

I N D E X

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Adjourned at 12:10 a.m., August 11, 1965.

Edith Shaffer
Minute Secretary

i.

Council Minutes
August 10, 1965

Torrance, California
August 10, 1965

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES AND PRESENTATIONS:

1. CALL TO ORDER:

A regular meeting of the Torrance City Council was held at 8:00 p.m., on Tuesday, August 10, 1965, in the Council Chamber of City Hall.

2. ROLL CALL:

Those responding to roll call by City Clerk Coil were: Councilmen Lyman, Miller, Beasley, Olson, Vico, and Mayor Isen. Councilman Sciarrotta was absent. City Manager Ferraro and City Attorney Remelmeyer also attended.

3. FLAG SALUTE:

Mayor Isen called upon Mrs. Mary Toombs, Secretary of the Torrance-Lomita Realty Board and President of the American Legion Auxiliary, for the flag salute.

4. INVOCATION:

Reverend Arthur Nagel of First Methodist Church opened the meeting with an invocation.

STANDARD MOTIONS:

6. APPROVAL OF MINUTES:

Councilman Beasley moved that the minutes of the regular meeting held August 3, 1965, be approved as written. His motion was seconded by Councilman Olson and carried, there being no objection.

7. APPROVAL OF DEMANDS:

Councilman Beasley moved all properly audited demands be paid. His motion was seconded by Councilman Vico and carried as follows:

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

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Sciarrotta.

8. MOTION TO WAIVE FURTHER READING:

Councilman Beasley 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 Lyman and carried by unanimous roll call vote (Councilman Sciarrotta absent).

At the request of Mayor Isen, City Manager Ferraro introduced Mr. John Farley of the South Bay Daily Breeze who will be covering these meetings. Floyd Rinehart has accepted a position with a newspaper in Eureka, California.

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

HEARINGS:

9. VEHICLE PARKING DISTRICT NO. 1. Formal hearing on assessment and confirmation of assessment for Vehicle Parking District No. 1.

Mayor Isen announced that the hour of 8:00 p.m., having arrived, this is the time and place fixed for the hearing on the assessment filed in the matter of Vehicle Parking District No. of the City of Torrance.

City Clerk Coil presented to the Council Affidavit of Mailing and of Publication of notice of filing the assessment. Councilman Beasley moved that they be filed and his motion, seconded by Councilman Vico, carried by unanimous roll call vote of the members of the Council present (Councilman Sciarrotta being absent).

Mayor Isen called upon Attorney Richard Volpert of the firm of O'Melveny & Myers, Mr. Patrick Rossetti of Lawrence J. Thompson's Assessment Engineering office, and the City Attorney Remelmeyer, to carefully watch the procedure of this hearing so that it might be conducted in a strictly legal manner.

Mr. Volpert briefly explained the hearing procedure and at his request, the assessment roll was presented to the Council and each councilman examined it. The original proceedings for the formation of this parking district started in March of 1963 with a petition signed by 56% of the persons by area and 63% by assessment value, filed with the City Council. Based on this petition, the debt limit report was prepared, ordinance of intention adopted and public hearings held on the question of whether or not to form the district as proposed in the petition and whether or not to order the acquisitions and improvements as proposed in the petition. At the first hearing in July, 1963, certain changes in the acquisitions and improvements were proposed and one lot was substituted for another. At the continued hearing in August, 1963, these changes were accepted and adopted by the council and an ordinance adopted forming District No. 1 and ordering the City Attorney to acquire the property. The property has been acquired and the fixed cost of acquisition, plus the engineer's estimate of the improvement cost, the total cost was reached. Based on this, the City Engineer prepared an assessment diagram and the total cost was divided by the Assessment Engineer. The statute does not give a fixed formula for dividing of the total cost but does state that the cost is to be divided in accordance with benefits to be derived from the acquisition and improvement. Various assessment engineers use various formulae and each district is unique. Elements taken into consideration are: area, front footage, distance from the parking lots, and/or a combination of these.

The question before the Council tonight, Mr. Volpert said, is solely whether or not the total costs were fairly divided. The determination has been made by Ordinance No. 1413 and the question of acquisition settled although the Council has the prerogative to abandon the procedure if it desires. The assessment engineer will elaborate on the methods of division of the total cost.

Mayor Isen administered the oath to City Engineer/Street Superintendent Nollac, who testified in answer to questions propounded by Mr. Volpert, that he is familiar with the assessment diagram and roll which was prepared by Lawrence J. Thompson, Engineers, under contract. He has reviewed it and is satisfied that it has been prepared in accordance with the proportion of benefits to be derived from the acquisition and improvement.

Mr. Patrick Rossetti of Lawrence J. Thompson, Assessment Engineers, was then properly sworn by Mayor Isen, and a bulletin board with map of the area was exhibited from which Mr. Rossetti testified in answer to questions by Mr. Volpert.

Mr. Rossetti said in his capacity as engineer he had the task of working in conjunction with the City Engineer of spreading an assessment of \$210,529.35 over seventy-eight parcels within the area designated by the boundaries of the district which he delineated from the map. Generally speaking the district extends to the first alley northeast of Sartori, over to Torrance Boulevard on the north and a portion of Cabrillo Avenue and the first alley southeast of Marcelina and 150 to 250 feet southwest of Cravens Avenue, depending on the ownership of the property in that area and including Post Avenue, El Prado, Sartori and Marcelina. The district contemplates a parking lot, Parcel No. 1, 110 x 150 feet, which has already been leveled and Mr. Rossetti has walked over the entire area in his field study. This lot contains 38 parking stalls and on Post Avenue behind the Bank and adjoining their parking lot, there will be space to accommodate 30 stalls. The average cost per stall is \$3100 which compares favorably to other districts within Mr. Rossetti's experience, as being fairly average. The bulk of the cost is for acquisition, \$166,000; improvement \$30,000 and incidental costs \$14,000.

Mr. Rossetti outlined studies of shopping and parking habits which have led to the use of certain distances with respect to division of the costs. Zone A refers to areas within 300 feet; Zone B is slightly more. Some of the area southeast of Cravens because of remoteness comes under the fourth category, Zone D. Zone A bears fifty percent of the cost of the two lots; B, 36%, C, 22% and D 13%. In actual money, A, \$164,000 B, \$27,000, C, \$13,000 and D, \$4,000. The assessed valuation of the properties used is that of the County, but under the Engineer's standards, as the County assesses purely for taxation purposes. The debt will run over a twenty-year period; with interest by bid, but not more than 6%; payable one-twentieth per year with interest payable twice a year through the City Treasurer's office.

Mr. Rossetti asked for any questions from the council and Councilman Olson asked about some spaces on the map which, it developed, are not in the district. Mr. Volpert asked if it is true that the engineers used the assessed valuation, modified to some extent by the distance from the parking lot. The answer was affirmative. Mr. Volpert then asked whether in the opinion of Mr. Rossetti the formula used fairly apportions the cost in accordance with benefits to be derived. Mr. Rossetti answered, Yes, that this approach has been used in about 25 projects, none of which have been abandoned, except one in Barstow because of boundary problems. He said the formula with respect to the parking district in Torrance is a fair way to apportion the costs, based on past experience of Lawrence J. Thompson company and various statistical reports. Each project requires an individual formula based on studies of the individual area.

Mr. Wm. J. Uerkwitz asked if this would supply the necessary parking and Mr. Rossetti said that is a moot question, but there is no such thing as too much parking; certainly, this is a step in the right direction. Questions of pedestrians met in the field trip brought out one objection, that the parking in the area is of too short duration. Except for green loading zones, the time is now two hours.

City Clerk Coil read in full the following four letters of protest:

"August 9, 1965

City Clerk
City of Torrance
City Hall
Torrance, California

Re. Vehicle Parking District No. 1.

Dear Sir:

Please be advised that our office represents the Estate of Saul G. Koch, owner of Lots 19, 20 and 21, Block 9, Torrance Tract, known as your Parcel

No. 70, and owner of Lots 4, 5 and 6, Block 9, Torrance Tract, known as your Parcel No. 64.

On behalf of our client, we wish to object to the proposed assessment for the creation of vehicle parking District No. 1. There is more than enough parking throughout the entire area, and there is no necessity for the creation of the parking district

As an additional factor, our client has designated parking area for 46 cars behind the presently existing buildings, which parking area far exceeds the actual need. For that reason, please file this objection on behalf of the Estate of Saul G. Koch, owner of the above-mentioned parcels.

Very truly yours,

/s/ Leonard D. Weinberg

ldw.n
Letter sent in duplicate
CC: Sonja Tebrich

* * * * *

Torrance, Calif.
Aug. 5, 1965

Mr. Vernon Coil, City Clerk
Torrance, Calif.

Dear Mr. Coil:

Due to the fact I will not be able to attend the Council meeting Aug. 10, 1965, I beg to advise I am very much against the city council assessing the old down town property owners for parking lots. It wasn't their fault that business left the area - it was the decisions of the Mayor and Council of several years ago when they promoted and encouraged new shopping areas - and the removal of the city business and the installation of parking meters, only to have to pull them out later, etc, etc, that ruined old down town Torrance.

I have three rentals but one stood vacant a little over 3 years - the taxes and labor costs going up all the while, and still are, but in order, to rent the price had to come down considerable. Other property owners are experiencing the same thing and now the Mayor and Council want to penalize us for their mistakes by assessing us for parking lots for the City. I don't get it.

In my opinion the City should use some of the tax revenue it gets from new shopping areas to buy the parking lots and whatever is needed to put the old one back in shape. I am sorry to have to be a critic but seems like there just isn't any justice any more.

Respectfully,

/s/ Mrs. Inez J. Allen

* * * * *

P O Box 111, Redondo Beach
August 9, 1965

Mr. Vernon W. Coil, City Clerk
City of Torrance
City Hall
Torrance, California

Dear Sir:

Re: City of Torrance, California, Ordinance No. 1413,
Vehicle Parking District No. 1, Parcels 9 and 59.

As the owner of the above numbered parcels, I protest and object to the confirmation of the amounts which are proposed to be assessed upon these said parcels (\$2,012.77 upon Parcel No. 9 and \$754.79 upon parcel No. 59), for the reasons that such amounts are excessive and because you have, despite repeated requests, failed to furnish me with a map, list, or other showing of the boundaries of the "Benefit Zones" mentioned in your July 15, 1965, letter to Mr. Clarence L. Ingold, 110 Alto Drive, Oak View, California, a copy of which letter you supplies to me.

Yours very truly,

/s/ Claudia E. Adams

* * * * *

August 3, 1965

Vernon W. Coil
City Clerk
Torrance, California

Re: Parcel No. 49, Lots 3 and 4
Block 8, Torrance Tract
Proposed Assessment, \$4528.74

Dear Sir:

On behalf of Jacob G. Koch, owner of the above described property, I herewith object to any confirmation of the said assessment against the above described property.

The objection to the said assessment is made upon the ground that the proceedings for the acquisition and improvement proposed to be made is unconstitutional and that the ordinance appertaining to the said Vehicle Parking District Law of 1943 is arbitrary and capricious and not passed for the best interests of the public affected thereby. The said proceedings further constitute an unlawful taking of property without due process of law. The said Ordinance further violates the Constitution in that it fails to give equal protection to all persons affected by said Ordinance in that arbitrary distinctions have been made as to property owners according to areas so that all of the property owners of Torrance are not affected equally thereby.

For the reasons above set forth, Mr. Koch hereby rejects and objects to the confirmation of the above mentioned assessment and requests that the said Ordinance above mentioned be declared void and of no effect.

Very truly yours,

/s/ Charles Chorna

CC:md
Attest:

/s/ Jacob G. Koch

* * * * *

Mayor Isen inquired if there are any persons in the audience who have filed a written protest, or his representative, who wishes to be heard further orally in support of such protest; there were none.

Mayor Isen then asked if there were any persons in the audience who wish at this time to make an oral protest; there was no response.

Mayor Isen further inquired if there is any other person present who wishes to be heard in connection with this assessment and gained no response.

Mr. Volpert asked if any members of the Council wish to ask Mr. Rossetti any questions further, or in light of the written protests and Councilman Lyman asked questions regarding the two circles showing benefit areas, on the map. Mr. Volpert said the benefit is proportionately figured as to the properties within the circles and is equal under that theory. Other questions having to do with the mechanics of the map were answered by Mr. Volpert. The distances, it was pointed out are not "as the crow flies" but rather are "as the shopper walks". There is, of necessity, considerable doubling back in traversing downtown streets. Another factor, Councilman Lyman pointed out, is the visibility of a store from the parking lot, and vice versa.

Mr. Volpert listed several other factors taken into consideration in this determination which is a matter of fact, not law. He believed the formula used by the Thompson assessment engineering firm is a fair one for use with respect to parking lots - that of modifying to some extent the assessed valuation by distance. As to other districts, such as those pertaining to sewers, streets and gutters, it is a more simple matter to calculate the benefit, while in parking lot districts there is a rather intangible benefit which might be called a halo effect. By adding parking space, there is a measure of relief to pressure on store lots because of people parking there to go to other stores.

At the request of Mayor Isen, Mr. Volpert summarized that the Council has three alternatives: 1. If the members believe the assessment is properly spread, to confirm the roll as filed; 2. If they believe some changes should be made, direct what changes should be made by the engineer and either make them now or at a continuation of this hearing; and 3. The Council always has the alternative to abandon the proceeding before the bonds are sold. He suggested the Council discuss among the members the proper step.

Mayor Isen pointed out and confirmed through the City Manager that there have been loans of money made to the district. Councilman Beasley said he is not too happy about the spread of the assessments and would like to think it over.

Mr. Rossetti detailed the four protests and his contacts with the property owners they represent. Councilman Lyman compared the benefits of those properties which face the lots as against those which do not. Mayor Isen who owns a small piece of property within the district and is being assessed, said he does not see how the division could have been arrived at in any more accurate fashion. City Manager Ferraro stated there has been advanced by the City \$180,000 to acquire the property and it will be returned. In addition \$170,000 was spent by the city on improvement and beautification a couple of years ago. Mayor Isen reminded the meeting that this parking lot district project was instigated by the property owners in downtown Torrance, not by the Council or City government. The Council will be criticized in any event, although they are trying to do what is best for all taxpayers of the City. He expressed gratitude that Del Amo Shopping Center decided to locate where it is rather than in another nearby city, and brought out that sales tax is in excess of \$2,000,000.

Councilman Beasley moved that all protests, both written and oral, made and filed in connection with Vehicle Parking District No. 1 be hereby overruled and denied. His motion was seconded by Councilman Miller and carried as follows:

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

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

RESOLUTION NO. 65-159

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE, CALIFORNIA, MAKING DETERMINATIONS AND
CONFIRMING ASSESSMENT IN MATTER OF VEHICLE PARKING
DISTRICT NO. 1 OF SAID CITY.

Councilman Miller moved to waive further reading of Resolution No. 65-159 and his motion, seconded by Councilman Vico, carried by unanimous roll call vote (Councilman Sciarrotta absent).

Councilman Beasley moved to adopt Resolution No. 65-159 and his motion, seconded by Mayor Isen, carried by unanimous roll call vote (Councilman Sciarrotta absent).

Mr. Volpert briefly outlined the procedures from this point on. Assuming the notice of recordation will be filed in the County Recorder's office tomorrow, there will be thirty days in which the assessments may be paid in part or in full. The unpaid balance will then go to bond to be paid over twenty years at less than six percent interest, which interest is income tax deductible.

This matter being now completed and the hour of 9:00 p.m. having arrived, Councilman Beasley moved to recess the Council meeting in order to hold the regular meeting of the Redevelopment Agency. Councilman Miller seconded and there was no objection, roll call vote being unanimously favorable (Councilman Sciarrotta absent.)

The Council reconvened as such at 9:15 p.m.

28. Out of order on the agenda, Mayor Isen asked that the resolution of appreciation to Miss Marilyn Jensen be next considered as she was present. At his request, City Clerk Coil assigned a number and read in its entirety resolution entitled:

RESOLUTION NO. 65-160

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE EXPRESSING APPRECIATION TO MISS MARILYN
A. JENSEN FOR HER YEARS OF FAITHFUL SERVICE TO THE
CITY OF TORRANCE.

Councilman Beasley moved to adopt Resolution No. 65-160 and his motion, seconded by Mayor Isen, carried by unanimous roll call vote (Councilman Sciarrotta absent).

The resolution will be put in perma plaque form and presented to Marilyn later.

* * * * *

Mr. Shartle, Planning Director, requested of the Council permission to advertise a hearing for a variance for Mr. M. L. Van Tine who wishes to apply for reduction of off-street parking requirements regarding an office building on Palos Verdes Boulevard. There is a timing problem and the advertising would not affect the outcome in any manner. The permission to advertise for the hearing would be granted so that publication could be the week following the Planning Commission meeting. There were no objections and the permission was granted.

* * * * *

Another item which was listed earlier on the agenda was considered at this time, when Mayor Isen introduced Mr. Dan Mondschein of Torrance High School who made a presentation regarding a Junior Museum he hopes will be established in the City. Dan was accompanied by a friend who is working with him, Michael Betts, whom he introduced.

The young couple, together with other students who are interested, hope to generate enough interest to establish a museum which would contain relics and mementos of the Dominguez, Carson, Del Amo and other early families of the area. He presented a comprehensive brief history of the land on which Torrance now rests and which encompasses several other cities and told of a similar museum which was established in the Dominguez Hills in 1927. There are sufficient items of interest now in storage to make up one for Torrance and asked for whatever help the Council could give, particularly as to housing the collection. City Manager recalled a proposal for an historical society within the city and thought there could be some cooperation between the groups. He also expressed confidence that some land would be donated by Dominguez.

Councilman Beasley said he thought the Park & Recreation Commission should work on this and Mayor Isen added the Youth Welfare Commission and the Committee for Community Improvement. He instructed Recreation Director Van Bellehem to consult with Dan and wished the group success.

* * * * *

10. WEED ABATEMENT HEARING NO. 1. Formal hearing on Resolution of Intention No. 65-158 for any and all property owners having objections to proposed removal of weeds covered in the resolution.

Mayor Isen announced this is the time and place for hearing on Resolution of Intention No. 65-158 declaring parcels listed on pages 1 through 24, inclusive, described in said resolution to be a public nuisance and providing for the abatement thereof, excepting the following:

1.	Torrance Map. 301	No.	4
2.	301		7
3.	253		1
4.	252		1, 2, 3, 4, 5, 6
5.	253		2-3
6.	254		900
7.	253		10,11
8.	258		3
9.	505		3
10.	303		28
11.	303		1,2,3,4,5

At the request of Mayor Isen, City Clerk Coil presented Affidavit of Posting and Affidavit of Mailing and Councilman Beasley moved to accept and order them filed. Councilman Olson seconded and roll call vote was unanimously favorable with the exception of Councilman Vico who voted "No" and Councilman Sciarrotta who was not present.

City Manager Ferraro said it is customary to refer the exceptions to his office for investigation and elimination if they are found to be justified.

Mayor Isen asked if anyone in the audience wished to be heard with reference to weed abatement and a lady came forward and identified herself as Dorothy Rind of 1328 Cota Avenue, Torrance. She has sold Lot 28 and Lot 17 of Meadow Park Tract, but still owns Lot 16. She complained as to the fees she has paid for weed abatement in the past, but Mayor Isen told her that is not a matter which can be cured at this late date. She also said her lots were not cleaned or disked. Councilman Beasley said he had particularly noticed that they were. The fee on each of the two lots she mentioned was \$19.14 last year. As to the two lots she has sold, Mayor Isen advised her to deliver the notices to the present owners. The owner has a right to clean the lots if he wishes.

Mrs. Rind said there is no fire hazard or other nuisance created by the weeds and there is no refuse or rubbish on the lots, and especially on Lot 16 which she still owns.

City Manager Ferraro said an individual determination will be made in the field as to whether or not the lot should be included in the abatement program. The legal description is: On Hawthorne Avenue north of 236th Street, subplot 29, Meadow Park Tract, Block F, Lot 16, and Mrs. Rind said she would remove or cause the weeds to be removed. Mayor Isen asked her to discuss this with City Manager Ferraro or some person designated by Mr. Ferraro. If she is not satisfied as a result, she was advised to come back to Council with her problem. Councilman Miller informed her that the City Manager has been asked by the Council to study some alternate method of handling weed abatement after this present year which is already contracted for.

Mrs. Rind was critical of the whole program and Mayor Isen explained the purpose and net result of the weed abatement. Mrs. Rind's telephone number was noted as FA 8-6901.

City Clerk Coil read two protests, one from U. S. Gypsum Company of 401 Van Ness and one from Adams Estates, Inc., the first of which said the company would take care of cleaning the weeds from the property. The Adams Estates letter asked certain exceptions.

There was further discussion of how to treat exceptions, as contrasted to protests. City Manager Ferraro asked that the resolution be passed intact and all written and verbal protests be referred to Management for investigation. The exceptions listed on page 8 of these minutes are those which Mr. Haddan has noted.

Councilman Olson moved to close the hearing and his motion, seconded by Councilman Vico, carried by unanimous roll call vote (Councilman Sciarrotta absent).

The City Clerk was instructed to read the list of exceptions (found on page 8 hereof) which he did and Councilman Miller moved that they be deleted from Resolution No. 65-158. Mayor Isen seconded and roll call vote was unanimously favorable. (Councilman Sciarrotta absent).

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

RESOLUTION NO. 65-161

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE CITY ENGINEER/STREET SUPERINTENDENT AND HIS REPRESENTATIVES AND EMPLOYEES TO ABATE THE NUISANCE LOCATED ON PROPERTY IN THE CITY OF TORRANCE DESCRIBED IN RESOLUTION NO. 65-158.

Councilman Beasley moved to adopt Resolution No. 65-161 and his motion, seconded by Councilman Olson, carried as follows:

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

NOES: COUNCILMEN: Vico

ABSENT: COUNCILMEN: Sciarrotta.

Councilman Miller qualified his vote by stating it is "Yes" based on the promise of investigation of other means of abating weeds.

Mayor Isen moved that protests, either written or oral, including that of Mrs. Rind, be referred to the City Manager for processing and a report back to the Council. Councilman Olson seconded and there was no objection. Mr. Ferraro said if no problems are encountered there will be no need of coming back to the Council. On any where there are problems, the Council will learn of them.

Councilman Beasley complained of the amount of time consumed by trying to coordinate these exceptions and protests, but as City Attorney Remelmeyer commented, this is the first weed abatement hearing of the season and as time goes on, the item is handled more expeditiously. Mayor Isen's idea was that the people have a right to be heard; there are some matters which cannot be hurried. The procedure follows a pattern set by law.

11. CASE NO. 65-7, FITZPATRICK, CHANGE OF ZONE A-1 to C-3. Block 12, Walteria Tract. Recommended for approval by the Planning Commission, and for denial by the Planning Department. Letter of protest from Rolling Hills Estates Planning Commission attached.

Affidavit of Publication as to this case, together with cases numbered 65-15 (Item 12), 65-23, (Item 13), and 65-27 (Item 14) was presented by City Clerk Coil, and there being no objection, ordered filed.

This being a public hearing, Mayor Isen asked if anyone wished to be heard and Mr. Tom Fitzpatrick, 3321 Danaha Street, came forward. This property, he said, comprised of eleven plus acres, is rather unique; it is at the extreme south end of Torrance and is of very uneven topography. A civil engineer was hired to prepare a grading plan about a year ago and after study and consultation with various city officials, the conclusion was reached that commercial use would be most reasonable. Mr. Fitzpatrick had colored renderings and said there are people interested in becoming tenants.

An attorney, Philip Kelly, who represents the proponent and lives at 509 Calle Miramar. He gave a background presentation of some of the problems including the County building Hawthorne through the property and the resultant traffic. Immediately to the south is the City of Rolling Hills and a dump which eventually will develop into a golf course. He described the uses to which the land contiguous to the subject parcel is put. He submitted that commercial would be the highest and best use, in that there is nothing comparable within two or three miles. What has been planned is a series of exclusive shops, a good restaurant and small office complex. The Planning Commission, he said, believed the matter needed more study. Also, he described the manner in which drainage and sewerage is planned. There is a soil compaction problem also because of the nature of earth. He is cogniza of the relationship of this land with the possible location of a college and stated perhaps the matter could be delayed for two months, but asked that it be delayed no longer.

Mayor Isen commented that it is a very fair approach, and possibly the college situation will be decided within two months, or it may all be a dream. He called attention to the remarks of the Planning Department's recommendation to the effect that this change of zone would be premature.

and suggested a stipulation that the matter go back to the Planning Commission for restudy in connection with the newer developments, i.e., the objections of the Planning Department and the Planning Director's recommendation of denial. The time mentioned was the end of the year. Mr. Kelley said the relocation of Hawthorne Avenue and of Bluff Street have been established and the freeway, he understands is ten years away.

Councilman Olson suggested rather that the case be withdrawn and set for a future date certain. City Attorney Remelmeyer said the code does not require six months before the matter could come back in case of denial if that appears to be the wish of the Council. The Council or the Planning Commission could reinstitute proceedings, but Mayor Isen said he would prefer not to have a Council denial. City Manager Ferraro's thought was that if the case is pending it would "jack up" the price of the land in connection with college board negotiations. Mayor Isen did not think the theory was applicable but City Attorney Remelmeyer agreed with the City Manager.

Councilman Beasley said there is quite a drainage problem in the property because of a stream which comes down through it. This would complicate sewerage and even curbs and gutters and water service. He believed the County Road Department should be contacted. Before opening up this entirely new area, Mr. Beasley said there are many factors which should be determined and he believes this case is premature by a year.

Councilman Vico called attention to the expense involved in preparing all these plans and drawings; he does not believe the college is coming to Torrance, and asked Mr. Kelly who plans to do the developing. Mr. Kelly said it would be himself, Mr. Harris and Mr. Fitzpatrick, and that they have already spent \$102,000.

City Manager Ferraro said the County is going to hold hearings on the relocation of Bluff Street and Councilman Miller said on that basis he believed the case should be held over. In view of the complete cooperation of these proponents, something should be conceded. Mayor Isen agreed and at his suggestion, Councilman Vico moved to continue this case in toto to December 7, 1965, an early meeting, 5:30 p.m. Councilman Vico seconded. Councilman Lyman favored a shorter period, perhaps sixty days, but Mayor Isen said if it appears advisable the time could be shortened at any time and roll call vote on the motion was unanimously favorable (Councilman Sciarrotta absent).

Councilman Miller asked that the record show that his motion was based on the fact that no one knows where Bluff Street is going to be located and the matter is being held up until that can be determined. Councilman Beasley said his reason would be to learn what funds are available to pay for water, drainage and sewers. Mayor Isen advised the proponents to study the Planning Department recommendation and see how many of the objections can be ironed out during this time before December 7th, or an earlier date if that develops to be feasible.

A recess was declared at 10:00 p.m., and the Council resumed its deliberations at 10:15.

12. CASE NO. 65-15, PLANNING COMMISSION, CHANGE OF ZONE R-3 to C-R. Lots 1 through 15, Tract 18416 in the vicinity of the Parasol Restaurant. Recommended for approval by the Planning Commission.

Councilman Miller said he has an interest in some of the property involved and asked to be excused from its consideration. He left the Council Chamber.

This being a public hearing, Mayor Isen asked if anyone wished to be heard on the recommendation of approval subject to a precise plan on the fifteen lots facing Pacific Coast Highway, leaving those on Dalemead R-1.

While a chart and blackboard were being set up for the use of the persons who wished to speak, Mayor Isen asked that the City Clerk list the protests and they were:

Raymond K. McGill, 2649 Dalemead
 Mrs. R. K. McGill, 2649 Dalemead
 Frank E. and Sara E. Noell, 2609 Dalemead
 Marie B. and Francis J. Martin, 2637 Dalemead
 Richard E. Diehl, 2633 Dalemead
 Mrs. Dan Kimbell, 2653 Dalemead
 Mr. and Mrs. P. W. Johnson, 2645 Dalemead
 Carmela P. Brotherton, 2613 Dalemead
 George C. Brotherton, 2663 Dalemead
 Fay E. Lindsay, 2617 Dalemead
 William Clayton, 2625 Dalemead

and a later letter from George C. Brotherton, addressed to the Office of the Mayor. There were 58 protests listed at the Planning Commission.

Mr. Brotherton was the first to speak. W. R. Coleman who owns 2641 Dalemead said he too had sent in a protest and wished to do so orally at this hearing.

Mr. Brotherton questioned the right of the Planning Commission to alter the scope of the application for a change of zone, stating that the notice stated the Dalemead property was included in the proposed change to commercial. Planning Director Shartle explained the Commission undertook on their own motion to study the area and asked the Planning Department to study and recommend and proceed to hold public hearings with the view of commercial zoning for the entire property or determine the proper zoning. After much study the Planning Commission has now recommended that only the Pacific Coast Highway frontage be rezoned and that the properties along Dale mead not be rezoned. As to whether or not the Commission can consider other than what was advertised, City Attorney Remelmeyer said they can contract, but they cannot expand the territory.

Mayor Isen asked Mr. Brotherton to confine his presentation to the case as it stands before the Council. Mr. Brotherton seemed to indicate that the agreement was that the property owners would sell in one parcel, and development would be similar to that of the shopping center across the highway. Councilman Lyman reminded him that the Council cannot control the property owners; only the property zoning; the Council cannot say it will be developed as a unit. He asked Mr. Brotherton if he wished R-1, R-2, or what? and Mr. Brotherton said comprehensive commercial for the whole thing.

Mr. W. R. Coleman said the neighboring property owners are not quite in accord with Mr. Brotherton's objections; they would like the whole block to be R-1, with no checkerboarding - commercial on Pacific Coast Highway and also on Dalemead. There seemed to be a contradiction in the statement. A little later he stated he was in favor of the "original plan", and Mayor Isen asked Planning Director to define the original plan.

Mr. Shartle said after the study by the Planning Department there were several alternates: one was to rezone all the area from Pacific Coast Highway to Dalemead and from the Trailer Park to Hawthorne, commercial with a precise plan requiring some restrictions as to how it would develop in a logical manner. This included only the north side of Dalemead.

Mayor Isen said the matter is too confused and should go back to the Planning Commission for restudy. Councilman Beasley so moved and his motion was seconded by Councilman Vico. Roll call vote was unanimously favorable (Councilmen Sciarrotta and Miller absent).

Other people wished to speak and it was permitted.

A Mr. Sahs of 2626 Dalemead, who said he also owns 2606 Dalemead, said he started the petitions against commercial, or any change,. Originally, he said it was all R-3. When he planned to build a small multiple dwelling, there was considerable opposition and he abandoned the project. His property is on the south side of Dalemead - he wants it to stay R-1, as it is, and let Pacific Coast Highway go as it will.

Chuck Kastner of 5503 Konya Drive said there are a couple of problems which came out at Planning Commission level and so far have not been mentioned here. According to the County Recorder, these lots are 100 feet which may include some city easement. There is a difference in grade elevation between Pacific Coast Highway and Dalemead of approximately eight feet and Dalemead is about 80% tenant occupied. Tenants do not stay long because of the noise and dirt from Pacific Coast Highway. Under present zoning, a three story building can be built which would be one or two stories above the homes on Dalemead. Mayor Isen asked if the precise plan would contemplate remodeling or removal and Mr. Shartle said the C-R zone does not specify; it would have to be determined at the time of approval of the precise plan. Mayor Isen does not approve of the remodeling, citing the buildings on Crenshaw which developed new fronts capable of carrying a sign. Mr. Kastner believes C-R says "removal". However, he added the lots do not align properly and there would be a jog or offset.

Paul Johnson of 2645 Dalemead said he disapproved of the way this "was sold to us". There was, he said, a difference between the decisions of the Commission at the first and second hearing. He complained also, as had Mr. Brotherton earlier in the hearing, that Commissioner Uyeda had said something about the people in the back holding the key to the development. He said the lots are 88 x 50 and there is not much room for a multiple dwelling; it could perhaps accommodate four units but he feared it also could accommodate a gin mill. The parking ratio of 1½ to 1 was also mentioned - where would six cars be parked.

Mrs. Paul Johnson of 2645 Dalemead also spoke along the same lines as her husband.

Mayor Isen said it is a bad situation and one which the Council is trying to solve. He moved that the case go back to the Planning Commission for further study in line with this evening's discussion. (This is the second motion to the same effect). Councilman Beasley seconded and roll call vote was unanimously favorable (Councilmen Miller and Sciarrotta being absent).

Mayor Isen asked Mr. Shartle to see that the people are advised of future hearings and speaking for himself, said he favors a precise plan on the front requiring some houses to be removed and that an architectural committee of some kind pass on the type of use and the type of construction - uniform construction.

Councilman Lyman said he would like to have all alternatives spelled out in these agenda matters. Definition has consumed a great deal of the time spent on this hearing.

Councilman Olson spoke against what he termed "a bucktooth pattern". Councilman Beasley said the Highway Department should be contacted regarding the service road.

Mayor Isen suggested the people on Dalemead appoint a committee of five and the people interested on Pacific Coast Highway a like number and that they meet before going to the Planning Commission. Councilman Olson moved the formation of such a committee and specified that one of the Dalemead people should live on the south side of the street.

Mayor Isen said to make it "both sides of Dalemead" for the committee members, although Mr. Paul Johnson objected.

Mr. Shartle said he would like to clarify one point. The people who have spoken have indicated they would like to see this entire area rezoned subject to a precise plan although that is not what the petition said. The 65 signature petition said they definitely do not want commercial zoning on the north side of Dalemead.

13. CASE NO. 65-23, R. A. Lowe, et al, Change of Zone from R-1 to P-1. 2657 Dalemead. Recommended for approval by the Planning Commission.

Mayor Isen moved that Item 13 go back also for further study as it is the same neighborhood as Item 12 on this agenda. Councilman Vico seconded and roll call vote was unanimously favorable. Mr. Lowe's partner was present and agreed. (Councilman Sciarrotta was absent).

A recess was declared at 11:00 p.m. and the Council reconvened at 11:10.

14. CASE NO. 65-27, PLANNING COMMISSION, CHANGE OF ZONE FROM A-1 and C-2 to R-2; R-2 and A-1 to RR-3; C-2 to C-5 on a portion of Hickman Drive. Recommended by the Planning Commission for approval.

This being a public hearing, Mayor Isen asked if anyone wished to be heard.

Mr. Denny Thomas of 4105 West 182nd Street, favors RR-3 where the Council would have some control of parking, size of units, etc. These are large lots and it is not feasible to use them for duplexes. Councilman Beasley agreed with him on this point. Some R-2 on 182nd Street has been rezoned to R-3.

Mr. Jim Hanson of 18005 Osage Avenue lives directly north of the area proposed for R-2 on Hickman and said he speaks for himself and about thirty of his neighbors at their request. This property has been under discussion a long time. It is a residential neighborhood and the 28 foot street makes anything in excess of R-2 unfeasible. Most of the residents would prefer R-1, but would be willing to make a concession for R-2 on the south side of Hickman Drive. He hopes it could be made R-2 tonight and make it unnecessary to keep on attending these meetings.

Answering Mayor Isen's question, City Engineer/Street Superintendent admitted the street is less than standard width, but there is an ordinance under consideration which will allow widening. Mr. Hanson contends the widening could be done only by demolishing two recently built and expensive homes. Hickman is approximately one-half built up and cannot accommodate more than R-2.

Councilman Miller spoke of apartment houses across the street from single-family residences and the traffic problems they create. R-2 would be a compromise. On Garnet, for instance, there are places where resident cannot get into their own homes because of the parking space taken by apartment dwellers and their company and visitors.

Mr. Roland Brown of 18009 Osage concurred in the ideas of Mr. Hanson and stated a small church located next to the vacant lot will create further parking problems.

Mr. George Thomas of 4115 West 182nd Street opposed R-2. At one time the City proposed an alley which would run between his place and that owned by his son, Denny Thomas, and then east and back to Hickman. If that alley had been completed, there would be no problem. His lot is 188 x 196 and as pointed out by Councilman Miller it could be divided by lot split so as to take six units.

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

Councilman Olson then moved to concur in the recommendation of the Planning Commission and Planning Department as stated on the transmittal letter. His motion was seconded by Councilman Beasley and carried as follows:

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

NOES: COUNCILMEN: Vico.

ABSENT: COUNCILMEN: Sciarrotta.

City Manager Ferraro asked if the Council would please next consider Item 26 out of order to accommodate the men from Temcor. There was no objection.

26. WATER MAIN SERVICE ON TOLEDO FOR TEMCOR, INC. Policies concerning water main service, with sketch and copy of letter from Fire Department.

Mr. Thomas Weisend of 2863 232nd Street, who is associated with the Temcor organization, said their personnel have been doing business in Torrance since 1950, originally as Columbia Structural Steel and later as R. C. Mahon, and now as Temcor. The contract has been let for a plant which is being constructed and it is the plan to bring a three inch line down the easement from Monterey Street to their property. This would coincide with their construction schedule as they expect to occupy their building within three months. In order to meet their commitments, he asked if the Council could please consider this matter tonight.

The three inch line would go down the same excavation as the sewer and gas lines, as an economy. Any other suggestion which has been made he said would be economically unsound for an organization of Temcor's size. As Toledo Street follows a normal course of development they would be willing to pick up their share of the assessment based on front footage of 800 feet. He would consider this an equitable solution. At the moment, with construction started, the company has reached the point of no return. The death of the general contractor has also complicated procedure. No unit prices were specified in the bids because this particular eventuality was not anticipated.

Councilman Olson asked Mr. Weisend if he would object to posting a bond and was told the company would rather await the normal course of development. Mayor Isen did not think there was any reason to ask such a reputable manufacturer to post a bond. The City can always put in an involuntary assessment district. No untoward policy would be established.

Councilman Olson pointed out that the Fire Department has recommended a much larger line for fire protection although the insurance company has agreed a three inch line is satisfactory for Temcor's liability policy. Mr. Weisend said that is true, the underwriters have so agreed and there is ample room for access for fire equipment. The Temcor plant will be as close to the fire hydrant on Monterey as was the Mahon plant.

In answer to a question by Mayor Isen, Mr. Weisend said there would be no objection to participating in an assessment district if one is set up.

Councilman Olson asked if the City would be liable in case of fire damage if the Council agreed to this three inch line and Mayor Isen said the City has no duty to provide fire protection to industries. City Attorney Remelmeyer confirmed that the City would not be liable.

Councilman Vico moved to grant the request of Temcor.

City Manager Ferraro stated the building permit should never have been issued; there is a problem and it is unfair to place the City in the position it is. There is no way, he said, of knowing what may happen under these circumstances. What if a truck explodes and the houses in the neighborhood are set on fire? Perhaps Temcor does have enough drinking water, but there is no adequate fire protection and the space for fire engines is not ample.

Mayor Isen read from the City Manager's comments which were concurred in by City Engineer Nollac regarding the small needs of the company for water, less than 100 gpm. It also stated Mahon was not required to install fire sprinkler system or fire hose cabinets because of the non-combustible construction of the manufacturing plant and its location on the property. City Manager Ferraro said that refers only to the building, not the operation.

Councilman Beasley asked if paints are used in the operation and Mr. Weisend said their materials are galvanized and anodized; they specialize in steel sign structures for the State and geodetic domes. None of them is painted; there is nothing flammable. Mahon is a separate entity and its building is up for sale by Coldwell Banker. Temcor bought certain of the Mahon equipment and is putting up a new facility. They will be served by the same water hydrant as served Mahon, on Monterey Street, and Mahon's plant is much larger than Temcor's.

Mayor Isen seconded Councilman Vico's motion, on the understanding and stipulation that it would establish no policy and at the proper time Temcor would pay a proportionate share of the cost of extending the necessary lines to develop the water.

Councilman Olson said the City is encouraging industrial development especially that industry which is safe and sound. He asked how much more development would be required before an involuntary assessment district would be initiated. City Engineer Nollac said it would be a main extension and it is difficult to say. What money is in the main extension revolving fund is being used in South Torrance and it would have to be a major development. An involuntary assessment district could be initiated now.

Councilman Beasley asked how large a main would be needed to get 1500 gpm and was told by City Engineer Nollac an eight inch line will produce about 1000 gpm. In the future the 8" cross connection would be used to take water back in a circulatory manner. The 8" line, Mr. Nollac said, is a poor substitute but probably better than nothing.

Superintendent of Building and Safety McKinnon said the Mahon plant is predicated on absolutely non-combustible manufacturing. Mayor Isen said the situation regarding Mahon can be reviewed at such time as the building is sole or leased. Depending on the development on the street, the assessment district can be started when necessary.

Mr. McKinnon said the building Temcor is constructing is "over-area". There is a sixty foot yard and there is no combustible material of any kind. He assumes the sixty foot yard would accommodate fire equipment. The building does not require sprinklers nor are there wet stand pipes but the yards are required for fire fighting. The three inch lines will service the water for drinking and for toilet use, but there will be no provision for fire protection.

Mayor Isen called for the question and roll call vote was:
 AYES: COUNCILMEN: Miller, Olson, Vico, and Mayor Isen.
 NOES: COUNCILMEN: Beasley, Lyman
 ABSENT: COUNCILMEN: Sciarrotta.

Mayor Isen stated the understanding is that at any time the matter may come back to the Council for review and an assessment district may be initiated on the basis of front footage. City Attorney Remelmeyer said the Council cannot make that commitment, the assessment engineer would spread the assessment as he sees fit.

PLANNING AND ZONING MATTERS:

15. RESOLUTION ON CASE NO. 65-20, ROBERT J. FRANKS, NURSERY SCHOOL.

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

RESOLUTION NO. 65-162

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING A VARIANCE FROM THE PROVISIONS OF SECTION 4 OF APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" AS APPLIED FOR IN PLANNING COMMISSION CASE NO. 65-20 - ROBERT J. FRANKS - NURSERY SCHOOL.

Councilman Miller moved to adopt Resolution No. 65-162 and his motion, seconded by Councilman Lyman, carried by unanimous roll call vote (Councilman Sciarrotta absent).

30. PROPOSED ORDINANCE re. rubbish receptacles.

Mayor Isen asked that this item be taken out of order. Councilman Beasley suggested it be referred to management, but there was a man in the audience who had waited until now since 8 p.m. and Mayor Isen asked that he be heard.

John C. Hill, Jr. of 4912 Garnet Street, said his impression is that this ordinance would specify metal and plastic refuse containers and he protested as favoring fibreboard containers. He is an employee of Pacific Bronze Company which has been manufacturing containers since 1956. If this ordinance is passed he believes it would be unfair. His company was not notified of any suggested changes nor allowed to have their product inspected or examined.

City Attorney Remelmeyer said the proposed ordinance has been studied and restudied. Councilman Lyman believed a uniform container would be desirable, but there are times when it is necessary to dispose of a great deal of trash either from the house or yard and supplemental containers are necessary. There should be more flexibility in the ordinance than this proposed one shows. City Attorney Remelmeyer thought it might be well to refer the item to the Public Works Committee of the Council for setting a policy. Councilman Miller so moved and his motion was seconded by Councilman Vico.

Jerry Alter of 2305 Torrance Boulevard expressed the view that the proposed ordinance seems to have some particular manufacturer in mind. He said he had come into possession of about 100 square trash cans which would not comply with the new ordinance. He does not believe there is any reason the ordinance should specify "circular". City Manager Ferraro asked Mr. Alter what particular manufacturer he thought was being favored. Mr. Alter did not say, but he did say that such an ordinance would limit the number of manufacturers who could supply such a product and he thought the ordinance was framed so as to accomplish just that result. Mayor Isen agreed to the extent of asking why the container could not be square as conveniently as round and City Manager Ferraro stated in less than fifteen months fourteen employees have been injured in lifting various sizes and types of rubbish containers; there have been seventy-one days lost time and it amounts to 35,000 manhours as the result of industrial injuries. In that event, Councilman Lyman thought that aspect should be stressed rather than the possibility of saving time and thus serving

more homes per day.

The motion to refer the matter to the Public Works Committee carried, there being no objection. Mr. Alter and Mr. Hill, Jr. as well as Mr. Hill, Sr. will be notified of the time of the Committee meeting.

SEWERS AND DRAINAGE:

16. STORM DRAINS - SOUTH TORRANCE OIL FIELDS Recommendation of City Engineer/Street Superintendent, with concurrence of City Manager, that \$50,000 be appropriated from the Drainage District 8A Account, Job No. 8100, for the first phase of construction of subject storm drain.

Councilman Beasley moved to concur in the recommendation and so appropriate. His motion was seconded by Councilman Lyman and carried as follows:

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

17. NOTICE OF COMPLETION OF SANITARY SEWER IN EMERALD STREET BETWEEN HAWTHORNE AND MANSEL AVENUES, JOB NO. 65057. Recommendation of City Engineer/Street Superintendent, with concurrence of City Manager that Council accept the work on the subject improvement and that no liquidated damages be assessed.

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

FISCAL MATTERS:

18. PRELIMINARY PLANS FOR ADDITION TO TORRANCE ADULT CENTER. Recommendation of Park and Recreation Commission, with comments of Director of Recreation and concurrence of City Manager, to approve the preliminary plan for the addition to the adult recreation center at 1318 Cravens Avenue.

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

19. ENTRADERO PARK IMPROVEMENT: Favorable reaction of Park and Recreation Commission to the request of Entradero Park Improvement Committee to commence initial development of Area II, with comments of Director of Recreation and concurrence of City Manager.

Councilman Miller moved to concur and his motion was seconded by Councilman Vico. Roll call vote was unanimously favorable (Councilman Sciarrotta absent).

20. REFUND OF DRAINAGE IMPROVEMENT FEES COLLECTED IN ERROR FROM J. H. BARTON CONSTRUCTION CO. Recommendation of City Engineer/Street Superintendent, with concurrence of City Manager, that \$6,842.20 be refunded to the developer, J. H. Barton Construction Co.

Councilman Beasley moved to concur in the recommendation and make the subject refund. His motion was seconded by Councilman Miller and carried by the following roll call vote:

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

21. AWARD OF PURCHASE ORDER CONTRACTS FOR STATIONERY SUPPLIES.

Recommendation from Senior Buyer, with concurrence of City Manager, for purchase order contract awards for stationery supplies.

The successful vendors are: Pioneer Stationers, Bayless Stationers, Industrial Stationers and Stationers Corp.

Councilman Olson moved to so award the contracts and his motion was seconded by Councilman Miller. Roll call vote was unanimously favorable (Councilman Sciarrotta absent).

City Manager Ferraro explained there would be one purchase order for a six months period.

22. EL CAMINO COLLEGE BUS TRANSPORTATION CONTRACT. Recommendation for extension of El Camino college bus transportation contract to June 30, 1966 without change from City Bus Superintendent, with concurrence of City Manager.

Councilman Miller moved to concur in the recommendation and Councilman Beasley seconded. In answer to a question from Councilman Olson, Finance Director Dundore said the City breaks even on this contract. Roll call vote was unanimously favorable (Councilman Sciarrotta absent).

23. TRAVEL REQUEST - ICMA CONFERENCE. City Manager submitting for approval request to attend ICMA conference in Montreal, September 19 to 23, 1965, with appropriate expenses paid.

Councilman Beasley moved to grant the requested approval. His motion was seconded by Councilman Miller and carried as follows:

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

24. EXPENDITURES OF OVER \$300.

Councilman Beasley moved to approve the following items of expenditure:

1. \$414.34 to Pages Inc. for 12 tumbling mats, 4 x 5 ft., to be used by the Recreation Department at City parks, budget item.

2. \$791.02 to Zellerbach Paper Company for assorted paper products to be used by the Recreation Department for City park programs, a budget item.

His motion was seconded by Mayor Isen and carried as follows:

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

PARK AND RECREATION:

25. CONVERSION OF OLD NORTH TORRANCE LIBRARY. Recommendation of Park and Recreation Commission, with concurrence of Director of Recreation and City Manager, to apply \$1,000 donation of Herma Tillim Estate toward improvement of the old library and to call the converted building the Herma Tillim Memorial Building.

Councilman Beasley moved to concur in the recommendation as stated and his motion was seconded by Councilman Olson. Roll call vote was unanimously favorable (Councilman Sciarrotta absent).

COMMUNITY AFFAIRS:27. PROCLAMATION:

Mayor Isen proclaimed the week of August 15 through 21, 1965 as SOCIAL SECURITY WEEK.

ITEMS NOT OTHERWISE CLASSIFIED:

29. SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS. Proposed resolution regarding agreement between City and other cities which are members of the subject association.

Mayor Isen said if there was no objection, this would be tabled for consideration at any time it may appear desirable. There was no objection.

31. PROPOSED RESOLUTION COMMENDING LOS ANGELES COUNTY BOARD OF SUPERVISORS FOR ENDORSING PROPOSED INITIATIVE AMENDMENT TO THE STATE CONSTITUTION FOR GREATER HOME RULE AND URGING SUPPORT.

Mayor Isen requested this item be held for consideration at the next Council meeting. He particularly objects to the wording of section 3 in the last sentence thereof and wants the specific actions listed deleted. There was no objection.

32. REMINDER RE REPLACEMENT ON YOUTH WELFARE COMMISSION.

The Councilman has taken note of this informational item.

SECOND READING ORDINANCES:

33. ORDINANCE NO. 1613.

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

ORDINANCE NO. 1613

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 25.36 OF CHAPTER 25 OF "THE CODE OF THE CITY OF TORRANCE, 1954" ENTITLED "APPLICATION OF ARTICLE" TO REQUIRE THAT THE OWNERS OF PROPERTIES USED FOR RESIDENTIAL PURPOSES DEDICATE FOR STREET WIDENING PURPOSES PORTIONS OF SAID PROPERTY ABUTTING SAID STREETS PRIOR TO ERECTION OR ALTERATION OF A BUILDING ON SAID PROPERTY.

Councilman Lyman moved to adopt Ordinance No. 1613 at its second and final reading. His motion was seconded by Councilman Vico and carried by unanimous roll call vote (Councilman Sciarrotta absent).

* * * * *

The hour of 12 midnight having arrived, Mayor Isen asked City Attorney Remelmeyer if it would be advisable to move to continue the meeting into the day of August 11, 1965.

Councilman Vico moved instead, to adjourn. Roll call vote was:
 AYES: COUNCILMEN: Beasley, Lyman, Vico.
 NOES: COUNCILMEN: Miller, Olson, Mayor Isen.
 ABSENT: COUNCILMEN: Sciarrotta.

Mayor Isen moved that the meeting continue in session into August 11, 1965 and his motion was seconded by Councilman Olson. Roll call vote was:

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

The meeting continued.

34. ORDINANCE NO. 1614.

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

ORDINANCE NO. 1614

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING SECTIONS 25.42 and 25.43 TO ARTICLE IV OF CHAPTER 25 OF "THE CODE OF THE CITY OF TORRANCE, 1954" DEFINING ABANDONED DRIVEWAYS AND REQUIRING REMOVAL OF ALL SUCH DRIVEWAYS.

Councilman Miller moved to adopt Ordinance No. 1614 at its second and final reading. His motion was seconded by Councilman Lyman and carried by unanimous roll call vote (Sciarrotta absent).

ORAL COMMUNICATIONS:

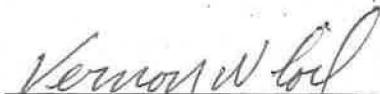
35. Mayor Isen asked if anyone was going to the Independent Cities meeting - that will be back for information next Council meeting.

36. City Manager Ferraro commended the new reporter, John Farley, of the South Bay Daily Breeze for staying through this long meeting.

Mr. Ferraro wished to publicly thank Mr. Page and Mr. McDonald, the owners of The Joker on Western Avenue near 190th, on behalf of himself, the Mayor and Council, for having closed the doors of their business during a crucial time in the trouble at that corner.

37. City Manager Ferraro asked if there was any objection to inviting the Park and Recreation Commission to work jointly with Torrance Beautiful Commission on the Pacific Bowl project and Mayor Isen said he believed that was the understanding.

There being no further business, the meeting was adjourned at 12:10 a.m., August 11, 1965.



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

APPROVED:



 Mayor of the City of Torrance

Edith Shaffer
 Minute Secretary

21.

Council Minutes
 August 10, 1965