to be totally unbiased.

A recess was declared at 7:30 and the Council reconvened at 7:40 p.m.

14. ORDINANCE - PLANNING CASE NO. 64-12 (George Steinkamp) Planning Director submitting for approval at first reading, ordinance reclassifying certain property described in Planning Commission Case No. 64-12. 1033

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

ORDINANCE NO. 1491

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. 64-12 (Change of Zone A-1 to R-1 George Steinkamp).

Councilman Sciarrotta moved to approve Ordinance No. 1491 at its first reading. His motion was seconded by Councilman Vico and carried by unanimous roll call vote.

15. Letter from Planning Director, Recreation Director and President of Planning Commission recommending for approval purchase of three lots in South Torrance oilfields located at 236th Street and Walnut and 237th Street and Cabrillo. 1030.3
x1301.1

In answer to a question by Mayor Isen as to what is needed here, City Manager Ferraro said there are too many priorities ahead of this park purchase, even though if something is not done soon, the land will be developed. The proper owner, Ken Battrum of Kenland Development, explained the hardship which would be caused by holding up at this stage of the development. The plans have been submitted and checked and permits are about to be issued. Mayor Isen said all the Council can do is refer to management and Mr. Ferraro said it will be several years before it could be reached.

Councilman Olson was familiar with the background and explained this is an area which could not be developed immediately because of the number of oil wells. The master plan was completed for the oilfields but before it could come to Council, Mr. Battrum applied for a building permit. The Planning Commission is recommending in essence, that the land be condemned and purchased so that homes cannot be built. Mr. Ferraro agreed that this is desirable for both the Planning Commission and Parks & Recreation, but explained the expensive projects which are higher on the priority list of park sites. Councilman Sciarrotta recommended that Management look into it, with the view of finding some way to handle the purchase. However, Mr. Battrum said he would have to have cash and he plans to start building in about three weeks.

Discussion revealed there is a policy of a 4 acre minimum for neighborhood parks and Councilman moved that Staff consider the remaining land, exclusive of Mr. Battrum's, as to priority. Councilman Sciarrotta seconded and there was no objection. However, the communication was ordered filed, with no action, and no action taken has any effect on issuance of the permits to Kenland Development Co.

WRITTEN COMMUNICATIONS:

1209 16. Communication from Surf Life Saving Association of America re request for study to determine need of a separate Beach Division, with note from City Manager.

Mayor Isen commented this is not within the Council's jurisdiction and Councilman Vico moved to file the communication. The motion was seconded by Councilman Vico and carried, there being no formal objection.

1111 17. Communication from League of California Cities re bed-tax ordinance.

Councilman Vico moved to file this communication and his motion, seconded by Mayor Isen, carried, there being no objection.

1002
BOY SCOUTS 18. Communication from South Bay District of the Boy Scouts of America requesting permission to hold National Boy Scout Week Commemoration Parade on Saturday, February 6, 1965.

Councilman Sciarrotta moved to grant the permission requested and his motion was seconded by Councilman Vico. There was no objection. Councilman Olson asked that the record show abstention from voting because he wrote the letter mentioned, as Activities Chairman of the South Bay District of Boy Scouts of America.

COMMUNICATIONS FROM ENGINEERING DEPARTMENT:

1050
SIGNALS
CRENSHAW
ET AL 19. ADDITIONAL STREET WORK - INTERSECTION MARICOPA & CRENSHAW BOULEVARD. Contractor: Ed Seymour). Recommendation from City Engineer, with concurrence of City Manager, that Council authorize payment for extra street work, in the amount of \$169.80.

Councilman Beasley moved to concur in the recommendation as stated. His motion was seconded by Councilman Sciarrotta and carried as follows:

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

NOES: COUNCILMEN: None.

1337 20. SEWER REIMBURSEMENT DISTRICT NO. 47. Communication from City Engineer, with concurrence of City Manager, recommending that Council establish the subject sewer reimbursement district with sewer connection fees indicated therein.

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

1295
STORM DRAIN
X 1267 21. EXPENDITURE FROM GAS TAX FUNDS. Recommendation from City Engineer, with concurrence of City Manager, that maximum appropriation be made from 1.04 cent fund for construction of storm drain in Sepulveda Boulevard from Maple Avenue to 685 feet easterly.

Councilman Miller moved to concur in the recommendation stated and his motion, seconded by Councilman Vico, carried as follows:

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

NOES: COUNCILMEN: None.

1072 22. CONDEMNATION OF LAND FOR FLORWOOD AVENUE EASTERLY OF TRACT NO. 28889. Letter from City Engineer, with concurrence of City Manager, recommending condemnation for extension and improvement of Florwood Avenue easterly of Tract No. 28889.

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

City Manager Ferraro asked as a policy procedure about the fees for attorneys in condemnations such as this. Mayor Isen and Councilman Beasley said charges should have been made, although Mr. Remelmeyer said he had not thought so on condemnations. Mayor Isen said the policy was set by this council that for instance a subdivider would put up the cost, which would include the attorneys fee. Councilman Sciarrotta moved to approve such a procedure and Mayor Isen seconded. There was no objection. City Attorney Remelmeyer was instructed to check back and determine if this has not been done.

1053
LICENSE
FEES
etc

23. Emergency ordinance re Hawthorne Avenue between Newton Street and the southerly City boundary.

1157

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

1135
HAWTH.

ORDINANCE NO. 1492

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE ESTABLISHMENT OF A PORTION OF HAWTHORNE AVENUE IN THE CITY OF TORRANCE AS A PART OF THE LOS ANGELES COUNTY SYSTEM OF HIGHWAYS AND CONSENTING TO THE IMPROVEMENT THEREOF BY THE COUNTY.

Councilman Beasley moved to adopt Ordinance No. 1492 as an emergency measure at this, its first and only reading. The motion was seconded by Councilman Vico and carried by unanimous roll call vote.

24. TRANSMITTAL OF EASEMENTS TO CITY COUNCIL FOR ACCEPTANCE.

Councilman Sciarrotta moved that the following ten easement deeds be accepted by the City Council:

- 1. Street easement deed dated February 14, 1964 for the widening of 236th Place and 237th Street over portions of Lot 42, Tract No. 437, given by Sunnyglen Construction Co., Inc. 1177
- 2. Street easement deed dated May 6, 1964 for the widening of Lomita Boulevard over a portion of the B. S. Weston Allotment of the Rancho Los Palos Verdes, given by Fred L. Calhoun, et al. 1177
- 3. Street easement deed dated May 4, 1964 for the widening of Lomita Boulevard over a portion of the B. S. Weston Allotment of the Rancho Los Palos Verdes, given by Nevada Brokers Inc., et al. 1177
- 4. Avigation easement deed dated May 6, 1964 over a portion of the B. S. Weston Allotment of the Rancho Los Palos Verdes, given by Fred Calhoun, et al. 1184
- 5. Street easement deed dated October 18, 1963 for the widening of Telo Avenue over a portion of the B. S. Weston Allotment of the Rancho Los Palos Verdes, given by Nevada Brokers, et al. 1174

- 1177 6. Street easement deed dated April 30, 1964 for the widening of an alley over a portion of Lots 3 and 4, block D, Belvidere Tract, given by Roger L. and Beverly L. McGee.
- 1177 7. Street easement deed dated April 29, 1964 for the widening of Spencer Street and Anza Avenue over portions of Lot 44, Tract No. 3218, given by Alan A. Katz, et al.
- 1177 8. Street easement deed dated April 29, 1964 for the widening of Anza Avenue over a portion of Lot 44, Tract 3218, given by Alan A. Katz, et al.
- 1177 9. Street easement deed dated April 29, 1964 for the widening of Anza Avenue over a portion of Lot 44, Tract No. 3218, given by Alan A. Katz, et al.
- 1177 10. Street easement deed dated April 27, 1964 to provide a corner cut-off at the Southeast corner of Torrance Boulevard and Beech Avenue over a portion of Lot 1, Block 62, Torrance Tract, given by David Dawes Realty, Inc.

Councilman Vico seconded the motion and there being no objection, it was so ordered.

COMMUNICATIONS FROM STREET DEPARTMENT:

1041
ST. PAV.
MAT.
25. BID - PLANT MIX ASPHALT. Recommendation of Public Works Supervisor, with concurrence of City Manager, that the Unit Price Contract for the fiscal year July 1, 1964 to June 30, 1965 be awarded to the low bidder, the Sully-Miller Contracting Co., in the amount of \$137,825.00.

26. BID - CRUSHED ROCK, C.R.B., ROCK & SAND. Recommendation of Public Works Supervisor, with concurrence of City Manager, that Consolidated Rock Products Co. be awarded the contracts in the amount of \$52,422.00 for the fiscal year beginning July 1, 1964 and ending June 30, 1965.

Councilman Miller moved to concur in the respective recommendations set forth in Items 25 and 26, as stated. His motion was seconded by Councilman Sciarrotta and carried as follows;

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

NOES: COUNCILMEN: None.

COMMUNICATION FROM TRAFFIC AND LIGHTING DEPARTMENT:

1050
ST. + ALLEY
CLOSING
X1320
27. Proposed resolution declaring the present alley at the southwest corner of 190th Street and Hawthorne Avenue in the City of Torrance, closed.

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

RESOLUTION NO. 64-91

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING THE PRESENT ALLEY AT THE SOUTHWEST CORNER OF 190th STREET AND HAWTHORNE AVENUE IN THE CITY OF TORRANCE CLOSED.

Councilman Miller moved to adopt Resolution No. 64-91 and his motion, seconded by Councilman Vico, carried by unanimous roll call vote.

COMMUNICATION FROM POLICE DEPARTMENT:

28. Acting Police Chief, with concurrence of City Manager, requesting permission for Detective Nitz to attend Arson & Fire Seminar at University of California, Berkeley, to be held June 15th through 19th. 1039

Councilman Vico moved to grant the requested permission, with appropriate expenses paid and his motion, seconded by Councilman Beasley, carried as follows:

AYES: COUNCILMEN: Beasley, Lyman, Miller, Olson,
Sciarrotta, Vico, and Mayor Isen.
NOES: COUNCILMEN: None.

COMMUNICATIONS FROM WATER DEPARTMENT:

29. AWARD OF CONTRACT - INSTALLATION OF WATER MAINS IN TRACTS 28575 and 28576. Recommendation of Water Superintendent, with concurrence of City Manager, that the low bidder, Rosecrans Construction Co. be awarded the contract for installation of subject mains in the amount of \$37,827.00. 1156

Councilman Sciarrotta moved to concur in the recommendation and his motion, seconded by Councilman Vico, carried as follows:

AYES: COUNCILMEN: Beasley, Lyman, Miller, Olson,
Sciarrotta, Vico, and Mayor Isen.
NOES: COUNCILMEN: None.

30. Communication from Water Superintendent, with concurrence of City Manager, re request of James Bower for relief of payment of charges for installation of water mains relating to Tract 28248. 1156

Mr. Ferraro stated this item should be removed from the agenda and held for Staff review. Councilman Sciarrotta so moved and his motion, seconded by Mayor Isen, carried, there being no objection.

COMMUNICATION FROM CIVIL SERVICE COMMISSION:

31. VACATION AND SICK LEAVE - SAFETY MEMBERS OF FIRE DEPARTMENT. 1004

At the request of Mayor Isen, Deputy City Clerk Moss assigned a number and read title to: C.S.
Rules
Reg.
J.

RESOLUTION NO. 64-92

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING THE CIVIL SERVICE RULES AND REGULATIONS (CONTAINED IN RESOLUTIONS NOS. 3913 and 62-130) BY REPEALING SECTIONS 3 AND 7 OF RULE XIII RELATING TO VACATIONS AND SICK LEAVE AND SUBSTITUTING NEW PROVISIONS THEREFOR.

Councilman Vico moved to adopt Resolution No. 64-92 and his motion, seconded by Mayor Isen, carried as follows:

AYES: COUNCILMEN: Beasley, Lyman, Miller, Sciarrotta,
Vico, and Mayor Isen.
NOES: COUNCILMEN: None.
ABSTAIN: COUNCILMEN: Olson.

COMMUNICATIONS FROM CITY ATTORNEY:

1144 32. CIVIL SERVICE COMMISSION HEARING - Donald S. Hamilton.

This item has been reported earlier in these minutes.

1050 PARKING: GR. LAKES 33. Proposed resolution authorizing agreement with Great Lakes Carbon Corporation re use of City-owned right of way for parking.

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

RESOLUTION NO. 64-93

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BETWEEN THE CITY AND GREAT LAKES CARBON CORPORATION RELATING TO USE OF CITY-OWNED RIGHT OF WAY FOR PARKING PURPOSES.

Councilman Sciarrotta moved to adopt Resolution No. 64-93. His motion, seconded by Councilman Vico, carried by unanimous roll call vote.

1221 ORD 34. Proposed ordinance for control over massage parlors.

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

ORDINANCE NO. 1493

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 16.92 OF CHAPTER 16 OF "THE CODE OF THE CITY OF TORRANCE, 1954" ENTITLED 'LICENSING, TAXATION, AND REGULATION OF BUSINESSES AND TRADES IN THE CITY' TO REQUIRE MASSAGE PARLORS TO OBTAIN APPROVAL OF THE LICENSE REVIEW BOARD PRIOR TO OBTAINING A LICENSE, AND ADDING SECTION 16.183 TO ARTICLE XX OF SAID CHAPTER TO REQUIRE SPECIAL PROOF OF MORAL FITNESS OF MASSAGISTS AND MASSAGE PARLOR OWNERS AND TO PROHIBIT IMMORAL PRACTICES.

Councilman Sciarrotta moved to approve Ordinance No. 1493 at its first reading. His motion was seconded by Councilman Vico, and carried by unanimous roll call vote.

1060 35. Re removal of covenants from deed to the Superior Court site.

This item is reported earlier in these minutes.

SECOND READING ORDINANCE:

36. At the request of Mayor Isen, Deputy City Clerk Moss presented for second reading, and read title to:

ORDINANCE NO. 1490

1034 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 15 "O" OF APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (LAND USE ORDINANCE) REQUIRING DOORS ON PRIVATE GARAGES.

Councilman Beasley moved to adopt Ordinance No. 1490 at its second and final reading. His motion was seconded by Councilman

Olson and carried by unanimous roll call vote.

COMMUNICATIONS FROM CITY MANAGER:

37. MISCELLANEOUS RECOMMENDATIONS:

1. \$300 to Best Van & Storage Company for 1 5 x 7 foot Traffic vault - 40 inches high, plus installation, for Water Department, special Council appropriation. 1041
OFFICE
EQ. 012
2. \$698.10 to Duncan Hunter Company for 1 Bishman Model 929 Truck Tire Changer for the garage, a budget item. 1041
AUTO
SHOP
3. \$332.60 to Tommy's Coffee Shop for prisoners' meals, month of April, 1964, Police Department, a budget item. 1042

Councilman Sciarrotta moved to approve the three above listed expenditures and his motion, seconded by Councilman Vico, carried as follows:

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

NOES: COUNCILMEN: None.

PROCLAMATIONS:

38. Mayor Isen proclaimed the week of May 24th to 30th, as REALTOR WEEK, and 1057

38A. May 24, 1964 as OBSERVANCE DAY, SHRINERS HOSPITAL FOR CRIPPLED CHILDREN. 1057

The Legal Department will prepare suitable copies of the latter proclamation.

39. FINAL TRACT MAP NO. 29539 - VINCE GRANT. Six lots located on south side of 236th Street, easterly of Arlington Avenue in Zone A-1. Recommended for approval by Planning Commission and Planning Department. 1121

Councilman Sciarrotta moved to concur in the recommendation of the Planning Commission to approve. His motion was seconded by Councilman Vico and carried by unanimous roll call vote.

39A. City Engineer Nollac suggested a further item be added, to accept an avigation easement on Final Tract Map NO. 29539, Vince Grant. 1184

Councilman Sciarrotta moved to accept the avigation easement deed as recommended and his motion, seconded by Councilman Beasley, carried, there being no objection.

40. Proposed resolution re oil rights adjacent to the Cake Tract on Del Amo Boulevard. 1072

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

RESOLUTION NO. 64-94

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FINDING AND DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE THE ACQUISITION BY THE CITY OF TORRANCE OF THE MINERAL RIGHTS IN CERTAIN REAL PROPERTY IN SAID CITY FOR USE FOR AND IN CONNECTION WITH THE CONSTRUCTION AND COMPLETION OF A PUBLIC HIGHWAY UPON THAT CERTAIN PARCEL OF REAL PROPERTY IN THE CITY OF TORRANCE DESCRIBED AS A PORTION OF LOT 47, TRACT NO. 3458; AND DIRECTING THE CITY ATTORNEY TO BRING AND PROSECUTE AN ACTION IN THE SUPERIOR COURT FOR THE CONDEMNATION THEREOF.

In order to get the water system in the Cake Tract, it is necessary to get the oil well out and that is the reason for the resolution, according to City Attorney Remelmeyer.

Councilman Sciarrotta moved to adopt Resolution No. 64-94 and his motion, seconded by Mayor Isen, carried by unanimous roll call vote.

ORAL COMMUNICATIONS:

- 1121 41. Mr. Dan Francis of Arrow Engineering, referred to Item No. 11 Tentative Tract Map No. 29829, Franton Construction Co., which was approved in accordance with Exhibit B earlier in this meeting. He was not pleased with the decision, having been under the impression that Exhibit A was being considered. Mayor Isen asked if any of the Council wished to move to reconsider and there was no response.
- 1054 42. City Manager Ferraro asked the council to remember to adjourn to June 3rd at the end of this meeting, a 5:30 time.
- 1004 RES + APP. 43. City Manager Ferraro announced the appointment of Jack McKinnon as Building Superintendent following the resignation of Lee Schlens from that position.
44. City Manager Ferraro announced the City management had asked and received Chief Benner's permission to extend his time beyond July 1, 1964, the time when he had planned to retire, for an undetermined period.
- 1018 45. Councilman Sciarrotta stated he had been told by someone at Columbia Steel that Certi-Bond is not containing its rubbish and papers which blow over the surrounding area. City Manager Ferraro said the trouble is with the industrial property north of Certi-Bond and the City is cognizant of the problem and is working on the problem now.
- 1050 46. Councilman Vico reported he had talked with Traffic Engineer Whitmer about the place near his home where a little girl was hit on her bicycle. There are two stops there and Mr. Vico would like to have it a four-way stop and asked consideration.
- 1018 47. Councilman Vico asked also that Paseo de la Concha, near the beach, be cleaned up.
- 1018 48. Councilman Vico said he followed a rubbish truck on Crenshaw, from another city, and there were bottles and trash being strewn on the street. He asked if there is any way to impose a tax on this type of truck which traverses our streets. City Attorney Remelmeyer said not.

49. Mr. Harold Briggs of 25201 Narbonne Avenue, Lomita, said he has worked for National Supply for forty-two years, and his now running as a candidate for councilman in the hope that Lomita will become an incorporated City. He attended in the intention to learn something of municipal council meetings and was invited to attend at any time and to talk with any of the councilmen he wishes.

1054
GEN

50. Mr. Lee Schlens, until very recently Building Superintendent, said the Building Department does not have the personnel it needs to do the job it is supposed to do. For several years, Mr. Schlens said he has spoken to everyone who might be able to help the situation, but with no results. He said he wanted the Council to know that something should be done. Mayor Isen suggested Mr. Schlens write a letter outlining his thoughts on the subject and he would not be considered as being presumptuous.

1004
ADDIT-
IONAL

51. Councilman Beasley moved to adjourn the meeting to June 3, 1964, at 5:30 p.m. His motion was seconded by Councilman Sciarrotta, and carried by unanimous roll call vote.

1054
GEN

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

APPROVED:

Albert Isen

Mayor of the City of Torrance