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Pre-Council meeting at 5:00 p.m.

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Adjourned at 7:45 p.m.

Edith Shaffer
Minute SecretaryIndex
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Torrance, California
December 1, 1964

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

A pre-Council meeting was scheduled for 5:00 p.m. to hear Mr. John Sullivan of the Housing and Home Finance Agency explain and discuss the Workable Program for Community Improvement. First, City Manager Ferraro introduced Mr. Larry Irwin who will be working with Planning Director Shartle at City Hall on the practical aspects of the Redevelopment Project at the Airport.

Mr. Ferraro called attention to Item 7X on the Agenda which is the application for certification of workable program for community development. Mr. John Sullivan, Assistant to the Regional Administrator of the Housing and Home Finance Agency in San Francisco was introduced to the council and he explained his reasons for outlining the workable program to a governing body before its adoption. Whether or not a City requests assistance from the Agency, Mr. Sullivan said it is a good program and every city should have it. He has explained it to Administration and Staff and all agree it is nothing more than what the City should be doing in the course of good municipal management. Mr. Sullivan found the situation as to housing in Torrance much better than that of the average city.

The history of the Workable Program goes back to 1953 and Mr. Sullivan told of the initiation of the Presidential Advisory Commission which studied the legislation for the Housing Act of 1954. Their study developed certain statistics regarding deteriorating and dilapidated housing and their relation to crime, disease and juvenile delinquency. It costs approximately 45% of the total budget to support this one-fifth area and one-third of the population, from which it derives only 6% of its real estate tax revenues. From these studies and the recommendations to Congress based thereon has come the Workable Program for Community Improvement.

Mr. Sullivan commended the staff for what he said is one of the finest initial programs he has seen. The Regional office in San Francisco receives the application and sends it through a technical review by specialists in codes, planning, financing, relocation housing and from the findings of these specialists a recommendation is made to the Administrator in Washington, D. C.

There are seven elements of a program: 1. codes and ordinances, 2. community planning, 3. neighborhood analyses, 4. financing, 5. administrative organization, 6. relocation of displaced families, and 7. citizens' participation. Mr. Sullivan briefly discussed each.

* * * *

At 5:30 p.m., Mayor Isen called the regular Council meeting to order and asked that the opening matters be considered and then the attention of the Council would return to Mr. Sullivan's presentation.

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 in attendance.

3. FLAG SALUTE:

At the request of Mayor Isen, Planning Commissioner Leo Salisbury led the salute to our flag.

1.

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4. INVOCATION:

The Reverend J. A. O'Gorman of St. James Catholic Church opened the meeting with an invocation.

STANDARD MOTIONS:

5. Because of the Thanksgiving holiday, the minutes of the November 24, 1964 meeting have not as yet reached the Council and will be considered next week.

6. APPROVAL OF DEMANDS:

Councilman Beasley moved all bills regularly audited be paid and his motion, seconded by Councilman Sciarrotta, carried by the following roll call vote:

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 gave a very brief explanation of Council procedure and invited Mr. Sullivan to continue his presentation. In conclusion of his resume, Mr. Sullivan stressed the importance of citizens' interest and participation. The program is on an annual basis and must be recertified each year.

City Manager Ferraro asked for more specific explanation of the use of the Housing Code and Mr. Sullivan said it is not the function of the Agency to tell the City how to enforce its program, but the philosophy is that the City should adopt a housing code within the first year and within the second year begin its compliance, or enforcement program, on an area-wide or neighborhood basis.

Mayor Isen thanked Mr. Sullivan who could not stay for the balance of the meeting as he had another presentation to make elsewhere. Next to be considered was:

COMMUNITY AFFAIRS:

7X. APPLICATION FOR CERTIFICATION OF WORKABLE PROGRAM FOR COMMUNITY DEVELOPMENT.

Mayor Isen complimented the City Manager and Planning on the Workable Program presented and at his request, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 64-233

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE ADOPTING A WORKABLE PROGRAM FOR COMMUNITY
IMPROVEMENT.

Councilman Sciarrotta moved to waive further reading of Resolution No. 64-233 and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

Councilman Sciarrotta moved to adopt Resolution No. 64-233 and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

Mayor Isen said if there was no objection a personnel session would be held on December 8, 1964, at 7:15 to consider the appointment of the citizens' committee, and asked that each councilman be prepared to nominate three persons, with possible alternates in case of duplication of names which is very likely to occur. Councilman Beasley reminded the council that there should be a representative of minority groups, if any.

HEARINGS - PLANNING AND ZONING:

8. CASE NO. 64-97 - COMPREHENSIVE GENERAL PLAN. Formal hearing on adoption of a general plan for the City. Transmittal by Planning Commission of their Resolution No. 1 outlining a general plan and recommending said general plan to the City Council for adoption, with concurrence of Planning Director and City Manager.

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

Mayor Isen asked if anyone wished to be heard concerning Case No. 64-97, this being a public hearing. There was no response.

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

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

RESOLUTION NO. 64-235.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADOPTING THE GENERAL PLAN OF SAID CITY (P.C. CASE NO. 64-97).

Councilman Beasley moved to adopt Resolution No. 64-235 and his motion, seconded by Councilman Miller, carried by unanimous roll call vote.

9. CASE NO. 64-90 - CHANGE OF ZONE - PRECISE PLAN - LEO GONZALES, PETITIONER. Southeast corner of 189th Street and Prairie Avenue, being a portion of Lot 29, McDonald Tract, From A-1 to R-3, to permit Bethel Baptist Church to construct facilities. Transmittal from Planning Commission recommending approval, with concurrence of Planning Director and signature of City Manager appended.

City Manager Ferraro said there had been an inadvertent error with respect to this item in that there should be a tentative tract map to accompany it. Councilman Sciarrotta moved that Item 9 be held to the next council meeting and his motion was seconded by Councilman Vico. There was no objection.

However, Mayor Isen asked if anyone wished to be heard as this is the time advertised for the public hearing. There was no response but the hearing is continued to the December 8th Council meeting.

10. CASE NO. 64-91 - VARIANCE - CARL W. METZLER, Petitioner. Property at 3920 West 182nd Street in Zones R-2 and A-1. Formal hearing on request to construct a three-unit apartment building in addition to existing single-family residence. Recommended for approval by Planning Commission and for denial by Planning Department.

Affidavit of Publication on cases 64-90 and 64-91 was presented by City Clerk Coil and, there being no objection, ordered filed.

Councilman Sciarrotta moved to close the hearing as there was no response to Mayor Isen's invitation for anyone interested to speak. However, Mr. Carl Metzler, the petitioner came forward and there followed a lengthy discussion between the councilmen, the petitioner, Mr. Cleveland of the Planning Department and Mayor Isen who referred to a similar case, the Herald case in the same general neighborhood and expressed disapproval of RR-3 zoning. Councilman Miller said he was unable to differentiate and wished to refer the present case back to the Department for complete study of the street. Approximately 30 days would be needed for the study. Mr. Metzler said there are only two undeveloped lots on the street.

Councilman Lyman moved to concur in the recommendation of the Planning Commission approval, and his motion was seconded by Councilman Beasley. Roll call vote was:

AYES: COUNCILMEN: Beasley, Lyman and Mayor Isen

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

Councilman Miller then moved that the Planning Department take the case under study and bring it back in thirty days. Councilman Vico seconded. Mayor Isen said it would only be possible to bring back a recommendation to leave as is, make it R-3 or RR-3.

Councilman Sciarrotta moved to rescind the previous motion and his motion was seconded by Mayor Isen and roll call vote was unanimously favorable.

Councilman Olson moved that Case No. 64-91 be continued to the January 5, 1965, Council meeting at 5:30 p.m. and Councilman Sciarrotta seconded. Mayor Isen added to the motion that the Planning Department bring in an informal recommendation and there was no objection. On inquiry from Mayor Isen, Mr. Carl Metzler said he would consent to the continuance and Mr. Cleveland will notify him by letter of when it will again be heard.

11. HEARINGS OTHER THAN PLANNING OR ZONING.

Vacation of alley in Block 124, Tract No. 2807. Hearing on resolution of Intention No. 64-219. City Engineer/Street Superintendent, with concurrence of City Manager, submitting recommendation that following the public hearing, the City Council approve the subject vacation.

Affidavits of publication and posting were presented by City Clerk Coil and there being no objection, ordered filed.

Mayor Isen asked if anyone wished to be heard on this vacation of alley resolution and there was no response. He moved to close the hearing and his motion, seconded by Councilman Beasley, carried there being no objection.

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

RESOLUTION NO. 64-236

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF ALLEY IN BLOCK 124, TRACT NO. 2807, IN THE CITY OF TORRANCE.

Councilman Sciarrotta moved to adopt Resolution No. 64-236 and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

12. CASE NO. 64-79 - Resolution for variance - Pacific Telephone.

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

RESOLUTION NO. 64-237

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING A BARIANCE FROM THE PROVISIONS OF SECTION 15-I OF APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" AS APPLIED FOR IN PLANNING COMMISSION CASE NO. 64-79 - PACIFIC TELEPHONE COMPANY.

Councilman Olson moved to adopt Resolution No. 64-237 and his motion, seconded by Councilman Vico, carried as follows:

AYES: COUNCILMEN: Beasley, Miller, Olson, Vico and Mayor Isen

NOES: COUNCILMEN: Lyman and Sciarrotta (no provision for re-negotiation if the City becomes cramped for parking).

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

ORDINANCE NO. 1557

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING SECTION 29.13 TO ARTICLE I, CHAPTER 29 OF "THE CODE OF THE CITY OF TORRANCE, 1954" TO PROHIBIT OBSTRUCTION OF VIEW FROM DRIVEWAY TO STREET.

Councilman Beasley moved to approve Ordinance No. 1557 at its first reading and his motion, seconded by Mayor Isen carried by unanimous roll call vote.

14. NOTICE OF COMPLETION - CONSTRUCTION OF SANITARY SEWER IN ALLEY EAST OF HAWTHORNE AVENUE, NORTH OF 186th Street. S & S Construction Co., Contractor. Recommendation from City Engineer/Street Superintendent with concurrence of City Manager that Council approve and authorize extra work in amount of \$75 and that Council accept the work.

15. AWARD OF CONTRACT FOR CONSTRUCTION OF SANITARY SEWER EXTENSION IN MARICOPA STREET WESTERLY OF AVIS AVENUE. Recommendation from City Engineer/Street Superintendent, with concurrence of City Manager that Parker-Smith Construction Company be awarded contract in amount of \$734.99.

Councilman Beasley moved to concur in the recommendation as to each of Items 14 and 15 and his motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote.

16. EXPENDITURE FROM SEWER REVOLVING FUND FOR ESTABLISHMENT OF SEWER REIMBURSEMENT DISTRICT NO. 58 - Kenland Development Co., Inc. Contractor. Recommendation to reimburse a portion of Kenland's cost for installation of sanitary sewer in 237th Place between Walnut Avenue and Cabrillo Avenue from the Sewer Revolving Fund and that Sewer Reimbursement District No. 58 be established to return the cost to the fund - amount of \$3,056.06.

Councilman Sciarrotta moved to concur in the recommendation as stated and his motion was seconded by Councilman Miller.

Roll call vote was:

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

NOES: COUNCILMEN: None.

17. AMENDMENT TO AGREEMENT, KOEBIG & KOEBIG, POLICE DEPARTMENT ADDITION. City Attorney transmitting resolution authorizing amendment to agreement, to reflect an adjustment of \$1,800 in the fee schedule.

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

RESOLUTION NO. 64-238

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN AMENDMENT TO AGREEMENT DATED DECEMBER 1, 1964, BETWEEN THE CITY OF TORRANCE AND KOEBIG AND KOEBIG INC., FOR ARCHITECTURAL SERVICES FOR THE EXPANSION OF THE POLICE DEPARTMENT BUILDING.

Councilman Beasley moved to adopt Resolution No. 64-238 and his motion was seconded by Councilman Vico. Roll call vote was unanimously favorable.

* * * *

At this point on motion of Councilman Lyman, seconded by Councilman Beasley, there being no objection, the Council recessed for the purpose of holding a meeting of the Redevelopment Agency, . . .

When the meeting was again called to order, all councilmen being present, the next order of business was:

19. EXPIRED AND EXPIRING T-HANGAR LEASES PREVIOUSLY DISCUSSED AT COUNCIL MEETING. NOVEMBER 24, 1964. Forwarded to Council Airport Committee to be returned to Council for its meeting of December 1, 1964.

The attorney for the Torrance Pilots' Association, Wm. A. Schultz, 5218 Calle de Arboles, stated the issue is a request for consideration of expired leases. No legal rights rest in the three tenancies in question, three hangars which abut the south boundary under which there is an engineering bid for a drainage ditch. The leases have expired sometime ago and there has been a series of continuances. The question now at issue is whether there are any equitable rights in the persons to maintain their position on the airport and continue as tenants by virtue of procedure of moving their T-hangars to another location. He said his clients have no intention to sue the City; however, they do intend to defend against any unlawful detainer suit. The remedy is to seek relocation on the Airport. This has been discussed with the Airport Commission as to the Nike clear area which is not yet subject to commercial development. He said there are also several other areas which could be utilized. Also, he said there are hangars located immediately adjacent to these hangars, which have several years of lease term to run so the pertinent question is not solely as to these three hangars now under discussion.

There is disagreement between the Pilots' Association and the Airport Manager as to whether or not these hangars can be relocated or have to conform to the nested T-hangars concept which is violently objected to by the pilots. They feel they can bring their buildings up to standard and do not want them destroyed.

Mayor Isen asked if there was any question on the rent and Mr. Schultz answered no, except there has been discovered to be a considerable variance in rental rates complicated by different terms and options. There are discrepancies in the rental terms of leases which were given within a period of a few months. The differences involve reversionary rights also. Mr. Schultz said his clients feel there should be some established return to which the City would be entitled.

Councilman Miller said he was not aware of any such discrepancies and he would like to have the allegations checked as to which particular leases are involved and in what respects they are unfair so that the Airport Committee of the Council might take them under advisement.

Mr. Schultz said there are also cases where tenants have never had a lease although they have been on the airport for years. One tenant who has a letter stating the hangar belongs to him, has been told more recently that the right to the ownership of the hangar has reverted to the City. Mr. Schultz said he would document the inconsistencies to the City Manager and all concerned. Councilman Miller asked that the report be made to the Council.

Councilman Lyman suggested that the subject at hand first be considered.

Councilman Beasley told Mr. Schultz he had inquired into the pressures under which Mr. Schultz is working and apologized for being impatient last council meeting. Mr. Schultz accepted and extended his apology also for a sharp reaction. He is an airline pilot as well as an attorney and had to leave at midnight on that evening for a flight to Mexico City. He was sorry also to have lost the large forum which was present at the Junior Citizens Day observance.

In summary, he stated there is an unlawful detainer action, the extension of time on which is this evening, December 1st. The men he represents do not wish to have their hangars torn down nor do they wish to leave the airport. He said he would hold any further remarks until Airport Manager Egan has spoken.

At 6:30 p.m., a recess was declared and the Council reconvened at 6:45.

After Council was called back to order, Mayor Isen asked Airport Manager to make the rebuttal to Mr. Schultz presentation and Councilman Vico expressed special interest in the discrepancies in leases mentioned. Mr. Egan said he did not understand that allegation as the rates and charges are uniform across the board. He outlined the history of the T-hangar leases from the standpoint of the City. He said the leases whether or not formalized, were for ten years and there were no options. He said the structures at this time belong to the City by law and the City must be free to move ahead with the improvement of the Airport. He saw no reason to grant a privileged sanctuary on the airport to this group. Timely development would be obstructed thereby and the same problem would exist a year from now, or several years from now. He does not recommend relocation of the hangars and said on thirty days' notice they should be subject to removal. The rental has been ten dollars per month during the ten years of the lease term and fifteen dollars per month since its termination. The lessees pay no property taxes on the buildings. He asked for a decision as to whether the City is going to run the airport on a businesslike basis or on a basis of sentiment.

Councilman Miller asked if there was not some thought of moving the hangars to the Nike site and Airport Manager Egan related the

correspondence and negotiations on this phase. Another letter, as yet unanswered, has been written to the Nike administration. If the Nike lease folds and the City takes that land back, it should be available for permanent development. Mr. Egan said the T-hangars do not conform to the airport plan and eventually should be removed. He had some snapshots and exhibited them to the council members.

Mr. Schultz spoke again on the multitude of points raised and said he found it difficult to limit the discussion to one particular phase, as requested by Councilman Lyman. He acknowledged some of the hangars are in deplorable condition due partially to the fact that the owners have been under the pressure of notice to quit and reluctant to make improvements. The current condition of the hangars he did not believe to be at issue.

Returning to the lease problem, Mr. Schultz stated as a declared policy of the FAA that general aviation will be promoted and in this promotion there is involved a tremendous amount of expense. The present T-hangars could be improved and beautified so as to be acceptable to the community. Next to the hangars owned by his clients, there is a hangar with a period of nine years left. At the other end, Mr. Trefethen has a ten year lease. All of these tenants share the hope for an attractive Airport. Some established policy should be formed as to when the buildings would be phased out and how they can be updated. Questioning by Councilman Sciarrotta developed that the structures would meet the City structural code as far as strength is concerned, but the objection is as to configuration and type of material.

Councilman Miller asked why there is a question - if the leases have expired and City Manager Ferraro answered that the men are appealing from a policy set by the Council March 24th of this year. Mr. Schultz said there is space available for the hangars near where Mr. Soderstrom has a lease but Mr. Ferraro stated that is not true.

Mr. Schultz said the tenants had understood they would be permitted to shift and conform to the uniform plan of development of the airport and now they have been told their buildings are not aesthetically acceptable.

The Chairman of the Committee of the Council on Airport matters, Councilman Olson said this has been discussed by the committee in the interim since last Council meeting and its feeling is that there is nothing to do but concur in the Airport Commission's recommendation to deny and he so moved. Councilman Vico seconded the motion. ^{and City Staff's}

Councilman Beasley stated the old type hangars are no longer proper for the Airport development, but these people are pioneers at our airport and it is very important that every means possible be taken to find adequate relocation if possible. He said there is a real job involved and one which cannot be taken lightly.

Councilman Lyman said the City Council should take a broad view and he does not go along with the statement that aviation would be damaged by not allowing the T-hangars to remain. Allowing their buildings to deteriorate has led to the demise of many airports throughout the County.

Airport Commissioner Robert C. Herrick said the Airport Commission's recommendation was that first we try to get permission from the Nike people to remove the hangars from where they are and relocate them and in case this effort failed that the rest of the proposal be considered as policy. However, Mayor Isen ruled that is not a part of the motion. Roll call vote was:

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

Mayor Isen said he agreed to a considerable extent with Councilman Beasley's remarks and thinks there should be a stay of execution with a real attempt to locate the hangars on a special strip on the Nike site. He asked Mr. Egan to attempt again to get some answer from the government and not to ask too much.

City Attorney Remelmeyer was instructed to work along the same lines immediately.

PARK AND RECREATION MATTERS:

20. OLD NORTH TORRANCE LIBRARY. Recommendation of Park and Recreation Commission and City Manager re use of Old North Torrance Library as Senior Citizens Building and that donation of \$2,000 by North Torrance Civic Improvement Association be used for equipment, subject to conditions.

City Manager Ferraro stated Mrs. Clark of the North Torrance Civic Improvement Association had asked that this matter be temporarily held for one week. There was no objection.

ITEMS NOT OTHERWISE CLASSIFIED:

21. Request from Hazel Irene Day, asking to have deleted from her oil well bond No. S1316302 that certain well known as Marzullo No. 1 (Lolene) located on a portion of Lot 14, Tract 15, submitted by License Supervisor with concurrence of Finance Director and City Manager.

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

22. Notice of meeting of Board of Directors of Los Angeles County Division of League of California Cities at Rodger Young Auditorium at 7 p.m., December 3, 1964. This was noted as an informational item.

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

1. \$427.61 to Philip E. Watson, County Assessor, for one 1964-65 Assessment Roll for the Engineering Department.

Councilman Beasley moved to approve the above listed expenditure and his motion, seconded by Mayor Isen, carried as follows:

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

Mayor Isen asked as a point of personal privilege to be excused to meet a 7:30 appointment and to be permitted to make two oral communications prior to turning the meeting over to the Mayor pro tem Ken Miller. There was no objection.

Mayor Isen's first communication was to ask that a suitable letter of commendation be written to the young lady mentioned by Chief Benner last week who performed heroic acts in connection with a fire. His motion was seconded by Councilman Sciarrotta and there was no objection. The letter will be signed by all councilmen:

Mayor Isen called attention to Item C of Information Only items and asked City Engineer Nollac for some clarification. Mr. Nollac said the matter will be back on the agenda for next week's meeting with a report on the bond issue. The sump which is now to be considered as temporary, will be there for three to four years and if the location is to be considered for a future park site, there will be a question of whether to have a block wall or chain link fence. Mayor Isen instructed City Manager Ferraro that in addition to the engineering matters involved, there be studied the preference as to fencing materials and information be presented regarding the cost. Mr. Golightly and Mr. Matthews should be notified. Mr. Matthews was present and was told this will be considered at the next Council meeting which convenes at 8 p.m. on December 8.

Mr. Ferraro promised a full report for that meeting.

24. LETTER FROM P. I. HADDAN RE. ADJUSTMENTS IN TAX BILL OF MRS. M. LOUISE BALL INVOLVING NINE PARCELS OF PROPERTY IN TORRANCE.

The net effect of this communication is a recommendation that the account of P. I. Hadden in dealing with weed abatement be charged with the following sums:

On Parcel numbered 1 - reduce to \$134.75 from \$269.50.
 On Parcel designated 2 - cancel in full \$128.15.
 On Parcel designated 3 - cancel in full \$110.00.
 On Parcel designated 4 - cancel in full \$55.00.
 On Parcel designated 5 - cancel in full \$52.36.
 Parcels 6,7,8 and 9 to remain as is and be paid in full.

Councilman Beasley moved to concur in the recommendation above set forth and his motion, seconded by Councilman Sciarrotta, carried as follows:

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

Mayor Isen then left the meeting and Mayor pro tem Miller took the chair and conducted the balance of the meeting.

25. City Attorney Remelmeyer presented another item on Urban Renewal so that it might go through tonight, and at the request of Mayor pro tem Miller, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 64-239

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DESIGNATING A CERTAIN DESCRIBED AREA OF THE CITY AS A REDEVELOPMENT AREA AND DIRECTING THE PLANNING COMMISSION OF SAID CITY TO SELECT ONE OR MORE PROJECT AREAS COMPRISING ALL OR PART OF SAID REDEVELOPMENT AREA AND TO FORMULATE A PRELIMINARY PLAN FOR THE REDEVELOPMENT OF EACH AREA.

Councilman Sciarrotta moved to waive further reading of Resolution No. 64-239 and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote, (Mayor Isen absent).

Councilman Sciarrotta moved to adopt Resolution No. 64-239 and his motion, seconded by Councilman Vico, carried by unanimous roll call vote (Mayor Isen absent).

26. City Attorney Remelmeyer recommended that the Council appoint Mrs. Durlene Naul as temporary Assistant City Attorney. The Charter requires that the appointment of an Assistant or Deputy City Attorney be by recommendation of the City Attorney and approved by the Council, and he believes this would cover temporary appointments as well. The employment has been authorized, the position has been advertised, but no applications received. Mr. Remelmeyer has written to various City Attorneys and Counsels in the State inquiring as to possible applicants and as a result has received this application. He outlined her qualifications and experience during the past four or five years of practice in municipal law. Mr. Remelmeyer said the Civil Service Commission will again advertise the examination and sometime after the first of the year will hold an examination if it is possible to get interested applicants.

City Manager Ferraro stated there is adequate money for the purpose of hiring her and Councilman Lyman moved to grant the request of City Attorney Remelmeyer. His motion was seconded by Councilman Beasley and carried by unanimous roll call vote of those present (Mayor Isen absent).

27. City Attorney Remelmeyer reported that the California Supreme Court has held the State has not pre-empted the field in gambling. Therefore, the ordinance which this Council enacted makes panguingue illegal with one exception. Whether or not "pan" is a game of skill or of chance is still to be determined. Assuming that it is found to be a game of chance, it will be outlawed.

28. City Manager Ferraro said with respect to the relocation of the T-hangars, Mr. Schultz made several charges involving irregular activities and asked if the Council wishes him to pursue this matter with Mr. Schultz. Councilman Miller thought in fairness to City staff members, Mr. Schultz should outline those allegations and present them to the City Manager's office. Mr. Schultz again promised to outline the activities he has referred to.

Councilman Vico inquired if Mr. Schultz had any means of getting consideration from the Government on the Nike site and Mr. Schultz said he has a possible contact which he will utilize as soon as possible.

29. Councilman Beasley said he would attend the League meeting on Thursday of this week and Councilmen Miller and Vico indicated they might, also.

30. Councilman Sciarrotta announced the Consular General of Guatemala and his wife would be in Torrance tomorrow and anyone who is free to do so would be welcome to help in their entertainment. He plans to bring them to City Hall about ten in the morning.

31. Councilman Vico asked the City Attorney if there is anything that can be done about the display of for sale used cars throughout the City. Mr. Remelmeyer and Mr. Ferraro said that Staff is working on this but it is difficult to enforce as the property owners permission must be obtained. Something should be available for report in two or three weeks, however.

32. Councilman Miller asked Chief of Police Koenig how his recruitment program is progressing and Chief Koenig answered that it shows promise. Yesterday three new members were sworn in, one was promoted to sergeant and one to policewoman. A large number of applicants have come in and the biggest stumbling block is the physical exam. Out of ten people who passed the mental and oral test, seven were disqualified for medical reasons. Several of these did not realize they were not tall enough - the height requirement is 5' 9".

The meeting was adjourned at 7:45 p.m.

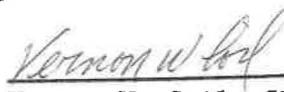
Edith Shaffer
Minute Secretary

11.

Council Minutes
December 1, 1964

APPROVED:


Mayor of the City of Torrance


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

I N D E X

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Edith Shaffer
Minute Secretary

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Council Minutes
December 8, 1964

Torrance, California
December 8, 1964

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

A regular meeting of the Torrance City Council was held on Tuesday, December 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. Bert W. Shelbourn led the salute to our Flag.

4. INVOCATION:

The Reverend J. A. O'Gorman of St. James Catholic Church, opened the meeting with an invocation.

5. APPROVAL OF MINUTES:

The following correction was noted to the minutes of the regular meeting of December 1, 1964, by the Minute Secretary:

Item 19, page 8, fourth paragraph from the bottom of the page, second line from the end of the paragraph: insert the words "and City Staff's" between the words "Commission" and "recommendation".

On motion of Councilman Sciarrotta, seconded by Councilman Beasley, with this correction, the minutes of the December 1, 1964 meeting and the minutes of the November 24, 1964 meeting were approved as written, there being no further correction or objection.

6. APPROVAL OF DEMANDS:

Councilman Beasley moved that all bills regularly audited be paid. His motion was seconded by Councilman Vico and carried as follows:

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

7. MOTION TO WAIVE FURTHER READING:

Councilman Sciarrotta moved that after the Clerk has given a number and read title to any resolution or ordinance on tonight's agenda, the further reading thereof be waived, reserving and guaranteeing to each councilman the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Vico and carried by unanimous roll call vote.

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

City Attorney Remelmeyer introduced Mrs. Durlene Naul and her daughter to the Council and audience. Mrs. Naul is the newly appointed Assistant City Attorney.

HEARINGS:

8. VACATION OF FUTURE STREET ACROSS LOTS 4 THROUGH 13, TRACT NO. 13028. Hearing on Resolution of Intention to Vacate, No. 64-224. City Engineer/Street Superintendent, with concurrence of City Manager, submitting for approval and adoption resolution ordering the vacation of future street across Lots 4 through 13, Tract No. 13028.

Deputy City Clerk Moss presented Affidavits of Publishing and Posting and, there being no objection, they were ordered filed.

Mayor Isen inquired if anyone wished to be heard with respect to this vacation and there was no response.

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

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

RESOLUTION NO. 64-240

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF A FUTURE STREET ACROSS LOTS 4 THROUGH 13, TRACT NO. 13028 IN THE CITY OF TORRANCE.

Councilman Sciarrotta moved to adopt Resolution No. 64-240. His motion was seconded by Councilman Lyman.

Mayor Isen asked City Manager Ferraro if this would benefit the adjoining lots both ways. City Engineer Nollac answered that in effect it would benefit only the lots in Tract 13028 to the left of the heavy line shown on the attached sketch. This land is now a part of their lots but can only be used for planting because of the easement which was at one time considered to be Anza Avenue. This is all R-1 land.

Roll call vote was unanimously favorable to adoption of Resolution No. 64-240.

HEARINGS: PLANNING AND ZONING:

9. CASE NO. 64-95 - VARIANCE - CECIL HUDSON ET AL, 17010 Van Ness Avenue. Formal hearing on a variance to maintain dairy herd in conjunction with processing and sale of milk and milk products on the premises known as Hudson Dairy at 17010 Van Ness Avenue, Zone A-1. Recommended for denial by Planning Department.

Letters regarding this case were attached to the agenda and several which had come in too late for the agenda were:

Ronald Scarlata of 2202 W. 170th Street, approving variance.
Ken L. Jones, 17007 Van Ness, approving.
Mrs. Richard H. Anderson, approving.
Mr. and Mrs. James R. Sanders, 16918 Van Ness, approving
Nellie Bazilius, 16945 Van Ness, approving

Mayor Isen inquired if anyone wished to be heard on this matter, it being a public hearing, and the Deputy City Clerk presented Affidavit of Publication of Items 9 and 10 which were ordered filed, there being no objection.

In response to the inquiry by Mayor Isen, Mrs. Jones of 17007 Van Ness Avenue, spoke in favor of the dairy remaining. Her family has lived there eight years and have not been annoyed by flies or odor. She likes having the dairy store there and fears overcrowding the schools if more residences or apartments go in. Mayor Isen reminded her of the sessions where the Council has been full to standing room only with protesting citizens.

Mr. Cronin, 16922 Wilton Place, said since the hearing before the Planning Commission, he has inquired regarding refinancing his home and was unable to get the terms and rates desired because the dairy is still there. He now speaks against its remaining. Those who favor it, he said must be on the upwind side.

Mrs. Rymer of 21003 169th Place, lives on the downwind side and protests also from the standpoint of drainage which flows past her home from the dairy.

Mr. Chris Rogge who has lived next door to the dairy for nine years and thinks they keep a very fine dairy and would like to see it stay.

Mr. Henry Ishikawa who moved to 2051 West 169th Place in September of this year, said he was told by the real estate people that the dairies would be out by the end of this year. He protested the bad odor which makes it impossible for the residents to use their patios.

Mayor Isen inquired if there was anyone present representing Hudson Dairy and Mr. Cecil Harold Hudson who owns the dairy with his father, and lives at 17016 Van Ness Avenue, said his attorney was called to Stockton to attend a trial and asked if it would be permissible or desirable for him to ask for a postponement, or present his own case. The Mayor and Council could not advise him on this decision and he decided to present his reasons for wanting to stay under a variance. He did not feel that the citizens who had spoken this evening should be forced to come and speak again.

Mr. Hudson's contention is that the variance should be granted under the hardship clauses of the ordinance. To move would be to go out of business because of the small volume of business. It is a good business integrated, but would not be if separated. Four factors would increase the overhead: shipping the milk because of need for tank truck and refrigeration; labor and time in hauling; inconvenience of separate locations. The one cent increase in price will not cover the difference in cost of two operations. Mr. Hudson has 80 cows and it would take nearer 150 to make ends meet under such a plan. A year and a half ago there were seven dairymen in Torrance, now only four. The right offer has come to three and they were able to make a profitable deal and gained by going out of business. The Hudsons have only three acres and the sale would not offset the loss of the business and permit location elsewhere. He feels the end-of-the-year deadline is a hindrance to the council, the people and the dairymen. The dairies will go, one by one, as the opportunity to sell comes along.

Mr. Hudson also outlined and analyzed the competition in his general location, from Gardena dairy operations. Half of his profit he said would go with moving his cows; and another 30% by the change in the competitive picture.

Another thing Mr. Hudson mentioned was the lack of equal treatment regarding the dairy structures. There are 30 to 50 additional use years for heavy duty concrete buildings in other types of businesses. Both the man who owns the land and the man who operates the dairy, are entitled to equal treatment and in this case the Hudsons are both. He is not anxious to take any unnecessary risks as he has four boys to rear and educate. The elder Hudsons bought this land 22 years ago when land was more reasonably priced. Dairy and farm land has now been upgraded to subdividers' prices, and there has been a like increase in building prices.

In conclusion, Mr. Hudson, again urged a variance based on the hardship clause of the ordinance, until such time as his family can recover the amount they would lose if they have to go now.

Mayor Isen and City Attorney Remelmeyer said it is now about six years from the time the ordinance went into effect. Councilman Beasley brought out that Mr. Hudson was in the dairy business in 1958 in Torrance and was duly notified of the procedure which would be followed. Mr. Beasley also thought there was some tax benefit Mr. Hudson could invoke, and that he and his attorneys should have been building some fences in preparation for the move they knew was coming. Mr. Hudson said all the money they have made has been going back into the herd. The reason his business has been profitable is that it was established 22 years ago and there are no mortgages or outstanding loans against it now. At today's prices it would be a total loss to set up such an operation on a secondary road. He contrasted his operation with that of the dairy on Western Avenue in San Pedro near Green Hills.

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

Councilman Miller asked the City Manager with respect to the Quinn case (which is not here being considered) if there was a problem having to do with widening of Del Amo Boulevard. Mr. Ferraro answered that the Board of Supervisors has not indicated any final action on the proposed acquisition program. There is a problem having to do with the grade elevation of access to the Quinn Dairy.

Councilman Vico expressed the opinion that eventually the dairies would go by natural attrition and asked if it would be improper to follow this course.

Councilman Olson asked questions regarding the zoning as related to the commercial establishment. Planning Director Shartle said this evening's subject is the cows only. No abatement of the dairy store as such has been initiated.

Mayor Isen had inspected the area today and said it is completely urbanized and residential streets deadend into the dairy corrals. These are not through streets, Mr. Hudson, said; they only go to the channel; Van Ness is the only through street.

Councilman Sciarrotta moved to concur in the recommendation of the Planning Commission to deny the variance. Councilman Beasley seconded the motion, and described an intolerable situation of flies, and nuisance drainage water.

Mayor Isen asked Mr. Hudson if it would be of any help to him if he had all of next year to get his affairs in order and Mr. Hudson replied that it would help; he hopes not to be zoned out before his competition in Gardena is also.

Mayor Isen's thought is to perhaps follow some such procedure as was taken on the removing of the pig farms some years ago, with a stay of execution of performance for a definite period of time. In that event there would be no further hearing when that time was over - the area would be cleared out. He realized Mr. Hudson would want to discuss this with his attorney, however, depending on the vote on the motion now before the Council.

Councilman Olson also did a little "thinking out loud" and contrasted the situation of Hudson with that of Quinn. He thought there might be some merit in Mayor Isen's proposed solution.

Councilman Miller also thought the situation would take care of itself in time and there seems to be a majority who would like to see the Hudson Dairy remain. He, too, liked Mayor Isen's proposal and asked if it would be possible to obtain a written agreement along that line. That would not be necessary, however, under Mayor Isen's suggested plan of action. In the meantime, it is necessary to first consider the Council's motion. Councilman Beasley proposed a substitute motion.

Councilman Lyman agreed cows are not compatible with a residential neighborhood and ultimately Mr. Hudson will have to bow to progress. If this were the first year this had been considered, he would be more sympathetic to the dairy's problem. It is now time for action.

Councilman Sciarrotta said the question will be the same a year from now.

Councilman Beasley raised a legal point regarding the motion: and asked the City Attorney if the vote is either "Yes" or "No" on this motion, then the variance in Case No. 64-95 is either granted or denied. Another motion later would not change that vote. Mayor Isen said Mr. Hudson's attorneys could confer with the City Attorney and this Council could approve a one year's stay of execution which would have the effect of granting Mr. Hudson one year. No re-advertising or hearing would be involved.

Roll call vote on the motion (to deny, as recommended by the Planning Commission) was:

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

Mayor Isen described his "Yes" as reluctant and outlined the legal procedure he would like to see followed. It would be a stipulated judgment, calling for a year's grace period or stay of execution which would have to be approved by the Council. City Attorney Remelmeyer will confer with Mr. Hudson's attorneys and report back to the council.

A short recess was declared at 8:55 p.m.

10. CASE NO. 64-81 - VARIANCE - LESTER QUINN ET AL, 4016 Del Amo Boulevard. Formal hearing on a variance to permit the present operation of Quinn Dairy at 4016 Del Amo Boulevard between Hawthorne and Earl Street in Zone M-1. Recommended for denial by the Planning Department.

Alexander Googooian of 15933 South Clark Avenue, Bellflower, attorney for Mr. Quinn, said after informal discussion with City Attorney Remelmeyer, in order to explore certain facets of this case, would respectfully request a continuance to the next regular meeting. However, Mayor Isen said the 15th is a very full agenda and December 29th, a 5:30 meeting would be better. There was no

objection.

11. CASE NO. 64-93 - VARIANCE - ROBERT ALLRED, 1512 Crenshaw Boulevard. Formal hearing on a variance to permit construction of commercial building attached to existing residence at 1512 Crenshaw Boulevard, Zone C42. Recommended for denial.

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

Mayor Isen asked if anyone wished to speak on this matter and City Manager Ferraro stated the Planning Director would like to make a statement. Mrs. Allred was in the audience.

Mr. Shartle said the request is for an addition to an existing residence located on the easterly side of Crenshaw Boulevard north of Sonoma. Several residences in the immediate vicinity have similar additions and Mr. Shartle enumerated them: a flower shop, offices, dental office, real estate office and beauty parlor. Only recently has the ordinance been amended so as to prohibit this type of converted use, residential and business in the same building simultaneously. The subject property is in C-2 zone. In view of the amendment and the desire of the City Council to prohibit such use, the recommendation is for denial.

Councilman Beasley pointed out that the reason the Council passed this recent legislation has to do with a different type of case than this. Rather it was to keep apartment houses from being erected in C-2 zones. He thought the variance should be granted because of the prevalence of like uses in the neighborhood. Mrs. Allred plans a gift shop here and is deeding ten feet to the City for widening Crenshaw.

Councilman Lyman moved to close the hearing and his motion, seconded by Councilman Beasley, carried, there being no objection.

Councilman Beasley moved to grant the variance and Councilman Sciarrotta seconded. Roll call vote was:

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

NOES: COUNCILMEN: None.

ABSTAIN: COUNCILMEN: Miller.

Councilman Miller, for the clarification of the Council, said the plan is to make the Allred building identical to the Gillette building which he thinks improved the neighborhood.

12. CASE NO. 64-90 - CHANGE OF ZONE - FILIPE GONZALES - continued. Third and final hearing for a change of zone from A-1 to R-3, and Precise Plan of Development, Southeast corner of 188th Street and Prairie Avenue. Recommended for approval.

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

Mayor Isen asked if anyone wished to be heard on Case No. 64-90 and there was no response.

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

Councilman Sciarrotta then moved to concur in the recommendation of the Planning Commission to approve based on the Revised Precise Plan. His motion was seconded by Councilman Lyman.

Councilman Olson admonished the Council to use caution in zoning A-1 to R-3, looking forward to the possibility that a church or school might not remain on the property. This, however, is taken care of by the precise plan. The procedure, however, is involved and it does show up on the zoning map as an R-3 spot in a residential area. The Planning Commission is now considering an amendment to the zoning ordinance which may be recommended to the Council to permit churches and schools in the residential zones by conditional use permit.

Roll call vote was unanimously favorable to the motion.

PLANNING AND ZONING MATTERS:

13. TENTATIVE TRACT NO. 23264, Wayne L. Phillips, Subdivider, E. L. Pearson & Assoc. Engineers - resubmitted. 2 lots located east of Prairie Avenue between 188th Street and 190th Street, zoned R-3, C-2 and A-1. Recommended for approval.

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

14. TENTATIVE TRACT NO. 29713 (Industrial) ADCO DEV. CO., Subdivider; Kemmerer Engr. Co., Engineers. 15 lots located on north side of 190th Street between Wilton Place and San Diego Freeway Off-ramp. Zones M-1 and P-1. 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.

15. ORDINANCE, CASE NO. 64-80, Loring Bigelow.

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

ORDINANCE NO. 1558

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. 64-80 (Loring Bigelow).

Councilman Sciarrotta moved to approve Ordinance No. 1558 at its first reading. His motion was seconded by Councilman Beasley and carried by unanimous roll call vote.

16. ORDINANCE, CASE NO. 64-69, TORRANCE PLANNING COMMISSION.

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

ORDINANCE NO. 1559

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. 64-69. (Torrance Planning Commission).

Councilman Miller moved to approve Ordinance No. 1559 at its first reading. His motion was seconded by Councilman Vico and carried by unanimous roll call vote.

17. ORDINANCE ON CASE NO. 64-72, ST. CATHERINE LABOURER CHURCH.

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

ORDINANCE NO. 1560

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. 64-72. (St. Catherine La Boure Church).

Councilman Sciarrotta moved to approve Ordinance No. 1560 at its first reading. His motion was seconded by Councilman Miller and carried by unanimous roll call vote.

18. ORDINANCE, CASE NO. 64-73, GULF OIL CORP. OF CALIFORNIA.

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

ORDINANCE NO. 1561

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. 64-73. (Gulf Oil Corp. of Calif.)

Councilman Sciarrotta moved to approve Ordinance No. 1561 at its first reading. His motion was seconded by Councilman Beasley and carried by unanimous roll call vote.

SEWERS AND DRAINAGE:

19. EFFECT OF STORM DRAIN BOND ISSUE ON PROPOSED DRAINAGE ASSESSMENT DISTRICTS AND ON SUMP ELIMINATION PROGRAM. Recommendations of City Engineer/Street Superintendent, with concurrence of City Manager, that plans to establish drainage assessment districts in Drainage Districts 5-E, 8-A, 8-B and 8-C be cancelled; that (2) the drainage fees in said Districts be revised downward; (3) that sump elimination program within said Districts be approved as outlined in letter of transmittal.

Mr. Richard Golightly of 23911 Huber Avenue, said the residents' position was set forth in the letter dated November 21, 1964 and he would like to hear the subject discussed by the Council at this meeting. Mayor Isen called attention to the supplemental report from the City Engineer which Mr. Golightly had not had an opportunity to see. For this reason, the subject was held for discussion later in this meeting and the Council proceeded on other agenda items.

20. CONDEMNATION OF STORM DRAIN EASEMENT IN DRAINAGE DISTRICT 7-B, with proposed resolution.

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

RESOLUTION NO. 64-241

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 A STORM DRAIN EASEMENT IN AND TO CERTAIN REAL PROPERTY IN SAID CITY FOR USE FOR AND IN CONNECTION WITH THE CONSTRUCTION AND INSTALLATION OF A STORM DRAIN UPON THAT CERTAIN 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 Miller moved to adopt Resolution No. 64-241 and his motion, seconded by Councilman Lyman, carried by unanimous roll call vote.

TRAFFIC AND PARKING:

21. PARKING LOTS - DOWNTOWN TORRANCE. Recommendation of City Manager that previous action re leasing of property for purpose of public parking be rescinded and matter be abandoned.

This is recommended for abandonment because there seems no justification for the City's use of the lots under new conditions requested by the owners.

Mayor Isen moved the previous action in this matter be rescinded and his motion was seconded by Councilman Sciarrotta. Roll call vote was unanimously favorable.

This was the only action needed on this item. However, Councilman Vico asked about the downtown parking assessment district and City Attorney Remelmeyer stated the reasons for delay. He will bring the matter back to the Council for approval of the contracts and appropriation of the funds in the next few weeks.

22. TRAFFIC COMMISSION RECOMMENDATIONS: Torrance Traffic Commission Secretary submitting the following recommendations:

1. That NO STOPPING ANYTIME signs be posted on the north side of Pacific Coast Highway from Calle Mayor easterly to 513 feet east of the pedestrian overcrossing. Resolution.
2. That the following speed zone changes be approved.
 - a. Spencer St. from Hawthorne to Madrona, 65 mph to 30.
 - b. 186th St. from Western to Van Ness, 65 mph to 30.
 - c. Crest Rd. from Crenshaw to Matfield Dr. 65 mph to 30.
 - d. Maricopa St. from Maple to Crenshaw, 25 mph to 35.
 - e. 230th St. from Hawthorne to Ladeene Ave. 65 mph to 30.
 Resolutions required on Items 2d - 2a, b, c, e.
3. That stop controls be changed; STOP 188th St. at service road of Crenshaw Blvd., and remove STOP sign on service road of Crenshaw and 188th St. Resolution.
4. That 186th St. from Western Avenue to Van Ness Avenue be declared a stop sign thoroughfare and that Spencer St. from Hawthorne Avenue to Madrona Avenue be declared a stop sign thoroughfare and that the STOP signs on Spencer at Amie be removed. Resolutions required.

Councilman Sciarrotta moved to concur in the recommendations contained in items 1, 2, 3 and 4. 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:

RESOLUTION NO. 64-242

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING "NO STOPPING ANYTIME" PURSUANT TO ARTICLE II, SECTION 17.12 OF THE TRAFFIC AND MOTOR VEHICLE "CODE OF THE CITY OF TORRANCE, 1954" AND ADDING A CERTAIN LOCATION THERETO.

Councilman Miller moved to adopt Resolution No. 64-242 and his motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote

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

RESOLUTION NO. 64-243

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING ITEM 3 (b) OF SECTION 1 OF ORDINANCE NO. 1085 BEING CERTAIN TRAFFIC CONTROL MEASURES, PURSUANT TO ARTICLE II, SECTION 17.12 OF THE CODE OF THE CITY OF TORRANCE, 1954.

Councilman Sciarrotta moved to adopt Resolution No. 64-243 and his motion, seconded by Councilman Vico, carried by unanimous roll call vote.

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

RESOLUTION NO. 64-244

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING CERTAIN TRAFFIC CONTROLS PURSUANT TO ARTICLE II, SECTION 17.12 OF "THE CODE OF THE CITY OF TORRANCE, 1954".

Councilman Sciarrotta moved to adopt Resolution No. 64-244 and his motion, seconded by Councilman Vico, carried by unanimous roll call vote.

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

RESOLUTION NO. 64-245

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ARTICLE II OF RESOLUTION NO. 61-157 WHICH ESTABLISHES 30 MPH PRIMA FACIE SPEED LIMITS BY ADDING CERTAIN LOCATIONS THERETO.

RESOLUTION NO. 64-246

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 63-35, ARTICLE III, BY REPEALING SECTION 210 THEREIN AND BY ADDING A CERTAIN LOCATION THERETO.

RESOLUTION NO. 64-247

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 63-35, ARTICLE III, WHICH ESTABLISHES THROUGH STREETS BY ADDING CERTAIN LOCATIONS THERETO.

RESOLUTION NO. 64-248

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 63-35, ARTICLE III WHICH ESTABLISHES THROUGH STREETS BY REPEALING ONE SECTION THEREIN.

In this particular instance, City Attorney Remelmeyer said it would be proper to vote on these four resolutions simultaneously and Councilman Sciarrotta moved to adopt Resolutions numbered 245, 246, 247 and 248. His motion was seconded by Councilman Beasley and roll call vote was unanimously favorable.

23. CLAIM submitted by Dominguez Water Corporation for repairs to water lines at 19507 Entradero, 19425 Donora and 19321 Flavian Streets allegedly damaged by roots of trees planted in parkway. Recommendation of City Clerk that claim be denied and referred to the Legal Department.

Councilman Sciarrotta moved to deny and refer the claim to the Legal Department. His motion was seconded by Councilman Lyman and carried, there being no objection. Councilman Vico stated he would abstain.

24. REDEVELOPMENT AGENCY FUND. Director of Finance, with approval of City Manager, submitting for approval and adoption resolution establishing a community redevelopment agency administrative fund.

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

RESOLUTION NO. 64-249

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING A COMMUNITY REDEVELOPMENT AGENCY ADMINISTRATIVE FUND.

Councilman Sciarrotta moved to adopt Resolution No. 64-249 and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

Mayor Isen said it is an appropriate time to announce the membership of the Citizens Advisory Committee. Councilman Miller moved that the membership be set at twenty-three members and his motion, seconded by Councilman Sciarrotta, carried, there being no objection.

City Manager Ferraro read the names of those appointed to this committee and they are, together with addresses and telephone numbers:

Gerald L. Alter, 2467 W. Carson, Torrance, 328-7803
 Mrs. C. R. Berwanger, 5617 Andrus Ave., Torrance, FR 2-4719
 Wendell C. Black, 1111 Figueroa Pl., Wilmington, 835-0161
 F. W. Bloodworth, 3329 Cricklewood, Torrance, 325-1911
 Wm. E. Broza, 2175 W. 236th St., Torrance, 325-2896
 Mrs. James Bruno, 20815 Victor, Torrance, FR 1-3962
 Ralph Carretta, Jr., 3422 226th St., Torrance, DA 6-1985
 Don Foyle, 4303 W. 234th St., 378-8978
 Albert D. Gianni, 2119 W. 182nd St., Torrance, DA 4-6934
 Mrs. E. D. Jones, 342 Paseo de la Playa, R.B., 378-5597
 Wilson Jordan, 2934 W. 227th St., DA 5-6715
 George L. Lewison, 428 Via Los Miradores, R. B., FR 5-5321
 Dr. Wing Y. Mar, 2055 W. Torrance, Blvd., Torrance, FA 8-5785
 Mrs. Rae Maxwell, 22409 Madison St., FR 5-6717
 John Mulvahill, 3765 W. 171st St., DA 9-2188
 Sam Omatsu, 3306 Sonoma, Torrance, FA 8-7970
 Ruben Ordaz, 2229 Del Amo Blvd., Torrance
 John Popovich, 421 Camino Del Campo, R.B., FR 5-8729
 Mrs. Bert W. Shelbourn, 18308 Fairview Lane, Torrance, DA 4-5718
 Wm. J. Uerkwitz, 23136 Anza Ave., Torrance, 378-7650
 Mrs. Donald W. Walker, 5203 Asteria, FR 1-3659
 Rev. Richard Wong, 1628 Hickory Avenue, Torrance, FA 8-5217
 Dr. Stanley H. Yanase, 1104 Sartori Ave., Torrance, FA 8-2902

Councilman Beasley asked that the record show the committee includes persons from minority groups who live in Torrance, and moved that the Committee as named be approved. His motion was seconded by Councilman Sciarrotta. Roll call vote was unanimously favorable.

City Manager Ferraro said his office would send letters to the 23 members and when an organization meeting has been scheduled will advise the Council of its date.

With respect to the statements made in the Supplemental memorandum dated December 8, 1964 from City Engineer Nollac, the Council turned its attention back to

Item 19: DRAINAGE DISTRICT 8-B SUMP - SUPPLEMENTAL DATA.

Mr. Golightly said he would like to consider paragraph 3, which states the cost to replace the inadequate wood fencing and which he maintains has been in that condition for most of this year. He did not agree with the comparative costs of chain link versus concrete block wall, particularly the City's maintenance cost.

As to paragraph 4, he said another poll would show 100% of the property owners in favor of the fence. There had been a problem about the City bringing in their equipment through the yards, rather than from the sump side, but he thought that could be resolved. He did not agree that chain link fences are as safe as block walls, and was uncertain as to the City's plans after the expected life of the property as a drainage sump, approximately three years, has elapsed.

City Engineer Nollac said he does not object to a block wall fence; only that the ultimate use of the property should determine the type of fence to be installed. The block wall fence was promised only if the sump was to be a permanent sump. There is no longer an assessment district, under the 1911 Act. There is a \$500 drainage fee per acre over the entire city but it is not the same thing as this assessment would be.

Mr. Golightly said the people he represents would not be satisfied with the chain link fence

City Manager Ferraro stated the City is faced with an elaborate deficiency throughout the entire city. Los Arboles Park is begging for a fence and there is a deficiency of around \$3½ million in the whole park system. If anything more serious than a chain link fence is going to be considered here, it should be put into a common group of projects for budget purposes. Mayor Isen reminded Mr. Ferraro the people were promised the concrete block wall and he moved to install the concrete block wall. Councilman Sciarrotta seconded. Roll call vote was:

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

NOES: COUNCILMEN: Vico.

Ordinarily, Councilman Olson thought a chain link fence constructed as described would be sufficient but if a block wall was promised, it should be built.

Councilman Sciarrotta moved to concur in the recommendation as to the balance of Item 19 and his motion was seconded by Councilman Beasley. This would include the three recommendations set forth in the City Engineer's memorandum dated December 1, 1964. Roll call vote was unanimously favorable.

25. AWARD OF BID FOR LIBRARY FURNITURE B-64-79. Recommendation

25. RECOMMENDATION: That the bid for furnishing item 1 on the Library Furniture Bid for the Main Library, Isabel Henderson Library, and El Retiro Library in the City of Torrance be awarded to Bellview Furniture Manufacturing Company, 5619 Wacher Street, Bell Gardens, California, for the bid of One Hundred Sixty Dollars (\$160.00), excluding sales tax, it being noted that the bid of the aforementioned company is slightly higher than that of American Seating Company whose bid however omitted installation specifically called for, as preferred by that company; that the bid for furnishing items 2, 3, and 4 be awarded to Austin-Bentley Company, 529 North La Cienega Boulevard, Los Angeles, California, for the total bid of Five Hundred Twenty-Nine Dollars and Fifty Cents (\$529.50), excluding sales tax; and that the bid for furnishing items 5 and 6 be awarded to Movable Wall Corporation, 565 East Edna Place, Covina, California, for the total bid of Three Hundred Fifty-Six Dollars (\$356.00), excluding sales tax. This is a budget item.

Contract
Councilman

2. \$958.00 to Sorenson Catering Service for 230 buffet suppers for Junior Citizens' Day, a budget item.

3. \$517.58 to Hersey-Sparling Meter Company for one 3" Hersey Model C. T. Meter for the Water Department (For John C. Bowles service for which deposit has been made to cover installation.

4. \$426.40 to Pyramid Film Product for two training films, "Breath of Life" and "Pulse of Life" for Fire Department.

Councilman Beasley moved to approve Items 1, 2, 3 and 4 as listed and his motion, seconded by Councilman Sciarrotta, carried as follows:

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

NOES: COUNCILMEN: None.

27. WORKABLE PROGRAM FOR COMMUNITY DEVELOPMENT. The appointment of this committee was accomplished earlier in these minutes.

28. Communication from City Manager re \$2,000 donation from North Torrance Civic Improvement Association.

Councilman Sciarrotta moved to accept the gift, with all the conditions attached and there was no objection. However, Mrs. Margaret Clark representing the donor association asked if the money might remain in the bank and draw interest until needed. Mayor Isen agreed to whatever conditions the association would like to have.

Roll call vote was unanimously favorable.

29. Communication from City Manager re Southern California Rapid Transit District Route.

Councilman Lyman said due to the fact that we are going through a very significant and monumental change in the system of representation in the State Senate that may bear very greatly on this problem, this should be watched and borne in mind. Councilman Miller favored endorsing Alternative No. 3, that Torrance may request exclusion from the Rapid Transit District. City Manager Ferraro thought that might be a little premature. This whole project may turn out to be nothing but proposals and studies. He said he would keep the Council informed as to what is going on and Mayor Isen said the Council will charge him with that responsibility.

30. City Attorney submitting Opinion No. 64-63 on Renting Apartments to Minors.

This being an informational item, it was ordered filed.

31. Proposed Resolution supporting Holiday Safety Program.

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

RESOLUTION NO. 64-250

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SUPPORTING THE HOLIDAY SAFETY PROGRAM OF THE GREATER LOS ANGELES CHAPTER OF THE NATIONAL SAFETY COUNCIL.

Councilman Sciarrotta moved to adopt Resolution No. 64-250 and his motion, seconded by Mayor Isen, carried by unanimous roll call vote.

32. Mayor Isen proclaimed the week of December 9 through 15, 1964 as BILL OF RIGHTS WEEK:

ITEMS NOT OTHERWISE CLASSIFIED:

33. PROPOSED CIVIC AUDITORIUM - REPORT OF PUBLIC BUILDINGS COMMITTEE.

The Committee made certain recommendations to the Council by letter dated December 7, 1964, in effect to authorize Economics Research Associates to proceed with Phase II of the survey and to establish a Citizens' Advisory Committee by resolution to participate in the planning of this facility. Councilman Beasley moved to concur in those recommendations and his motion was seconded by Councilman Sciarrotta.

Councilman Miller said the Airport Committee of the Council met with Mr. Bayer of Bayer and Associates, and he does not know what conflict there is between the proposals for the convention center and auditorium.

Mr. Ferraro explained that Mr. Bayer feels there is basically no conflict because he is talking about a 400 seat auditorium, or convention hall in connection with a hotel. What the City is talking about is about 3,000 seating capacity; they would probably complement each other rather than be competitive. Adequate consideration should be given Joslyn Center so that existing facilities will not be duplicated. Also, is it possible to construct the complex over a period of years? How will this be financed?

Councilman Miller thought there should be a thorough investigation of competition between the convention center and the auditorium. Councilman Beasley said they are entirely different in their purposes and uses.

Councilman Olson thought the proposal as to a convention facility should be thoroughly explored.

Roll call vote on the motion and second to concur in this recommendation was unanimously favorable.

34. Communication from City Manager regarding cancellation of Council meeting of December 22, 1964.

Councilman Beasley moved to concur in the recommendation to cancel the regular Council meeting of December 22, 1964. His motion was seconded by Mayor Isen and carried by unanimous roll call vote.

* * * *

Going back to Item 33, it was noted that each Councilman will be prepared to furnish two names as absolute appointments to the Citizens Advisory Committee.

35. EXECUTION OF PIPELINE LICENSE AGREEMENT.

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

RESOLUTION NO. 64-251

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN PIPE LINE LICENSE BETWEEN THE CITY OF TORRANCE AND THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY.

Councilman Sciarrotta moved to adopt Resolution No. 64-251 and his motion, seconded by Councilman Miller, carried by unanimous roll call vote, after explanation of the purpose by City Engineer Nollac.

36. SECOND READING OF ORDINANCE NO. 1557.

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

ORDINANCE NO. 1557

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING SECTION 29.13 TO ARTICLE I, CHAPTER 29 OF "THE CODE OF THE CITY OF TORRANCE, 1954" TO PROHIBIT OBSTRUCTION OF VIEW FROM DRIVEWAY TO STREET.

Councilman Sciarrotta moved to adopt Ordinance No. 1557 at its second and final reading. His motion was seconded by Councilman Beasley and carried by unanimous roll call vote.

ORAL COMMUNICATIONS:

37. City Manager Ferraro reminded the Councilmen of the Hawthorne Avenue opening up to the Palos Verdes area.

38. City Manager Ferraro also called attention to a memorandum from the Assistant Secretary of the Navy regarding the Supply Center on Crenshaw and the availability of the land which his office will pursue.

39. Another matter brought to the Council's attention was the news article regarding crime increase in Torrance and the reply thereto.

40. Mayor Isen suggested the time between 4:30 and 5:30 at the next Council meeting be devoted to taking care of some of the routine matters on the agenda, with the hearing on the Civil Service matter at 5:30. There was some thought that the hearing was set for 4:30; and if so, that timing will be followed. The City Manager will ascertain which was done.

41. City Attorney Remelmeyer said the Council had approved an agreement with Ray Watt for the purchase of Hickory Park, to pay \$15,000 in each of three years, starting with 1965. Mr. Watt has requested this be moved forward one year, starting this year and the City Manager says there is sufficient money, or that it is already budgeted. Councilman Beasley moved that the request be granted and payment of \$15,000 this year approved. 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.

City Attorney Remelmeyer said he would take that vote as approval to change the contract accordingly and Mayor Isen agreed.

42. City Engineer Nollac said since the accident on Torrance Boulevard near Amie Avenue, there has been an attempt to work with Dominguez Water Company to get the water line moved. The City Attorney has discussed this with Dominguez management and the only way they will move is to get \$250 in hand and arbitrate later. The State Industrial Accident agency has come in since the accident and is requiring the contractor to go to extreme measures of shoring the digging with resulting increased cost of the job. If the line had been shown on the plan, the contractor would have so bid. Mr. Nollac said the request of \$1,000 extra is in line and therefore requested Council approval of additional cost of \$1,250 to get the job done and the pipe in the ground. There may be some chance of recouping the cost through arbitration at a later date, at least the \$250. Councilman Beasley moved to concur in approval and his motion was seconded by Councilman Sciarrotta. All Councilmen voted favorably, with the exception of Councilman Vico who abstained. Mayor Isen said the payment would be made under protest.

43. Councilman Beasley said he, City Engineer Nollac and Planning Director Shartle had attended a meeting of the State Highway Division this morning in Los Angeles which had to do with the three freeways affecting Torrance, and delineated the area under study. He showed a map of the area from 174th to the Redondo Beach City line with comparable boundaries in other directions and said it is significant that the area of the Torrance Airport is entirely left out together with the Urban Renewal area. Mr. Beasley made the suggestion at the Highway Division meeting that the freeway from Anaheim and Vermont through the south part of Torrance should run in a general area of Lomita Boulevard, turning somewhere around Sepulveda and the Torrance line, going north to join the San Diego Freeway at Rosecrans or El Segundo. He was told they are considering that route, which would disturb Torrance less than others as it would go through vacant territory. The study will take a year and a half; another year and a half to make a route adoption and in all it will be seven to ten years after adoption of the route before the freeway will be a completed fact. This total of thirteen years could possibly be shorted somewhat, but it will be at least three years before adoption of any route.

44. Councilman Lyman referred to the so-called taxpayers' revolt. He wholeheartedly concurred in the sentiments set forth in an article by State Senator Tom Rees regarding a proposed 44,000 ft. football stadium. Whatever pressure can be brought to bear to stop this type of thing should be exercised and this is not the type of thing to spend tax money for.

45. Councilman Miller spoke favorably of the sister city program but asked, if possible, for a projection of the financial aspect of the program. By a survey of some other cities which engage in this program, he suggested the City administration study what will be involved and its cost. City Manager Ferraro said it is not necessary to make a survey but it would be well to make an estimate of the costs. It has been a budget item at approximately \$500 per fiscal year. The citizens who participate pay their own costs. For instance, possibly the Chamber of Commerce will sponsor a chartered flight to Guatemala City if that becomes our sister city, at the expense of the private citizens who take part. Postage and stationery are the principal expenses, otherwise, and perhaps a little entertaining of visiting dignitaries. It is a new program and the financial impact should be revealed to the public. Councilman Miller again asked for some financial guide lines.

46. Councilman Sciarrotta said with respect to the State College to be established in Palos Verdes, that it would be well for Torrance to offer whatever facilities it has to be used in the interim of four or five years before the college will be in operation. He said he does not mean that it should be gratis; the state pays for what it uses. Mayor Isen suggested we wait and see what develops.

47. Councilman Vico questioned any good we might be able to do for Guatemala City. Councilman Sciarrotta hastened to explain that is not the purpose and told of a letter he received from a prominent doctor who offered to participate in a medical seminar at his own expense. Councilman Vico still feels some closer city could be found to better advantage to everyone.

48. Mayor Isen said there have been complaints again on the Pacific Electric - Sartori Avenue strip - and asked what has been done. City Manager Ferraro said the ditch has been filled but he will investigate the further complaints and see what can be initiated to solve them.

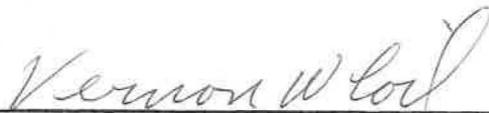
49. Charles R. Hosler of the Victoria Terrace Homeowners Association read a letter from himself as President, expressing appreciation of the handling of cases 64-76, 64-77 and 64-78 and the time and efforts of the City Manager, Planning Director, City Attorney, Planning Staff and Planning Commission, in working out an acceptable compromise.

Mr. Hosler especially thanked Mayor Isen for having re-opened the cases and Mayor Isen thanked the committee for its open-minded treatment of the cases.

50. Mr. Nollac mentioned the blank spot on the hill where the South High School "S" used to be and suggested a cross, in lights, be placed there for Christmas observance.

51. Councilman Beasley moved to adjourn to 4:30 p.m., December 15. His motion was seconded by Councilman Sciarrotta and carried by unanimous roll call vote.

The meeting was adjourned at 10:55 p.m.



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

APPROVED:



Albert Isen
Mayor of the City of Torrance