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Adjourned

Edith Shaffer
Minute Secretary

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Council Minutes
September 8, 1964

Torrance, California
September 8, 1964

MINUTES OF A REGULAR MEETING OF
TORRANCE CITY COUNCIL

OPENING CEREMONIES AND PRESENTATIONS:

1. CALL TO ORDER:

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

2. ROLL CALL:

Those responding to roll call by Deputy City Clerk Moss 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. John Johnson led the salute to our Flag.

4. INVOCATION:

Reverend W. C. Jones of First Church of the Nazarene opened the meeting with an invocation.

STANDARD MOTIONS:

5. Mayor Isen stated it had been requested that Item 5, presentation of awards for poster contest, by the Torrance Safety Council, be removed from the agenda. There was no objection.

6. APPROVAL OF MINUTES:

On motion of Councilman Sciarrotta, seconded by Councilman Vico, there being no objection, the minutes of the regular meeting of September 1, 1964 were approved as written.

7. APPROVAL OF DEMANDS:

Councilman Beasley moved that 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.

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

HEARINGS - PLANNING AND ZONING:

9. CASE NO. 64-53 - CHANGE OF ZONE - Torrance Planning Commission. Third and final hearing for a change of zone from R-1, A-1 and C-2 to R-1 (controlled C-5), C-5, M01 and R-3. Area generally bounded by Ocean Avenue, Madison Avenue, Lomita Boulevard, and Pacific Coast Highway, being a portion of Meadow Park Tract.

Affidavit of Publication was presented by the Deputy City Clerk and, there being no objection, ordered filed.

The properties involved have been divided into five different areas, indicated as A, B, C, D, E, and Mayor Isen recommended that they be considered separately, without closing the hearing on any until all are heard.

Area A - bounded by 234th Street, Madison, Park and 238th Street. The recommendation is to rezone from R-1 to M-1.

Two protesting letters were received and read: one from M. P. Klempan, 3950 Newton Street and one from Mr. and Mrs. Harry B. Young, 23855 Ward Street. An approval was registered by letter of David W. Colfelt, 77 West 51 Street, Long Beach, and a request regarding boundary of the commercial zone fronting on Hawthorne from Ben Molina of South Bay Realty Co. There being no objection, the four letters were ordered filed.

Mayor Isen asked if anyone wished to be heard on Area A and there was no response.

Area B - Pacific Coast Highway to 240th Street and the Airport property, both sides of Hawthorne Avenue from 234th Street and Park Street to Hawthorne Avenue, from the sump area forward, generally. The recommended zoning is on the property facing Los Codona from C-2 to R-3. The Hawthorne frontage is recommended to go into the C-5 from C-2 on the westerly side of Hawthorne from Pacific Coast Highway northerly to 238th Street; from 238th north to Lomita Boulevard on the westerly side of Hawthorne is recommended for C-5 from A-1; the easterly side of Hawthorne Avenue to be rezoned from R-1 and C-2 to the C-5 zone south of 234th and north of 234th from A-1 to C-5. On the westerly side of Park from 240th to 234th is recommended from C-2 to C-5 and the parcel bounded by Pacific Coast Highway on the south, Hawthorne on the west, 240th on the north and the Torrance Airport on the east is recommended to be rezoned from C-2 to C-5. At the request of Mayor Isen, Planning Director Shartle explained C-5 permits the same uses as C-2, except it does not allow any residential use and it requires that any existing buildings be removed prior to new construction.

Mayor Isen asked if anyone wished to be heard as to Area B and Chris Sorenson, 22410 Hawthorne Avenue, the owner of the northerly 238 x 255 feet at 238th and Hawthorne. C-5 and/or C-3 is fine, he said, but he does not like the "controlled" feature. Planning Director Shartle explained there is some possible need for an alley or service facility for the property facing on the westerly side of Hawthorne north of 238th Street. Until such access routes are worked out, it would be well to place it in C-5. The pattern would depend on whether it is developed in one piece, or cut into small parcels.

Mr. Jim Voce of 1229 Island Avenue, Long Beach, who owns 100 feet on the west side of Park between 238th and 240th, questioned what kind of business could be put on a deadend street. He had no idea what he could do with his property under such zoning.

Mr. C. H. Glennie who lives at 19212 South Vermont Avenue, Gardena and owns 837 feet of Hawthorne Avenue property north of 236th Street, planned for change to C-5. He objects to the word "controlled" and cannot see why it cannot be zoned C-3. There are no buildings on his land. Planning Director Shartle explained it is presently zoned A-1 and would not be rezoned without the owner's application for such rezoning.

Councilman Beasley pointed out that the zoning would have to be changed before the property could be sold and a new owner would not know what he was going to put on it. Mr. Shartle explained that Torrance's controlled zoning is similar to what other cities call "Potential" zoning in that it indicates what the City thinks it should be and indicates the City's feeling on that score. Councilman Beasley reminded Mr. Shartle that the Council's membership changes every two years and such a promise has no value; he does not approve of the controlled feature. Mr. Shartle said there is no way of getting an alley, if needed, unless the land is put in a controlled zone.

Area C - This is south of Lomita Boulevard, north of 234th Street, west of Hawthorne Avenue and east of Ocean Avenue, directly north of the large sump. The recommended zoning is A-1 to R-1 on the westerly portion and the frontage facing on Hawthorne would be the controlled C-5.

Mayor Isen asked if anyone wished to be heard on Area C. It was agreed there is no difference between C-3 and C-5 as to this land because there are no buildings involved.

Area D.- north of Pacific Coast Highway, west of Los Codona Avenue, east of Ocean and south of approximately 239th Street (if there were such). The recommendation is to rezone from C-2 to R-3 and from C-2 to C-5.

Mayor Isen asked if anyone wished to speak on Area D; there was no response.

Area E - bounded on the west by Park Street; on the east by Madison Street; on the north by 238th and on the south by 240th Street. Recommended to rezone from C-2 to M-1.

Mayor Isen asked if anyone wished to speak and it was indicated there were many.

Mr. J. B. Mosley of 23846 Ward Street, spoke on behalf of the property owners in the 23800 block of Park, Madison and Ward Streets. He said he had visited with all the councilmen and while no two recognized the same problems, all are concerned with the potential lawsuits in this area. He said a threatened suit which evidently caused this concern, was not filed and there are no suits filed at this time against the city by anyone in this area. The property owners are concerned with the possibility of devaluation of their properties. In support of his contention, Mr. J. B. Mosley quoted from the current listings of the Torrance-Lomita Realty Board figures which indicate M-1 average of \$1.26 per square foot. As to C-2, the average is \$3.99 per square foot. The highest figure quoted is directly adjacent to the area under consideration.

Mr. Mosley quoted information obtained from escrow companies regarding the effect of the moratorium on transactions within the area. He felt the rezoning as recommended would downgrade the area and produce a slum section with its resulting problems. He requested on behalf of his people that Area E's recommendation be denied, as well as the section on the westerly side of Park.

Mr. Ed Feister of 3707 227th Street agreed with Mr. Mosley and also reminded the Council of the advantages of constitutional government. He was definitely opposed to the rezoning as recommended.

Mr. N. B. Stewart of 24456 Winlock Drive, on behalf of the Walteria Civic Association, agreed with Mr. Mosley.

Mayor Isen asked if there is a motive of selling out to apartment houses and how violent the opposition would be to a freeze on construction of apartment houses over a reasonable time. Under C-2 apartment houses could be built and it is not an appropriate area for them. Mr. Mosley answered that the uses to which property can be put determine its value and as of now apartment houses produce the most valuable real estate. He believed if the city wants the property they should purchase it and not try to control what the price would be. He said no one has approached the property owners with any tangible proposition.

Councilman Miller said this is the first time it has reached Council level and the concept of buying the property is not a dead issue. The Airport Committee of the Council is investigating the possibility of purchasing the property and Councilman Miller believed the matter should be referred to that committee together with citizens to represent the property owners so the possibility of buying the property could be probed.

Mayor Isen asked where the money would come from and Mr. Mosley asked if this referral would cause further delay. In answer to the second question, City Manager Ferraro said the answer is "yes", it would cause further delay, based on the possibility of participating by the Federal Government; the necessity of selling the \$800,000 of bonds. Councilman Miller said the existing loans could be taken over by the City and it would not be necessary to have the money all at once.

Councilman Beasley said it would take three to five years and Mr. Ferraro said a definite answer cannot be made at this time on that. There are many factors which might influence this time element and the entire revenue structure at the Airport.

Councilman Olson mentioned that the 90 days moratorium is now about one-third used. By the end of the 90 days, he felt sure the matter would be settled one way or another. Councilman Sciarrotta said it would be easier for the City to purchase the land as now exists with small homes, than with apartment houses on it.

Mr. John Sanders, who owns property on Park and Ward Streets, said in 1956 and 1957 the City tied up this property for about a year in conjunction with the Airport's expansion. Now, there is no objection to selling to the City, if they will pay an equitable price but in the meantime, he said if someone will pay the price for the land in order to build an apartment house, the man with the dollar can have it. Mr. Sanders said as far as his property is concerned, he has no reason nor wish to sell. Many others do. However, he said he would be willing to try to work out some solution through a committee.

Councilman Miller asked Mr. Mosley what his reaction would be to a committee such as has been suggested and Mr. Mosley agreed except he asked for prompt action, which was promised.

Mayor Isen said if there was no objection, the hearing would be temporarily closed in an effort to work out a solution - it might be that there would be further public hearings.

Councilman Olson said he believes Mr. Mosley has very aptly expressed the feelings of the eighty owners to each of the councilmen; there have been many hearings before the Commission and now before the Council and Staff is gathering more information on the case. For those reasons, he moved that Case No. 64-53 be held over for not more than two weeks, to be back on the agenda September 22, 1964 at 8:00 p.m., that a five-man committee meet with the Airport Committee of the Council: three homeowners, one member of the Airport Commission, one of the Planning Commission (The Airport Committee consists of Councilmen Miller, Vico and Olson). Mr. Olson also mentioned a suggestion by Mr. Mosley regarding having a short runway and a long runway at the Airport for the light and heavy planes, respectively. That suggestion has been referred to the Airport Manager who considers it meritorious. While there are areas to which there are no objections, Councilman Olson said the Committee should consider whatever comes up in the way of problems regarding Areas designated as A, B, C, D and E. Councilman Sciarrotta seconded the motion and Councilman Miller asked that there be included City Manager Ferraro and Airport Manager Egan as ex-officio members of the committee. Councilmen Olson and Sciarrotta agreed to the amendment of their motion in this respect.

Mr. C. E. Portzer of 147 via la Circula, spoke on behalf of his parents who own a piece of property in the area, designated E. He said sometime ago the property owners were assured the City had no interest in their land from the standpoint of Airport expansion, or avoiding lawsuits. Mayor Isen told him the City's only interest is in the safety factor. Councilman Lyman said the City's only purpose is to try to solve the existing problems at the Airport without injuring anyone.

Mr. Earl Smith of 717 Loma Vista Street, El Segundo, who owns property at 23830 Park Street, assured Councilman Lyman the owners would be badly hurt if the zoning is changed from C-2 to M-1. He does not believe there is anyone wanting to put in factories. He has a house on his property and rents it out to family occupants. His present renter would like to lease it for a television shop.

There was no objection to continuing the case to September 22nd but Mr. Mosley asked if there might be five members from the homeowners. Councilman Olson so moved and his motion was seconded by Councilman Sciarrotta.

Mr. L. V. Woods who lives on Ward Street, in Area A, felt his area is being ignored, but Councilman Olson asked that Planning Director Shartle keep track of all these objections and they will all be considered.

Councilman Beasley said he moved into this area before any of these houses were built and has seen the Airport development over almost twenty years, and realizes the problems caused. He said the houses in Area E are farther from the end of the short strip than Ocean Avenue is from the end of the long strip. Why isn't there some concern about Don Wilson's houses at the end of the long runway? Mr. Beasley believes the city has two choices: figure out where they will use the clear zone and buy that property, or leave the C-2 as it

is, because any other zone placed on present C-2 devaluates it and amounts to inverse condemnation. He acknowledged that the Airport Manager's job is to protect the airport, but Airport Manager Egan would evidently like to see the whole area nothing but a potato patch.

Councilman Beasley said there is a way to make the airport compatible with the area, acknowledging that the airport is an asset to the City - so are the homes. He does not believe the zoning classification should be lowered nor the controlled zoning installed - that property has been tied up long enough. He urged that the Airport Committee of the Council be very cautious in looking at all the facets of the problem. He does not think the City has the money to buy the property, nor that it should, if it had. Something should be done to protect the land values and the Airport

Mr. Voce who had spoken earlier, remarked that the Food Giant's business has decreased to almost nothing and all the business property along here will suffer if this is made M-1. The City will suffer from loss of sales tax also.

Councilman Vico thought the Food Giant had suffered because of competition from other newer markets.

Mayor Isen asked Planning Director to work out the plan for alleys during this two weeks interim. He thanked the citizens for their patience.

Councilman Sciarrotta agreed with Mayor Isen and Councilman Beasley that there should be no devaluation of property.

A recess was declared at 9:17 and council reconvened at 9:30.

* * * *

10. CASE NO. 64-71 - VARIANCE - LOUISE SACKS, 22201 Linda Drive. Formal hearing on a variance to convert garage into bachelor apartment at address, in R-1 zone (additional 2 car garage in rear of property). Recommended for denial.

Affidavit of Publication was presented by Deputy City Clerk Moss and, there being no objection, ordered filed.

Two letters of approval from citizens who live in the neighborhood were received: Mr. and Mrs. Luis Cordova, 22202 Redbeam Avenue, and David B. Davis, 22202 Linda Drive. They were ordered filed.

Mrs. Sachs outlined her plan for supplementing her income by renting this small apartment, stating there is a dentist in the neighborhood, and she sees nothing reprehensible in doing so. Mayor Isen asked why there was no building permit taken for the remodeling, but there was no satisfactory answer.

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

Mayor Isen feared that approval of this variance would open the entire area to R-3 development. If the kitchen were removed from the apartment at Mrs. Sachs' home, it would be all right to rent it as a room if a door were cut through to the main part of the house. Exterior access and kitchen facilities are the features which make it objectionable in this residential zone.

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

Mr. Mel Sparks, the next door neighbor, complained of many cars parked near Mrs. Sachs' home.

Roll call vote on the motion to deny the variance was unanimously favorable.

City Engineer Nollac said if the garage is converted, he would request that the driveway be removed. City Manager Ferraro promised to follow through on the question and make a report on what has been done within a reasonable time.

PLANNING AND ZONING MATTERS:

11. FINAL TRACT MAP NO. 28639 - Ocean View Development Co., subdivider, Barclay-Pearson Co., Engineers. 82 air spaces located at southwest corner of 182nd Street and Van Ness Avenue. C-2 zone, approved tentative tract map by City Council July 23, 1964. Recommended for approval.

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

City Manager Ferraro introduced Mr. Tom Garson and Mr. Grimes of Ocean View Development Company. Mr. Garson recalled that when the tract was first conceived, as a part of the transaction of the City acquiring Moneta Water Company, his client had said when the company was able to do so they would convey a lot on 182nd Street which the City wanted to own, possibly for a library site. The company is now in a position to convey that lot and Mr. Garson presented a grant deed, free and clear.

Councilman Miller moved to accept the corporate grant deed from Ocean Development Company to the City of Torrance, dated August 27, 1964, granting the following described property:

That portion of Lot 53, McDonald Tract, in the City of Torrance, County of Los Angeles, State of California, as shown on map recorded in book 15, pages 21 and 22 of Miscellaneous Records in the office of the County Recorder of said County, bounded on the north by the northerly line of said lot 53, on the east by the easterly line of the west 12.5 acres of the east half of said Lot 53, on the south by a line parallel with the center line of a 60 foot street adjoining said lot on the north now known as 182nd Street and distant southerly thereof 180 feet measured along said easterly line, and on the west by a line parallel with said easterly line and distant westerly therefrom 60 feet measured parallel with said center line.

Councilman Olson seconded the motion and it carried, there being no objection.

Mayor Isen moved that a permaplaque resolution be prepared in gratitude for the property which is valued around \$18000 to \$20,000. His motion was seconded by Councilman Sciarrotta and carried by the following roll call vote.

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

12. RESIDENTIAL USES IN COMMERCIAL ZONES. Planning Director, with concurrence of City Manager, submitting for approval at first reading proposed ordinance.

Councilman Beasley moved to file this proposed ordinance and Mayor Isen seconded, with the remark that it would be a waste of time. However, Councilman Olson made a substitute motion to bring the matter to a vote. Councilman Sciarrotta seconded his motion. Discussion followed and Mayor Isen maintained to decide this without a hearing would not be proper and Councilman Olson asked City Attorney Remelmeyer for an opinion on inverse condemnation as set forth earlier in the evening by Councilman Beasley.

City Attorney Remelmeyer said it is not a question of inverse condemnation and he believed a public hearing should be had so there would be no question of procedure. Councilman Olson thereupon withdrew his substitute motion, and Councilman Sciarrotta his second.

Councilman Olson moved as a substitute to the motion to file, that the ordinance be referred to the Planning Commission for necessary public hearings and Mayor Isen seconded. The motion failed as follows:

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

Roll call vote on the original motion to file, was:
AYES: COUNCILMEN: Beasley, Lyman, Miller, Sciarrotta, Vico, and Mayor Isen.
NOES: COUNCILMEN: Olson.

STREETS AND SIDEWALKS:

13. PROPOSED CONDEMNATION FOR REALIGNMENT OF FLORWOOD AVENUE. City Attorney submitting proposed resolution authorizing condemnation of certain real property.

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

RESOLUTION NO. 64-185

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

Councilman Sciarrotta moved to adopt Resolution No. 64-185 and his motion, seconded by Councilman Miller, carried by unanimous roll call vote.

14. City Manager's report on the problem of Mr. Charles Montgomery at 3843 Bluff Street.

Mr. Montgomery of 24240 Neece Avenue said he believed the matter was well settled by the City Manager's suggestion as set forth in the subject report.

City Manager Ferraro set forth some second thoughts on the subject matter of Item 14, as follows:

In 1961, the Council, because of lack of funds, said with respect to Bluff Street only, that anyone who wished to do so might pave Bluff Street. As a result most of Bluff Street up past Mr. Montgomery's property has been paved by private persons who developed the homes on the south side. Immediately in front of the subject property will be a rough portion of the street and no legal way to make Mr. Montgomery pave it. If it were any street other than Bluff, the City would pave it and Mr. Ferraro suggested to this Council that they authorize the paving of that portion of Bluff Street immediately in front of Mr. Montgomery's house.

Councilman Beasley moved in accordance with Mr. Ferraro's suggestion and Councilman Vico seconded the motion. Mr. Montgomery was pleased to contribute the amount of the bond. Roll call vote was unanimously favorable to the action taken.

BUILDINGS, STRUCTURES AND SIGNS:

15. CONSTRUCTION OF POLICE FACILITIES. City Manager submitting timetable for completion of work on subject building.

The net effect of this memorandum is to state that the time will be 13½ to 15 months, rather than 24 as earlier noted. The communication was ordered filed.

TRAFFIC AND PARKING:

16. SPEED ZONE CHANGE - BERYL STREET. Resolution establishing 40 mph speed zone on Beryl Street between 190th and Redondo Beach City limits.

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

RESOLUTION NO. 64-186

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ARTICLE IV OF RESOLUTION NO. 61-157 WHICH ESTABLISHES 40 MILES PER HOUR PRIMA FACIE SPEED LIMITS BY ADDING CERTAIN LOCATIONS THERETO.

Councilman Vico moved to adopt Resolution No. 64-186. His motion was seconded by Councilman Beasley and carried by unanimous roll call vote.

FISCAL MATTERS:

17. Claim of Salvador Lamas, 703 McBride Street, Los Angeles, California, for personal injuries allegedly sustained when an earthen wall toppled on him on a sewer construction ditch on Maple Street near Sepulveda Boulevard, May 21, 1964.

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

18. BID FOR TRUCKS AND EQUIPMENT FOR STREET DEPARTMENT. Garage Superintendent with concurrence of City Manager and Public Works Supervisor submitting recommendation on acceptance of six subject bids, as follows:

Item 1. Vibrating roller - Essick Machinery Company for \$2,810.81.

Item 2. Tractor with loader.- Southwest Tractor, Ford Tractor for \$5,661.00.

Item 3. Four 2 ton trucks, cab and chassis. Newcastle Dodge for \$12,174.72.

Item 4. Four dump truck bodies. Garwood Los Angeles Truck Equipment Company for \$4,754.88.

Item 5. Four truck-mounted Utility Emulsion sprayers and air compressors including pneumatic tools and hose. Essick Machinery Company for \$16,436.16.

Item 6. One towed bituminous paver-spreader. United Equipment Company \$2,064.40 - also optional Universal hitch for \$156 from United Equipment Company.

Councilman Beasley moved to concur in the recommendations as above set forth on the six items and his motion was seconded by Councilman Olson. Roll call vote was:

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

19. Maintenance service of police and fire radios and other communications gear - cancellation of contract - Motorola Communications & Electronics, Inc.

The recommendation is that the Council authorize the City Manager to forward a letter to Motorola Communications and Electronics, Inc., cancelling the maintenance contracts held on the City's several pieces of communications gear which cancellation is to be effective October 1, 1964, and that the Council authorize the City Manager to enter into a maintenance service agreement with Mobile Radio, Inc., for the maintenance of communications gear, to commence October 1, 1964.

Councilman Vico asked how much it costs to maintain these radios and was told, a maximum of \$7,000 per year.

Councilman Sciarrotta moved to concur in the recommendation set forth and his motion was seconded by Councilman Beasley. Roll call vote carried, as follows:

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

NOES: COUNCILMEN: Vico.

20. City Manager's submittal of expenditures of over \$300 for Council approval.

\$487.82 to West Publishing Company for 128 volumes of the United States Code Annotated for the Legal Department, a budget item.

Councilman Lyman moved to approve the expenditure listed. His motion was seconded by Mayor Isen and carried as follows;

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

NOES: COUNCILMEN: None.

21. Communication from City Manager regarding administrative reorganization and resulting in the following recommendations:

1. That Engineering, Water, Traffic & Lighting, Street Maintenance and Sanitation Departments be combined in a Public Service Group.
2. That subject to appropriate Civil Service procedure the title of City Engineer be changed to City Engineer - Street Superintendent; that the title of Public Works Supervisor (Sanitation) be changed to Sanitation Superintendent; that the title of Public Works Supervisor (Street) be changed to Street Maintenance Superintendent.
3. That a class specification be established and a position authorized at salary range No. 70 (\$1016-\$1120) for a Civil Engineer and that one Civil Engineering Associate position be deleted.
4. That one additional Civil Engineering Assistant be authorized and one Junior Civil Engineer be deleted.
5. That in lieu of the additional salary now being paid Under Resolution No. 136, the following salary ranges be assigned: City Engineer-Street Superintendent, Range No. 82 (1361-1499); Sanitation Superintendent, Range No. 62 (\$835-\$923); Street Maintenance Superintendent, Range No. 62 (\$835-\$923).

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

22. SENIOR PUBLIC WORKS INSPECTOR. Proposed resolution adding Senior Public Works Inspector to the position classification plan.

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

RESOLUTION NO. 64-187

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE AMENDING RESOLUTION NO. 64-122 TO ADD
THE POSITION OF SENIOR PUBLIC WORKS INSPECTOR
TO THE POSITION CLASSIFICATION PLAN.

Councilman Sciarrotta moved to adopt Resolution No. 64-187 and his motion, seconded by Councilman Miller, carried by unanimous roll call vote.

BUS SYSTEM:

23. Communication from City Manager with recommendation that Bus Superintendent and one councilman be authorized to attend the Assembly Interim Committee hearing re charter bus operations to be held September 30 and October 1, 1964, in San Francisco, with appropriate expenses paid.

Mayor Isen's opinion was that Mr. Chamberlain's attendance would be sufficient and he moved to send the Bus Superintendent only. Councilman Lyman seconded the motion and roll call vote was:

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

NOES: COUNCILMEN: None.

COMMUNITY AFFAIRS:

24. Letter from South High School inviting Mayor and City Council and their families to dedication ceremony of the new football bleacher facilities, September 18th at 7:30 p.m.

There is a conflict here between the Independent Cities meeting in Palm Springs. However, Councilman Lyman said he will be present at the ceremonies for the football bleachers and toss the coin.

25. Communication from Los Angeles County Registrar of Voters requesting permission to use the City Hall as a polling place for the General Election to be held November 3, 1964.

Councilman Beasley moved to grant the requested permission and his motion was seconded by Councilman Sciarrotta. Roll call vote was unanimously favorable.

ITEMS NOT OTHERWISE CLASSIFIED:

26. RELEASE OF SUBDIVISION BONDS FOR TORRANCE KNOLLS. Recommendation of City Engineer that bonds Nos. 1275-63, 1276-63 and 0431-63 through -441-63 be released.

Councilman Miller moved to concur in the recommendation to so release these bonds upon the posting of a new bond for \$50,000 to take care of the miscellaneous items remaining. The motion was seconded by Councilman Vico and carried by unanimous roll call vote.

SECOND READING ORDINANCE:

27. Ordinance No. 1529. At the request of Mayor Isen, Deputy City Clerk Moss presented for second reading, and read title to:

ORDINANCE NO. 1529

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING ORDINANCE NO. 1401 ENTITLED "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 17.68 OF 'THE CODE OF THE CITY OF TORRANCE, 1954' ENTITLED 'EMERGENCY NO PARKING SIGNS'; AND PROVIDING FOR ADDITIONAL MEASURES TO PRESERVE THE PUBLIC PEACE, HEALTH, WELFARE AND SAFETY OF THE CITIZENS OF TORRANCE; AND DECLARING THE PRESENCE OF AN EMERGENCY."

Councilman Sciarrotta moved to adopt Ordinance No. 1529 at this its second reading. His motion was seconded by Councilman Vico and carried by unanimous roll call vote.

28. (Addenda Item). REQUEST FOR FUND ALLOCATIONS FOR COUNCIL ATTENDANCE AT THREE CONFERENCES WITH APPROPRIATE EXPENSES PAID DURING 1964-65 FISCAL YEAR. 1. U. S. Conference of Mayors; 2. League of California Cities; and 3. American Municipal Association, a budget item.

Mayor Isen noted that this item should also include the League of California Cities' Mexican visitation.

Councilman Beasley moved to concur in the three mentioned with the addition by Mayor Isen and his motion, seconded by Councilman Sciarrotta, carried as follows:

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

NOES: COUNCILMEN: None.

29. Mayor Isen turned the meeting over to City Attorney Remelmeyer at this point for consideration of the three ordinances distributed to the councilmen.

City Attorney Remelmeyer said the ordinance designated as A, would amend the anti-gambling ordinance of the City so that panguingue would be expressly and especially prohibited.

In case Ordinance A is declared unconstitutional, Ordinances B and C would be in effect. B provides a license procedure for card clubs and C amends the land use ordinance to provide that before a card club can be established in the City there must be a conditional use permit issued. Only commercial zones would be permitted for card clubs under this ordinance. Mr. Remelmeyer explained how C zones are geared to R-4 zoning. He recommended that all three of the ordinances be adopted as emergency measures.

There were present in the audience two attorneys, Mr. Cohn and Mr. Friedman representing potential card club operators. Mayor Isen told them they have a right to appear, but their presence is not welcome as the people do not want gambling in Torrance.

Attorney Henry Friedman, 8730 Wilshire Boulevard, Beverly Hills, stated there are certain rights accorded under the State legislature and the Supreme Court of the State and he asked what steps have been taken to determine that this situation is an emergency. Mr. Friedman identified his client as Melvin Wallich who is searching for a suitable place to open a panguingue club, probably within the City of Torrance, but at no specific location.

City Attorney Remelmeyer stated the present state of the law on the subject is unknown. The last appeal case denied the right of the city to keep the card clubs out, but the case is now before the Supreme Court and a decision has not been handed down.

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

ORDINANCE NO. 1530

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 18.12 OF CHAPTER 18 OF "THE CODE OF THE CITY OF TORRANCE, 1954" ENTITLED GAMBLING DEVICES, AND SUBSTITUTING A NEW SECTION OF THE SAME NAME DECLARING VARIOUS GAMBLING PARAPHERNALIA AND COIN-OPERATED GAMES UNLAWFUL AND A PUBLIC NUISANCE AND PROHIBITING THE GAME OF PANGUINGUE; AND DECLARING THE PRESENCE OF AN EMERGENCY.

Councilman Sciarrotta moved to dispense with further reading of Ordinance No. 1530. His motion was seconded by Councilman Vico, and carried by unanimous roll call vote.

Councilman Sciarrotta moved to adopt Ordinance No. 1530 as an emergency ordinance at this its only reading. The motion was seconded by Councilman Vico and carried by unanimous roll call vote.

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

ORDINANCE NO. 1531

AN ORDINANCE OF THE CITY OF TORRANCE ADDING ARTICLE LII TO CHAPTER 16 OF THE "CODE OF THE CITY OF TORRANCE, 1954" PROVIDING FOR THE LICENSING, TAXATION AND REGULATION OF CARD ROOMS, CARD CLUBS, SOCIAL CARD CLUBS, AND RELATED ACTIVITIES AND OF PERSONS EMPLOYED THEREIN, AND DECLARING THE PRESENCE OF AN EMERGENCY.

Councilman Beasley moved to waive further reading of Ordinance No. 1531 and his motion was seconded by Mayor Isen. Roll call vote was unanimously favorable.

Mayor Isen asked about the amount of the license fee, with the thought that \$200 is not sufficient annually. City Attorney Remelmeyer said he and the City Manager will pursue these various elements with respect to the regular ordinance.

Councilman Sciarrotta moved to adopt Ordinance No. 1531 as an emergency ordinance. His motion was seconded by Councilman Vico and carried by unanimous roll call vote.

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

ORDINANCE NO. 1532

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING REGULATIONS FOR ZONE R-4 (UNLIMITED MULTIPLE-FAMILY RESIDENCE DISTRICT); AND AMENDING THE EXISTING REGULATIONS GOVERNING ZONE R-4 TO PERMIT CARD CLUBS ONLY WHEN USE PERMITS HAVE BEEN ISSUED THEREFOR; AND DECLARING THE PRESENCE OF AN EMERGENCY.

Councilman Beasley moved to dispense with further reading of Ordinance No. 1532. His motion was seconded by Councilman Sciarrotta and carried by unanimous roll call vote.

Councilman Beasley moved to adopt Ordinance No. 1532 as an emergency measure. His motion was seconded by Councilman Vico and carried by unanimous roll call vote.

Mayor Isen commented that the action on these three ordinances should indicate that panguingue is not welcome in Torrance.

30. City Manager Ferraro presented an elaborate statement regarding 1964-65 assessed valuations and tax rates, with the assistance of charts and summaries of figures and tabulations. His first statement concerned the release of certain information to the newspapers indicating that the tax rate of Torrance, \$10.42, led the cities of the South Bay area. Careful calculations by the pertinent Torrance departments has developed that the \$10.42 pertains to one small part of town only and 38,000 parcels of the city will in fact bear the rate of \$9.46. As a result, four South Bay cities are far above Torrance in tax rate. Mr. Ferraro provided the Council with detailed figures dealing with the component parts that go toward the complete tax rate. He recalled the fear of reduced assessed valuations by the County Tax Assessor and his memorandum dated July 14th on the subject. Last year Torrance had a total assessed valuation of \$261,000,000, and, reading from charts and visual aids, Mr. Ferraro outlined and read the pertinent figures.

Comparisons were made between the taxes of basic industry, commercial establishments and the average homeowner which showed the impact hits the homeowner - there is no decrease in his tax rate, and there is an increase, except for the Torrance portion of his tax. Less than one-ninth of the total tax bill will be an obligation to the City of Torrance.

This year, the Council has taken care of these problems by passing the cigarette tax, the so-called bed tax, increasing the fees for licenses and permit fees. A big increase in sales tax has also helped. However, there is no way to know how long this slack can be absorbed in this way and as time goes on, the individual property owner will have a larger burden.

Mr. Ferraro said today notice was received that the State and Assembly Revenue and Taxation Committee is undertaking a complete review of the State and local tax structure. This is an area-wide problem and whatever is done will be done by the League of California Cities. He asked permission of the Council to cooperate with the Committee toward helping correct the revenue problems that the cities of California face.

31. Councilman Olson said an outside study group has been asked to make a recommendation regarding the Civic Center and he would like the record to show that group would study the entire city of Torrance regarding the location of the auditorium.

32. Councilman Olson requested leave of absence from the September 29th Council meeting, to attend a Kiwanis Convention as a delegate. There was no objection.

33. Councilman Sciarrotta reported on the meeting with the Sister City Committee. Another meeting will be held to consider five or six different cities. He asked Management to notify Mr. Walker Owens and Mrs. Naomi McVey that he would expect them to meet with him at 2:00 p.m. on Thursday of this week.

34. Mr. C. A. Warneke of 332 Paseo de la Playa, representing the Torrance Beach Improvement Association, asked for a review or reopening of Case No. 64-50, high rise application of Sovereign Development Company. He said his association feels the presentation on August 11th was probably biased and not complete. He had new information he would like to present to the Council which he thought would justify reopening of the case.

Mayor Isen interrupted to remind Mr. Warnecke that it would be necessary for one of the councilmen who voted against the motion, to move for reconsideration. It appeared no councilman wished to move for reconsideration.

35. Mr. and Mrs. Rogers of 4104 Spencer Street, who had appeared two years ago on the same problem, told of the condition which still exists with respect to a dog kennel next to their home. They operated a small record player which gave a very good idea of the pandemonium which they must endure. Mrs. Rogers said her health is seriously impaired.

City Attorney Remelmeyer said the kennel is in M-1 zone and in effect, the single residence of the Rogers is the non-conforming use, rather than the kennel. Their only redress would be through civil suit. Otherwise, the City would have to pass an ordinance repealing the section of the code permitting dog kennels in the City and give the operators a decent length of time to get out - as was done in the case of the dairies. Planning Director Shartle had no suggestion which would be of help in this case.

36. Mr. John Bramhall of 20436 Wayne Avenue complained of the skunk population in the Henrietta Sump. The Humane Society has no solution, nor does the Park Department. Mayor Isen asked that the City Manager see what can be done to give some relief to the residents of this area. There was no objection.

The Council meeting was adjourned at 11:20 p.m.

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

APPROVED:
Albert Isen
Mayor of the City of Torrance