

I N D E XCouncil Meeting held August 11, 1964, 8:00 p.m.

<u>SUBJECT:</u>	<u>PAGE</u>
1. CALL 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
8. Case No. 64-50 - Change of Zone - Sovereign Development	2 - 12
9. Sewer Reimbursement District No. 52, established	12
10. Expenditure from Sewer Revolving Fund authorized	12
11. Award of contract - Improvement of Ocean Avenue	12
12. Sale of Bus No. 323	12
13. Fire Chief to Houston, authorized	13
14. Expenditures of over \$300 authorized (6)	13
15. WALTERIA Business Men's Club street dance approved	13
16. Ordinance No. 1514, adopted	13,14
17. Ordinance No. 1516, adopted	14
18. Ordinance No. 1517, adopted	14
19. Ordinance No. 1518, adopted	14,15
20. Ordinance No. 1519, adopted	15
21. Withdrawal of Planning Commission cases 64-40 and 64-41	15
22. Del Amo Boulevard, additional work authorized	15
23. Ferraro re Ivans request for street party, granted	16
24. Adjourned at 12:25 a.m. August 12, 1964	16

Edith Shaffer
Minute Secretary

INDEX

Council Minutes
August 11, 1964

Torrance, California
August 11, 1964

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES AND PRESENTATIONS:

1. CALL MEETING TO ORDER:

A regular meeting of the Torrance City Council was held on Tuesday, August 11, 1964, at 8:00 p.m., in the Council Chambers of City Hall.

2. ROLL CALL:

Those responding to roll call by City Clerk Coil were:
COUNCILMEN: Beasley, Lyman, Miller, Olson, Sciarrotta, Vico, and Mayor Isen. ABSENT: None. City Manager Ferraro and City Attorney Remelmeyer were also present.

3. FLAG SALUTE:

At the request of Mayor Isen, Mr. Fred Adams, architect of the new Superior Court Building and other civic facilities, led the salute to our flag.

4. INVOCATION:

The Reverend James P. Lowen of Foursquare Gospel Church opened the meeting with an invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

On motion of Councilman Sciarrotta, seconded by Councilman Lyman, there being no objection, the minutes of the regularly adjourned meeting of August 4, 1964 were approved as written.

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.

Mayor Isen called attention to the crowded council chambers and the need for ground rules which he briefly established as those which would prevail in a debate: affirmative argument, opposing argument, rebuttal, on a general question of "Should Sovereign Development Co. be permitted their change of zone?"

HEARINGS:

8. CASE NO. 64-50 - CHANGE OF ZONE - SOVEREIGN DEVELOPMENT CO. (R. D. Keillor). Third and final hearing for a change of zone from R-3 to C-1 (PD) on property located at 205 Paseo de la Playa. Recommended for denial by the Planning Commission, and for approval by the Planning Department.

Attached were letters from Kathleen Lahey re this case, also from Torrance-Lomita Board of Realtors and City Clerk's report of receipt of form postal cards re case No. 64-48.

Mayor Isen referred to the previous hearings and the complete familiarity with the subject and stated if there was no objection a time limit would be set of approximately 45 minutes of presentation by the proponents, one hour by the opposition and rebuttal by the proponents of 15 minutes. This appeared to be agreeable.

Fire Chief Benner asked that the meeting not proceed until the aisles were cleared, stating the present crowded condition of the room is in violation of State laws for which he is responsible. Mayor Isen felt there was nothing to do but proceed with the meeting and in response to an inquiry from the Mayor, City Manager Ferraro assumed the responsibility of the violation. Chief Benner stated the City Manager has no authority to assume this responsibility and City Attorney Remelmeyer confirmed his statement. Councilman Beasley upheld the statement made by Chief Benner, but there appeared no other place where the meeting could be held legally. Chief Benner again repeated he is charged with the responsibility by State law and reminded the Council of the consequences with respect to any kind of disaster this evening for all of which he would be responsible. Mayor Isen said anyone who wished to leave because of these remarks, would be free to do so, but he saw no way to cope with the situation otherwise.

In further explanation, City Manager Ferraro stated this address, 3031 Torrance Boulevard, is the legal place of holding this meeting and it is not legally possible to hold the Council meetings elsewhere.

Mr. Jack Eardley of 2072 Santa Fe Avenue, Torrance, consulting engineer retained by Sovereign Development Company for the purpose of construction of the 16 story building on the old Hollywood Riviera Club site, described the plans of the proponent. Briefly, what is proposed is a 16 story building, with 14 stories of apartments, 10 to a floor, to be sold for between \$30,000 and \$50,000 per unit. Approximately 17% of the land would be covered by the building and 83% by the landscaped gardens. There would be three stories of subterranean garages which would fulfill the requirements of the tenants. The condominium concept requires a greater parking ratio than that of other types of occupancy.

(A man who interrupted the meeting with his presence and unsuitable remarks was asked to leave the meeting or be escorted therefrom by the Police. He left and the meeting proceeded with no penalty to Mr. Eardley's time limitation.)

Mr. Eardley explained the condominium concept of ownership and displayed two small models, one showing the hi-rise planned and the other the alternative four story building which would cover the entire property, except for minimum setbacks required by code. Because of the high value of the land, he stated something will be done with the property - will not long stand vacant.

Mr. Eardley states as an engineer and as a citizen he feels what is proposed is a very good thing for the City of Torrance, and he outlined many reasons for this belief. He felt there would be benefit to those people most affected and spoke from the standpoint of a person living in the Vista Bahia whose occupants would be most affected. He contrasted the views those residents would have of the tower, or the alternative low full coverage building, either of which will block the view of some people to some extent.

Mr. Eardley had had some professional photographs taken and displayed them and various charts to the councilmen. He described the tax advantages and other economically beneficial results to the City of Torrance. He estimated approximately \$7,000,000 market value when completed. Mayor Isen informed Mr. Eardley that Management has prepared unbiased figures which the Council has studied. Later in the meeting the opposition presented a different set of figures based on 140 individual projects but Mr. Eardley said that is not the proper way to consider this factor.

It was the contention of Mr. Eardley that there would be no children under sixteen years of age and he stated this is not the type of living condition which lends itself to families with small children. In this respect he quoted figures of child population from eight large housing projects in Los Angeles and Long Beach - very small in relation to the number of units in each.

Since this proposal was first presented and opposition appeared so great, there has been considerable promotional activity by the proponents. Mr. Eardley and the Sovereign people have personally presented this matter in detail to every club or organization which they could possibly meet with. He stated the people who oppose are not the majority of people in Torrance, nor in the area which they represent. He named several civic organizations who have endorsed what is proposed. Even the opposition has admitted, he said, that high rise is inevitable in Torrance. Mr. Eardley said the project as planned would set a high precedent for future high rise in Torrance.

Mr. Tom Johnson of 412 Via Media, Palos Verdes Estates, a real estate broker with office in Torrance, spoke in refutation of the statement that high rise would decrease values of surrounding property. He believed, rather, that it would attract people to the area and Torrance needs to fill some of its rental vacancies.

Mr. Bob Haggard, 1305 Cranbrook Avenue, a director and representative of Torrance-Lomita Realty Board, stated his group is 70% in favor of high rise as here submitted. He asked consideration of this proposal, stating it would be an asset to the community.

Mr. Dick Dunning of 201 Calle Miramar, Vista Bahia building, and spokesman for the Beach Front Association, stated the so called "facts" set forth in the brochure of the opposition are, instead, assumptions only. He feels this project would bring advantages to Torrance as similar projects have to Long Beach relief from their economic problems. Redondo Beach is now doing likewise. He asked Mrs. Mildred Kaunus of Sovereign Development Co. to read a letter from Mr. and Mrs. V. Franson, Apartment 35, Vista Bahia, who paid \$63,000 for the penthouse and would be affected more than any other resident of the area by the proposed high rise apartments. The Fransons however, feel it is the proper structure for the property.

Mr. Robert Keillor, President of Sovereign Development Co., 205 Paseo de la Playa, said although his company has done no advertising, there have been 80 or 90 people come in to talk about buying condominium apartments. They have been told the price range, and are serious about wanting to buy. Many people like this type of living, and would like to be residents of Torrance.

Mr. George Pollock of Hawthorne who was retained by Sovereign Development to make a feasibility study on the restaurant, said he would like to add that Mr. Eardley was shy in stating the seating capacity - it would be around 510 instead of 300 - and would produce a million and a quarter dollars gross per year, as the finest facility within 150 miles.

Mr. Eardley stated a structural engineer who has studied the location has assured him there would be no foundation problems and Mayor Isen said he was willing to assume it would be built on solid rock.

A prominent architect, Mr. Fred Adams, of Adams, Latham, Kripp & Wright, 3633 Long Beach Boulevard, spoke of 140 kitchens for 140 housewives and stated this is the concept of living which is spreading all along the coast. Eventually America is going to run out of flat land and there is nothing to do in this case but go up. Long Beach has discovered this fact and so will all the coast cities. However, all the beaches will be left for the public, Mr. Adams said.

Mr. Ray Griff of 163 Paseo de la Concha, who has lived in Torrance 14 or 15 years, was very pleased to learn such a project was being planned, stated the current enthusiasm in this meeting would not be shown if it were planned for the normal four story building. Mayor Isen interrupted to remind him that 4 story structures are allowable under this present zoning; there would be no reason for persons to appear. Mr. Griff thoroughly approved of what is planned by Sovereign Development Co.

Mr. Park Ryan, publisher of Home Buyers Magazine, 359 Camino de Encanto (mailing address, Redondo Beach). Mayor Isen hoped some of the energy used at this meeting might be diverted toward changing the addresses in this area to that of Torrance, rather than Redondo Beach. Mr. Ryan's stand was definitely for high rise.

Mrs. Kaunus said a survey which Mr. Ryan referred to composed of 2500 forms of which 394 were returned with almost one-third for high rise. Mr. Eardley commented that a great deal of this type of mail, particularly post cards, is tossed into a wastebasket without even being looked at by its recipient.

City Manager Ferraro said he would like to express the City's concern about the beach frontage property. He asked that the Council inquire of the proponents their intentions as to the use of the beach and if they would be willing to deed the beach property for public purposes. The City Attorney can give the details of how this would be accomplished. Councilman Miller also wanted to know and asked Mr. Keillor, who asked for repetition of the question, City Attorney Remelmeyer asked if Mr. Keillor would be willing to dedicate the beach frontage to the City for public use, reserving to the Sovereign Development for the benefit of the apartment owners or tenants, the use of the beach in conjunction with the public.

Mr. Keillor said it had not been his intent to close off the beach, but would like to fence it down one-third of the way to the water for two purposes: to give some privacy in front of the building, and keep transients from coming and going in and out of the area. This, he said, would leave two-thirds of the beach open to the public and it is proposed that the State's dredging operation will add another 100 feet to the beach - making 150 or 200 feet for the public. In other words, he said, yes, he would considering doing what was requested, on an amicable basis, and he explained his use of the word "amicable" as being "as long as the people had rights to use a small part of the beach for themselves." City Attorney Remelmeyer suggested the dedication reserve to the apartment house owners the use of the beach in conjunction with the public.

Mr. Keillor stated "that will be agreeable".

Mr. J. L. Stevens of 98 Calle Mayor, asked how high the fence would be, but that question did not seem pertinent at this time.

Mayor Isen asked Mr. Keillor if there would be no restriction on the use of the beach by the public, but Mr. Keillor consented only to the extent of the beach beyond 50 feet immediately contiguous to the property itself. That might amount to 150 to 200 feet depending on the amount of sand brought in by Redondo Beach. There would be, according to Mr. Keillor's thought, two fences reaching out toward the ocean for fifty feet. Councilman Miller did not believe such fences would be very effective and doubted the use of them. Mr. Eardley said the property line to the south, adjacent to the Los Angeles County Parking Lot which runs 700 feet, is 313 feet to high tide line. He thought there should be enough "front yard" left to protect the rights of the persons who live in the building.

Councilman Beasley thought this sort of detail would be covered by the precise plan. Mayor Isen said although he does not doubt Mr. Keillor's intentions, it is likely the occupants will want to own the beach. The question must be resolved now, and the first obligation is to keep that beach land for the people. Proper legal documents would have to be prepared and recorded and he cited an instance eight years ago where the beach was kept for the entire public. He does not want any private beach intervening along the Torrance Beach area.

Mr. Keillor started to explain the physical aspects of the beach in this area, but Mayor Isen told him all the councilmen have visited and studied it. Mr. Keillor did not think his company was out of line in asking one-fourth of the distance, leaving 150 feet down to the water.

Councilman Lyman presented the other viewpoint: that the beach should belong to all the people. He anticipated trouble with respect to people who go to patronize the commercial aspects of the project and then go on to the beach. It would be better to start with a distinct understanding that there was no "front yard beach" rather than try to retain some type of privacy. He mentioned the debacle at Balboa over just such a situation.

Mayor Isen said he is completely aware that Keillor and his associates could build clear to the high water line, but he is anxious to find out if he is willing to bargain; to give up something to get something else.

Mr. Stevens asked again the height of the fence and was told it will be five feet.

Councilman Sciarrotta asked about adequate parking, considering the restaurant, and the commercial shops on the first floor. Mr. Eardley called attention to the fact that there has been no variance of the parking requirements asked for. The parking lot directly south of this, belonging to Los Angeles County, closes at 6 p.m. Negotiations are under way with the County for the rental of the parking lot, or a portion of it adequate to supply the parking which would be required for the restaurant on the roof, under a long term lease. It is not anticipated that the restaurant would be in operation during the day.

Councilman Sciarrotta also asked specifically if the building will be as depicted in the drawings and Mr. Eardley said no one completely designs a six million dollar project before the proper zone change is obtained. This is an artist's conception of the type of construction which is contemplated. Obviously there will be some changed features from those shown in the picture.

Councilman Sciarrotta asked also about pumping facilities, would they be the responsibility of the water department or the developer. City Manager Ferraro said Torrance Municipal Water Department does not service this area.

Councilman Olson said some of these questions could be answered after the rebuttal and suggested that the chairman of the opposition start gathering his forces and getting his speakers lined up to save some time.

One other thing Mr. Eardley wanted to mention: the beach question has been discussed in many other meetings, it is not something which came up by surprise this evening.

A recess was declared, following which those opposed to the change of zone, made their presentation:

Mr. Stanley Dunn of 505 Via La Selva was spokesman, as chairman of the Hollywood Homeowners Association Committee Opposing Hi-Rise. He filed a petition containing 2,267 signatures in protest and 250 cards in addition. Mr. Dunn contends there is no ordinance to back up such a change in zone which would in effect be "spot zoning", as to the C-1 petitioned for. Parking problems would result from such a building which is five times higher than any in the neighborhood, which is R-3. Originally the club house which stood on the spot was commercial, but its being destroyed by fire, caused the zoning to revert to R-3, according to City Attorney Remelmeyer.

While the opposition is not against high rise in principle, Mr. Dunn said it is premature and should be thoroughly investigated and studied so that proper rules could be established. He requested denial until such time as the master plan could be completed and outlined what restrictions he believed should be put on high rise by ordinance. If this change should be granted, Mr. Dunn said high rise would spread all along all of these streets, even to Palos Verdes Drive. He cited distinctions between high rise in Torrance and along the Esplanade in Redondo Beach, and made a plea for continuation of the semi-rural nature of a village where everyone knows his neighbors and friends. Throughout the discussion a value was placed of between \$3,000 and \$5,000 for the type of view the Hollywood Riviera homes have. He showed photographs and an engineer's profile showing the relationship of the height of the building proposed to the hillside behind it, as well as topographical maps.

Mr. Dunn's figures on gross income differed from those set forth by Mr. Eardley in that Mr. Dunn had based his computations on the 140 individual units rather than the project as a whole. His gross figure was around \$77,000 income from taxes. Under existing ordinances for lower structures, there could be 107 units and a gross of \$53,500.

The Fire equipment requirements, as well as Police enforcement problems were mentioned. He felt the low rise type of structure would present a bulwark to protect from vandalism and intrusion.

Mr. Dunn felt the very design of the apartments, 80% two bedroom and convertible den and larger, indicate that it is expected that families will occupy the building, with the resultant school problem. He also felt there would probably be three cars per family with grown children.

Everything taken into consideration, Mr. Dunn doubted that the building would pay for itself.

The principal protest, however, is from the standpoint of cutting off the view of property owners and Mr. Dunn quoted figures representing loss from this factor. He said the only gain would be to the developer.

Mr. Dunn did not think it fair to ask the residents of this area to buy the beach for the City, which is what would result from the negotiating with Mr. Keillor for dedication of the beach.

In conclusion, Mr. Dunn read excerpts from Mrs. Lahey's letter which was included in the agenda material.

Mr. Bruce Lane of 201 Via Mesa Grande, spoke in protest from the standpoint of a resident of ten years, and as a realtor who is acquainted with values in the area. The basis of his protest was the view which will be destroyed. He displayed paintings which he had prepared contrasting the view before and presumably after completion of high rise along this part of the beach. Those on the hill will lose half of their view and those in the lower Riviera will have no view but that of the buildings.

Mr. Lane spoke in rebuttal of some of the points made by the proponents, principally that of the rights of the minority.

Mr. J. L. Stevens, 98 Calle Mayor, a school teacher, protested the Chamber of Commerce' endorsement of something which he said would ruin the homes in the area. He did not believe the Torrance City Council would take seriously the statements of the Torrance-Lomita Board of Realtors and others endorsing the project. He is opposed to a restaurant, so close to his home, where whiskey is sold. He moved to the Hollywood Riviera because of his little girl's asthma which has greatly improved, and he has no intention of moving.

Mr. Ralph Brogden who resides at 330 Camino de las Colinas, purchased a home two years ago for the view. He felt high rise is not necessarily inevitable in Torrance and that polls and surveys are not necessarily valid. He said the rights of the property owners are prime and the decision should be weighted in that direction.

Mr. Pagett of 121 Via la Soledad, took exception to the interest of the director of the Torrance-Lomita Board of Realtors in that there is an agreement that they not solicit business in the Hollywood Riviera section. Councilman Miller said that is not true and Mayor Isen said he would like everyone to remember that

Hollywood Riviera is a part of Torrance. Redondo Beach has already adopted high rise legislation. Mr. Pagett called attention to the fact that the actual cards mentioned by Sovereign Development Company representatives are not here at this meeting.

Mr. James Finley of 325 Camino de las Colinas asked for a reference to the number of cards - which was incorporated into the agenda material: 862 against and 6 in favor. He has lived at his address for nine years and designed his home to take full advantage of the ocean view. However, as a result of the variance granted by this council, his view and the value of his property have been impaired by the height of the Lutheran Church. This, he said, is a sample of what can happen in zoning matters and results in a loss by depreciation in the value of the property.

Mr. Stewart of 24456 Winlock Drive, representing the WALTERIA Civic organization, which concurs in opposition to the change, as the start of a trend throughout the city. He favored waiting for the master plan.

Mr. Charles H. Lawrence of 503 Camino el Encanto, agreed with the other protesting speakers and referred to a letter which he had written to the Council. He said his home is just finishing a remodeling job which he would not have undertaken if he had thought this project would be going in. He hopes his family will remain in this home for a generation because of the faith in the integrity of the zoning ordinances. He asked that principle not be sacrificed for expediency.

Mr. Morris Windsor of 605 Paseo de las Reyes, a research scientist, spoke rather of the moral values involved, stating the beach front property belongs to all the people, the ocean being about the only part of southern California immune to being engulfed in a sea of concrete. He hopes Torrance can avoid what occurred in Malibu and plead to purchase the location for a City park.

Mr. Ollie Harrison of 5115 Scott agreed with the other speakers and particularly with Mr. Windsor as to Malibu.

Mrs. Don Houser of 169 Paseo de las Delicias, a 14 year resident, spoke of the old days at the Hollywood Riviera clubhouse and said the projected development would be fine - but somewhere else.

* * * * *

In rebuttal, Mr. Eardley spoke again, calling attention to the fact that this is the first time many of these people have ever been at a Council meeting. Mayor Isen asked that the rebuttal be held to the issue.

Mr. Eardley asked that the paintings of Mr. Lane be again showed to the audience and then made the statement that the project proposed would avoid just this sort of thing, where the tall buildings are crowded together. He stated also that "spot zoning" per se is not bad. There would be a low density building as compared with high rise in other cities. One section of the Riviera is rural and the other is apartments, and the high rise in the apartment district would not disturb the single family residences.

Each of the factors which was disputed was touched upon briefly by Mr. Eardley's rebuttal, and he pointed out what he thought were fallacies.

Mr. Bob White of 3242 Torrance Boulevard, spoke from the standpoint of a 12 year residence in Torrance and fifty years in the area and the rights of the people who were here first. This factor has appeared as to the dairies, the airport and seems to constantly recur.

Mrs. E. D. Jones of 342 Paseo de la Playa, a resident since 1919, asked that the people think of the Torrance residents of the future. She thought this was a very good location for the building as planned.

Mr. John Scanlon of 649 Paseo de la Playa, the first resident of the street, said the traffic problem exists only in the summer months. He stated the parking lot is now a losing proposition.

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

Mayor Isen declared a recess at 11:00 p.m. and the Council reconvened at 11:15.

Before discussion by the Councilmen, Mayor Isen asked that City Manager Ferraro make some generalized statements:

Mr. Ferraro directed his remarks specifically to the recommendation of the Planning Director endorsing the high rise concept. He stated the concept is one which follows high density of population on valuable land and is a relatively new idea in California. The recommendation of the Planning Department and the City Manager's office was made after careful study, taking into consideration what is occurring in Redondo Beach and will probably occur in other cities around Torrance.

He stated there is no way of obtaining from a developer a detailed set of plans for such an expensive building. All that is possible at this time is an artist's schematic with estimated elevations. Many figures and numbers have been quoted and the City has made its own evaluation of the potential tax revenue from the project, based on estimated market value of \$6,750,000 and estimated assessed valuation of \$1,600,000. Tax revenue would be \$20,891 approximately; sales tax from the restaurant, \$9,000. No estimate has been made as to sales tax from the residents. The total however, estimated would be around \$33,391 including what can be anticipated now.

As to expenditures, there would be approximately \$14,788 based on \$42.25 per capita. Mr. Ferraro stated also that spot zoning must be considered on its merits and is not good or bad, as such. The incidental commercial shops are the only features which could be considered to be spot zoning. The traffic patterns cannot yet be considered because the access driveways are not set nor are the parking circumferences. He admitted the various factors involved are difficult to measure, but where there is valuable land and high population density, something has to go up.

Mr. John Johnson, 309 Avenida Atezada and Mrs. Houser who spoke earlier, each asked minor questions which were answered by Mr. Ferraro, who stated he is not qualified to give figures on behalf of the School District, but based on available figures assumed to be valid, at \$422 per year per student the cost would be \$1688 for four children which would be the average.

Mr. Dunn asked Mr. Remelmeyer about the case of Shelley vs. Kramer, but Mr. Remelmeyer said this involves racial restriction which has been struck down in any case. He does not believe there

has been any legal precedent on deed restrictions dealing with age of children. Incidentally it was noted there are three college age and two high school age young people in Vista Bahia.

Councilman Miller asked Mr. Cleveland of the Planning Department if he had any comments to make, in that Mr. Shartle was not present. Mr. Cleveland said the department feels basically the development would be compatible; also that no residences could be built adjacent to this lot because of the County parking lot. The future development of Hollywood Riviera together with the entire city would be included in the master plan which has been authorized.

Councilman Sciarrotta asked about deed restrictions in the beach area and David Halstead, President of the Planning Commission answered that there are approximately seventeen lots that can be built along the water front with a height limit of as much as eight stories. This would not comply with the City of Torrance, but it would comply with the deed restrictions of the community. City Attorney Remelmeyer added that there is a procedure whereby a property owner can avoid deed restrictions; also there is a period of limitation on them and questions of interpretation.

Councilman Beasley moved to concur in the recommendation of the Planning Department subject to the restrictions on the fifty foot distance down the beach, or subject to a further check by the City Engineering Department to determine the relationship between the mean high tide line as it now exists and the western line of the Keillor property. There will be thirty days between now and presentation of an ordinance and in that time the City Manager could investigate into this.

There was no second on Councilman Beasley's motion and it died for want thereof. The motion, however, was discussed at some length and City Attorney Remelmeyer's wording was "that Sovereign Development Company present a deed to the City acceptable to the City Attorney and the City Manager, dedicating for public use the beach frontage with a width which would be acceptable to them and to the Council prior to the time the ordinance is passed - not more than fifty feet and at any rate not more than 25% of the area depth."

Councilman Lyman brought up the question of what happens to the restaurant's seating capacity if the County does not rent the parking lot to the developer. Mayor Isen said he is not satisfied with the precise plan which is for a rental apartment house, whereas it should include a precise plan for a condominium. Councilman Sciarrotta agreed there must be more facts, including information about parking. Mr. Ferraro said they are now providing parking for the building and the commercial, one and onehalf to one ratio, but he believed the Council could require two to one, as a condition to the waiver and the precise plan.

Councilman Vico asked about the location of the high tide line and was told by Mr. Ferraro some engineering work should be done on this. There is a very narrow strip of beach down the slope and the 50 feet of beach discussed this evening is nebulous. Also complicating the question is the proposed addition to the beach by the Corps of Engineers.

Councilman Miller said there seem to be a lot of loose ends: parking for restaurant, dedication of beach frontage, possibility of adjacent properties in a master plan, Fire Department problems, all of which seem to be issues. He said he believes in high rise when it fits into an overall plan and wondered if the method being followed by Redondo Beach is the proper one - by blocks.

The estimated cost of the master plan to be done by the Planning Department over a period of about three and one-half years would be around \$65,000.

Councilman Beasley moved to concur in the recommendation of the Planning Department and that the actual drafting of the ordinance and the change of zone legally would be withheld until such time as the City Manager and City Attorney have worked out the question of the beach frontage with Mr. Keillor. Mayor Isen did not accept that motion and it was not seconded.

Councilman Vico then moved to hold this over until the Master Plan is completed and fit it all in together instead of piecemeal. Councilman Lyman seconded that motion.

Mr. Harlan Curwick of the Planning Department of Redondo Beach was present and said from the start of the preparation of their master plan it took twenty-two months.

Mayor Isen expressed the intention of making a substitute motion and said there seems to be no reason to hold this for twenty-two months; He does not go for the precise plan; thinks the first floor shops could be eliminated; the restaurant would be a tremendous asset to the entire City; if Mr. Keillor wants this bad enough he will yield the whole beach front without argument. He thereupon moved a substitute, to approve the change of zone subject to the proper quitclaims or deeds approved by the City Attorney giving the entire beach front for public use with the City as grantee in fee and in perpetuity and further that there must be adequate parking according to all City ordinances indicated by the precise plan or the change of zone would not be effective and that there be covenants agreed to in the deeds to each of the units restricting occupancy to adults or juveniles over sixteen years of age, and no others. A little later he added that the precise plan should be for a condominium. Councilman Beasley seconded this substitute motion .

Mr. Keillor was asked by Mayor Isen if he could comply with the three conditions, especially the precise plan for a condominium and he said "Yes" although he did not think it would be fair to leave no beach for the occupants of the building. Mayor Isen stated definitely the purpose of his motion is to make this entirely a public beach, no fence.

It being midnight, Councilman Sciarrotta moved that this meeting continue to August 12th, 1964. His motion was seconded by Councilman Lyman and carried by unanimous roll call vote.

Councilman Beasley explained the procedure on ordinances and their two readings, to Mr. Keillor. As to the conditions asked by Mayor Isen in his motion, Mr. Keillor said his answer would be "Yes", and he understands the stipulations set forth.

Roll call vote on Mayor Isen's substitute motion was:
 AYES: COUNCILMEN: Beasley, Lyman and Mayor Isen.
 NOES: COUNCILMEN: Miller, Olson, Sciarrotta, and Vico.
 The motion failed.

Roll call on the original motion by Councilman Vico, to table the matter for consideration in connection with the master plan, which was seconded by Councilman Lyman. City Attorney Remelmeyer stated this motion would not be in order unless accepted by Mr. Keillor and Mr. Keillor did not accept it.

Councilman Vico then moved to concur in the recommendation of the Planning Commission to deny the change of zone in Case No. 64-50. Councilman Olson seconded the motion and roll call vote was:

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

The motion carried and the case was denied.

A short recess was declared to clear the room.

* * * * *

Neither 8A, nor 8B were heard, it being understood that the denial of Item 8 obviated their consideration.

Affidavit of Publication on Case No. 64-50 was presented and there being no objection, ordered filed.

SEWERS AND DRAINAGE:

9. SEWER REIMBURSEMENT DISTRICT NO. 52.

Recommendation of City Engineer, with concurrence of City Manager, that subject sewer reimbursement district with sewer connection fees indicated therein be established.

Councilman Sciarrotta moved to concur in the recommendation as stated. His motion was seconded by Councilman Vico and carried by unanimous roll call vote.

10. EXPENDITURE FROM SEWER REVOLVING FUND:

Recommendation of City Engineer, with concurrence of City Manager, that \$14100 be appropriated from the Sewer Revolving Fund for construction of sanitary sewers in Torrance Boulevard from Madrona Avenue to Amie Avenue as shown on sketch attached to the agenda.

Councilman Sciarrotta moved to concur and appropriate \$14,100 as stated. 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.

11. AWARD OF CONTRACT - IMPROVEMENT OF OCEAN AVENUE FROM 228th PLACE TO 226th STREET BY THE INSTALLATION OF STORM DRAIN AND APPURTENANT STRUCTURES. Recommendation of City Engineer, with concurrence of City Manager, that Wayne A. Watkins be awarded contract, in the amount of \$40,583.42, for the improvement, and all other bids rejected.

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

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

FISCAL MATTERS:

12. SALE OF BUS NO. 323. Recommendation of Bus Superintendent, with concurrence of City Manager, that offer of Mr. Gobel, in amount of \$250 be accepted.

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

13. Fire Chief, with concurrence of City Manager, requesting permission to attend International Fire Chiefs Association Convention in Houston, Texas scheduled for October 18 through 22.

Councilman Sciarrotta moved to concur in approval and his motion, which would include appropriate expenses, was seconded by Councilman Vico and carried as follows:

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

NOES: COUNCILMEN: None.

ABSENT: COUNCILMEN: Beasley.

14. EXPENDITURES OF OVER \$300 FOR COUNCIL APPROVAL.

1. \$1,423.66 to Econolite for 18 G. E. PMA-115 Luminaires for the Traffic and Lighting Department, a budget item.
2. \$367.16 to Municipal Parts Company for one hydraulic pump for a Leach packer.
3. \$345.02 to Hersey-Sparling Meter Company for one 2" Hersey CT Meter for General Aluminum.
4. \$769.97 to IBM Corporation for 100,000 water/rubbish bills for the Finance Department, a budget item.
5. \$919.88 to Torrance Cycle and Sports Shop for golf clubs for the Recreation Department, a budget item.
6. \$356.37 to Mine Safety Appliance Company for first-aid supplies to replenish stock for the current summer Recreation program, a budget item.

Councilman Sciarrotta moved approval of Items 1 through 6 and his motion, seconded by Councilman Vico, carried as follows:

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

NOES: COUNCILMEN: None.

ABSENT: COUNCILMEN: Beasley.

15. COMMUNITY AFFAIRS

Letter from Walteria Business Men's Club requesting closing of 242nd Street between Ocean Avenue and Los Codonas from 7 p.m. to midnight, September 12th.

Councilman Sciarrotta moved to grant the requested permission and his motion, seconded by Councilman Olson, carried by unanimous roll call vote of those present (Councilman Beasley absent).

SECOND READING ORDINANCES:

16. ORDINANCE NO. 1514.

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

ORDINANCE NO. 1514

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 15 J OF APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (LAND USE ORDINANCE) WHICH GOVERNS THE DIVISION OF LOTS AND PROHIBITS THE PLACING OF MORE THAN ONE BUILDING ON ONE RECORDED LOT, TO PROVIDE AN EXCEPTION THERETO FOR CHURCHES, SCHOOLS AND GOVERNMENTAL BUILDINGS; AND TO PROVIDE FOR SPECIAL ADMINISTRATIVE APPROVAL WHERE FURTHER DIVISION IS INFEASIBLE.

Councilman Sciarrotta moved to adopt Ordinance No. 1514 at its second and final reading. His motion was seconded by Councilman Miller, and carried by unanimous roll call vote (Councilman Beasley absent).

17. ORDINANCE NO. 1516.

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

ORDINANCE NO. 1516

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. 64-34 (Frank G. Caminiti).

Councilman Vico moved to adopt Ordinance No. 1516 at its second and final reading. His motion was seconded by Councilman Miller and carried by unanimous roll call vote (Councilman Beasley absent).

18. ORDINANCE NO. 1517.

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

ORDINANCE NO. 1517

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. 64-44 (Philip Furukawa).

Councilman Miller moved to adopt Ordinance No. 1517 at its second and final reading. His motion was seconded by Councilman Vico and carried by unanimous roll call vote of those present (Councilman Beasley absent).

19. ORDINANCE NO. 1518.

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

ORDINANCE NO. 1518

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 CASES 64-38 AND 64-30. (Case 64-38 Torrance Planning Commission and Case No. 64-30, Gilbert D. Sellan).

Councilman Sciarrotta moved to adopt Ordinance No. 1518 at its second and final reading. His motion was seconded by Councilman Miller and carried by unanimous roll call vote of all, Councilman Beasley having returned to the Council Chambers.

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

ORDINANCE NO. 1519

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 18.17 OF "THE CODE OF THE CITY OF TORRANCE, 1954" RELATING TO BILLIARD PARLORS AND THE PLAYING OF MINORS THEREAT AND SUBSTITUTING NEW PROVISIONS THEREFOR.

Councilman Sciarrotta moved to adopt Ordinance No. 1519 at its second and final reading. His motion was seconded by Councilman Miller and carried by unanimous roll call vote.

21. Request of Mr. Griswold to withdraw Planning Commission Cases 64-40 and 64-41 and file for new hearings.

Mayor Isen stated a committee of neighbors in the area have met with Mr. Griswold and the City Manager and there has been accord. Mr. Griswold's letter asks permission to re-process and that the Council rescind the action on the two cases for reference back to the Planning Commission. Councilman Vico so moved and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

City Attorney Remelmeyer and City Manager Ferraro agreed the zoning now to be asked would be substantially different. The decisions made in the two cases by the council previously is now completely rescinded, and there will be a new processing through the Planning Commission.

ORAL COMMUNICATIONS:

22. DEL AMO BOULEVARD FROM HAWTHORNE AVENUE TO 1800 feet more or less easterly - Gas Tax Project No. SS-105.

The recommendation is that the City Council approve and authorize payment for additional work on the subject improvement to the extent of \$6,250.

Councilman Olson abstained from participating in discussion of this item as he is employed by the company mentioned in the communication.

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

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

NOES: COUNCILMEN: None

ABSTAIN: COUNCILMEN: Olson.

23. City Manager Ferraro stated there has been received a request from Mr. W. H. Ivans who resides at 4135 229th Street to hold a party on the last 150 feet of 229th Street on August 15, 1964, a Saturday. Mr. Ferraro recommended approval subject to Staff review and the conditions customarily imposed on such projects, including insurance.

Councilman Beasley moved to concur in Mr. Ferraro's oral recommendation and his motion, seconded by Councilman Miller, carried by unanimous roll call vote.

24. The meeting was adjourned at 12:25 a.m., August 12, 1964.

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

APPROVED:

Albert J. ...
Mayor of the City of Torrance