

I N D E XCouncil Meeting held June 28, 1966, at 8:00 P.M.OPENING CEREMONIES AND PRESENTATIONS:

- | | | |
|----|---------------|---|
| 1. | Call to order | 1 |
| 2. | Roll call | 1 |
| 3. | Flag salute | 1 |
| 4. | Invocation | 1 |

STANDARD MOTIONS:

- | | | |
|----|---------------------------------|---|
| 5. | Approval of minutes | 1 |
| 6. | Approval of demands | 1 |
| 7. | Motion to waive further reading | 1 |

HEARINGS:

- | | | |
|----|---------------------------------|---------|
| 8. | Second Public hearing on budget | 1, 2, 3 |
| | Ordinance No. 1696 | 2 |
| | Ordinance No. 1697 | 2 |
| | Resolution No. 66-124 | 2 |
| | Resolution No. 66-125 | 3 |

PLANNING AND ZONING HEARINGS:

- | | | |
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| 9. | Variance 66-7, Seitz | 3, 5, 6 |
| 10. | Variance 66-3, First Baptist Church | 3 |
| 11. | Variance 66-6, Chaddick | 3, 4 |
| 12. | Zone Change 66-6, Sainsevain and Keehn | 7, 8, 9,
10, 11,
12 |
| 13. | Waiver 66-39, Glenn W. Hill | 12 |
| 14. | Report on El Taco Restaurant | 13 |
| 14A. | Fred Maddalone's license matter | 12 |
| 15. | Resolution 66-127 re South Bay Club Beauty Salon | 7, 14 |

BUILDINGS, STRUCTURES AND SIGNS:

- | | | |
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| 16. | Request of Richard Kaley for extension | 14 |
| 17. | Construction of restrooms at El Nido Park | 14 |
| 18. | Construction of restrooms at El Retiro, Hickory and
Lago Seco Parks | 14 |
| 19. | Emergency ordinance lifting building restrictions
Ordinance No. 1696 1698 | 14 |
| 20. | Ocean Avenue as a through street, Resolution No. 66-126 | 5 |
| 21. | through 32 - See minutes of adjourned portion of
meeting held January 29, 1966 at 7:00 p.m. | |

Torrance, California
June 28, 1966

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, June 28, 1966, 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. City Attorney Remelmeyer and City Manager Ferraro were also present.

3. FLAG SALUTE:

Mayor Isen introduced the Chamber of Commerce Distinguished Citizen of the Year, Stanley Dunn, who led the salute to the flag.

4. INVOCATION:

Minister of the Month R. W. Kornegay of First Church of the Nazarene, opened the meeting with an invocation and Mayor Isen presented to him his second Certificate in appreciation of having furnished spiritual guidance.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved to approve the minutes of the regular meeting held June 21, 1966, as written. Councilman Vico seconded and there was no objection.

6. APPROVAL OF DEMANDS:

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

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

7. MOTION TO WAIVE FURTHER READING:

Councilman Sciarrotta moved 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, seconded by Councilman Beasley, carried by unanimous roll call vote.

For the benefit of those in the audience who are not familiar with the mode of procedure, Mayor Isen explained the operation of Council agendas and meetings.

HEARINGS:

8. SECOND PUBLIC HEARING ON PROPOSED BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 1966 and ENDING JUNE 30, 1967.

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

On motion of Councilman Sciarrotta, seconded by Councilman Vico, the hearing was ordered closed by unanimous roll call vote.

Mayor Isen commented that a minibus should be purchased as soon as possible and the resolution adopting the budget should be amended to that extent. This appears under Item 8D of these minutes.

Councilman Olson made a general statement in explanation of the budget. The net result will be a reduction in the amount of 2¢ per \$100. The total budget is about \$12½ million, with 70% going for wages.

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

ORDINANCE NO. 1696

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 36.3 OF CHAPTER 36 OF "THE CODE OF THE CITY OF TORRANCE, 1954" ENTITLED "CIGARETTE TAX" AND SUBSTITUTING A NEW SECTION 36.3 THEREFOR TO REFLECT A TAX OF TWO MILLS PER CIGARETTE TO BECOME EFFECTIVE JULY 1, 1966.

Councilman Beasley moved to waive further reading of Ordinance No. 1696 and his motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote.

Councilman Sciarrotta moved to adopt Ordinance No. 1696 at its first reading. His motion was seconded by Councilman Beasley. This is, in effect, an emergency ordinance effective immediately on adoption. Roll call vote was unanimously favorable.

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

ORDINANCE NO. 1697

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 36.3 OF CHAPTER 36 OF "THE CODE OF THE CITY OF TORRANCE, 1954" ENTITLED "CIGARETTE TAX" AND SUBSTITUTING A NEW SECTION 36.3 THEREFOR TO REFLECT A TAX OF TWO MILLS PER CIGARETTE AND REPEALING ORDINANCE NO. 1696 RELATING TO THE SAME MATTER.

Councilman Beasley moved to waive further reading of Ordinance No. 1697. His motion was seconded by Councilman Lyman and carried by unanimous roll call vote.

Councilman Sciarrotta moved to approve Ordinance No. 1697 at its first reading. His motion was seconded by Councilman Olson and carried by unanimous roll call vote.

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

RESOLUTION NO. 66-124

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REVISING THE SCHEDULE OF FARES FOR THE MUNICIPAL BUS DEPARTMENT EFFECTIVE JULY 10, 1966.

Councilman Miller moved to adopt Resolution No. 66-124 and his motion, seconded by Councilman Vico, carried by unanimous roll call vote.

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

RESOLUTION NO. 66-125

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE ADOPTING THE ANNUAL BUDGET FOR THE FISCAL
YEAR 1966-67.

On motion of Councilman Sciarrotta, seconded by Councilman Beasley, Resolution No. 66-125 was adopted as submitted, but with an amendment providing an appropriation of \$15,000 for the purchase of a minibus to be financed by an increase in the General Fund contribution to the bus system in a like amount. Roll call vote was:

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

NOES: COUNCILMEN: None.

Councilman Beasley moved the Committee's report with three recommendations regarding the Municipal Bus System be accepted by the Council. Councilman Sciarrotta seconded and roll call vote was unanimously favorable.

PLANNING AND ZONING HEARINGS:

9. VARIANCE 66-7, ALAN AND CAROLINE M. SEITZ. Request for a variance of the off-street parking requirements for a nursery school located in the C-2 zone at the corner of Yukon Avenue and 190th Street. Applicant is proposing to provide four parking spaces. The Planning Commission recommends approval subject to certain conditions.

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

This being a public hearing, Mayor Isen asked if anyone wished to speak. Mrs. Seitz came forward and presented a petition signed by homeowners in the neighborhood. However, because one of the men who was opposed to the variance had not yet joined the meeting and there being many other matters to consider, Mayor Isen asked that the remainder of the hearing be taken up a little later in the meeting. There was no objection.

10. VARIANCE 66-3, FIRST BAPTIST CHURCH (BURT SCOTT, CHAIRMAN) Variance of off-street parking requirements to allow additional off-street church parking in the R-2 zone. Subject property located at 1720 and 1724 Manuel Avenue. Planning Commission recommends approval subject to certain conditions.

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

This being a public hearing, Mayor Isen asked if anyone wished to speak in opposition; there was no response.

Councilman Beasley moved to close the hearing. His motion was seconded by Councilman Sciarrotta and carried, there being no objection.

Councilman Sciarrotta moved to concur in approval, with all conditions. Councilman Miller seconded and roll call vote was unanimously favorable.

11. VARIANCE 66-6, DONNA E. CHADDICK. Request for a variance to permit operation of hair goods business and for a variance of the off-street parking requirements located in C-1 zone at 2208-10-12A and 12B Torrance Boulevard. Planning Commission recommends approval of the business and denial of the off-street parking reduction.

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

Jack Brooks of 3246 Eldorado said he and Dr. Grubbs own the medical building at 2204 Torrance Boulevard. They provided parking strictly in accordance with the City requirements and have had reason to be very grateful for having done so, even though it cost \$20,000 to raise the building in order to park underneath.

Dick Miller, 2305 Torrance Boulevard, representing the petitioner for this variance, said 914 square feet would be used for the business, and in effect, there would be a shortage of .57 stalls for parking. All four protests, he said, are from the same building; there are also four approvals. Mrs. Chaddick will have two appointments per day, usually in the evening. Councilman Olson developed that if the business now sought moved out, the variance would go with the building only in case it was the same type of use. Control would be had through the necessity to apply for a business license. It is proposed to use two of the upstairs apartments for the hair goods store; the proponent would live in one. Four available spaces would be provided of which two would be for tandem parking. Mrs. Chaddick has no employees at this time, but may possibly have one as business warrants.

Councilman Miller did not see any way to project the business which could build up and there is no way to control it. He did not think the fact that Mr. Brooks and Dr. Grubbs had furnished adequate parking should now work to their disadvantage.

Mayor Isen thought any potential business in downtown Torrance should be viewed liberally. Mrs. Chaddick presently is operating at 5039 Torrance Boulevard and states she seldom has more than one person in her shop at one time.

Planning Director explained that under the best conditions, they would be two spaces short and normally, the City does not permit tandem parking. Mayor Isen's office is in the Woolley Building across the street and a little westerly of the location being discussed; he said there is no off-street parking provided there and no great problem even though it is not marked for two-hour parking. Councilman Olson pointed out the difference in type of business, especially as to busy time of day. Councilman Lyman repeated the premise that the lack of parking problems along here is probably due to the fact that Mr. Brooks paid what was necessary and provided the parking strictly in compliance with the ordinance.

Councilman Miller pointed out that the streets along here were widened to provide more parking, at considerable cost. Also on this same agenda one-hour parking is being put into effect a block away because of a parking problem (on Arlington).

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

Councilman Sciarrotta then moved to concur in the recommendation of the Planning Commission, which is to approve the operation of a hair goods business on subject property, but to deny the reduction of the off-street parking requirements. Roll call vote was unanimously favorable, except that Mayor Isen felt the variance should be granted as to parking. He favored granting the approval of the business.

* * * * *

Mayor Isen asked that Item 20 next be considered to accommodate the many interested persons present.

20. This is a TRAFFIC AND PARKING item, recommending that Ocean Avenue be made a through street between Pacific Coast Highway and Sepulveda Boulevard.

Mr. Wm. Uerkwitz was spokesman for the interested citizens. He suggested also a four way stop at Lomita and Ocean. This, Traffic Engineer Horkay said, has been ordered by the Traffic Commission but there was not time to get it on this agenda of the Council. He recommended holding off the posting until that is done.

Mr. Uerkwitz asked that 234th also be a four-way stop on Ocean to alleviate the drag-strip in front of the park which is now nearing completion. Mr. Horkay said Ocean would be made a through street with all streets approaching Ocean stopped; Ocean and Lomita would be four-way; Ocean and 230th would be four-way stop until 230th is extended. The only question seems to be as to 234th.

Councilman Beasley suggested the Traffic Engineer study 234th and bring in a report, and moved to approve the report on the various matters, excluding 234th, that STOP signs be installed as indicated and that Ocean be posted for 25 miles per hour, and the red zones. Mayor Isen seconded and there was no objection.

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

RESOLUTION NO. 66-126

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.

Councilman Miller moved to adopt Resolution No. 66-126 and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

Mayor Isen remarked that it would be well to refer the four-way stop at 234th Street to the Traffic Engineer, the Traffic Commission, and a neighborhood group for possible solution. Councilman Miller asked for a specific time limit which Mr. Horkay said should be thirty days after the signs have been installed.

Several homeowners spoke: Paul Genova, 22909 Ocean Avenue, Mrs. Don Untereiner, 22821 Ladeene Avenue, and a Mrs. Watts of 23111 Adolph (Phone 378-3369) and Mayor Isen appointed them to pick two others and act as a committee to talk with Mr. Horkay and bring back a report at the discretion of the department. Mr. Genova was appointed chairman.

A recess was declared at 9:15 from which the Council reconvened at 9:25 and on motion of Councilman Beasley, seconded by Councilman Miller, recessed for the purpose of holding the Redevelopment Agency meeting. The Council returned to the regular agenda at 9:27 p.m.

9. VARIANCE, ALAN AND CAROLINE SEITZ.

This hearing was continued, the interested persons having arrived.

Mayor Isen asked if this matter had not been planned to come before the Council at the same time as the ordinance which would permit the parking as requested and City Attorney Remelmeyer confirmed that the ordinance would permit the amount of parking asked for under this variance.

Mr. Richard Habegger of 18911 Yukon Avenue said he had presented a petition signed by 12 of the 15 immediately affected homeowners. His objection is to the traffic hazard by adding on-street parking at this already congested corner. The nursery school proposes four off-street parking spaces, two for the teachers and the other two for parents who bring their children to the school. Under present regulations this would be two short of the six required. He described the traffic problems at this corner which he said will be aggravated if the variance is granted.

David Bentley of 18903 Yukon stressed that it would be necessary to make a left turn into the driveway, unless coming from the north. The entrance to the nursery school is off Yukon, catercornered to 190th Street. Mr. Shartle said there are two entrances, one on Yukon and one on 190th.

Edward Fong of 18919 Yukon, next door to the nursery school, agreed with the other two men who had spoken and said further that the parking lot would face directly into the windows of his bedroom which he considers to be an invasion of privacy. There is only a five foot wall. His property also is C-2 but he understands that the nursery school would affect possible sale of his property. Mayor Isen advised him that the property is zoned so that a nursery school is proper; all the council can do is regulate the parking by decision on this variance.

Planning Director Shartle said the parking lot improvement ordinance would require another foot of wall - six feet in all.

Henry Willt of 18916 Yukon objected, also on behalf of Mr. Pallack and Mr. Holliday who live on either side of him, and directly across the street from the subject property.

Mayor Isen again mentioned the ordinance under which no variance would be required and Mr. Shartle said the six spaces would apply to a retail store; four seems sufficient by all the studies made although no specific mention is made of nursery schools per se.

Mrs. Seitz, the applicant, 3605 West 190th Street, said there would be twenty to twenty-five children and two employees. She has worked for a year at the Playhouse Nursery at 2757 Cabrillo and there are thirty children enrolled there - and no off-street parking spaces. There have been no problems there. At the Yukon and 190th location, Mrs. Seitz plans an all-day nursery for children of working parents, who deliver their children to the school and then go on to work. There is no tarrying, and the children arrive at staggered hours because of the difference in their parents' employment hours.

Mrs. Seitz presented a letter signed by Mrs. Lukin of the Playhouse Nursery confirming her statements and Mayor Isen ordered it filed, after reading excerpts from it to the Council. Mrs. Seitz also offered a petition supporting her request. She said she would comply with all requirements, including the higher block wall. There are conventional driveways to the rear of each of the houses at 18911 and 18915 Yukon.

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

Councilman Sciarrotta moved to concur in the recommendation of the Planning Commission of approval with conditions, adding the condition that the concrete block wall be heightened by one foot. Roll call vote was unanimously favorable.

Mayor Isen asked that Item 15 next be considered.

PLANNING AND ZONING MATTERS:

15. PROPOSED RESOLUTION granting variance in Variance No. 66-4, South Bay Club Apartments Beauty Salon.

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

RESOLUTION NO. 66-127

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING A VARIANCE FROM THE PROVISIONS OF SECTION 6 OF APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" AS APPLIED FOR IN PLANNING COMMISSION CASE NO. v66-4 - ROBERT J. FRANKS - BEAUTY SALON.

Councilman Sciarrotta moved to adopt Resolution No. 66-127 and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

Mayor Isen mentioned the thirty day waiting period after granting a variance before presentation of the resolution which implements it. He asked that the City Attorney give some consideration to pro and con arguments as to making it two weeks.

Back to PLANNING AND ZONING HEARINGS the Council next heard:

12. ZONE CHANGE 66-6 - JOHN SAINSEVAIN AND LUDWIG KEEHN. Request for a change of zone from M-1 and M-2 to C-3 on property located on the south side of Lomita Boulevard at Madison Street. Recommended for approval by Planning Commission, with certain conditions.

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

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

Mr. Richard Del Guercio of 612 Flower Street, Los Angeles, representing the applicants, said the conditions imposed by the Planning Commission are acceptable to his clients. However, the escrow is not closed and the purchase price has not been paid.

Mayor Isen expressed the opinion that the medical office buildings, laboratories, etc., should not be commenced until it is certain that the hospital will be established there. Basically Mr. Del Guercio agreed, saying the hospital is the key to the whole complex. The hospital is proceeding toward getting Federal funds and in that connection availability of the land and the zone change is essential to the necessary commitment from the Federal government. However, if the Hill Burton funds are not available, he believed there would be sufficient community interest to proceed. The title owners are not named on the application. The escrow is scheduled to close in September but the rezoning is not a condition thereof. Mayor Isen repeated that he believed the applicants should acquire the property and be able to state that they can finance both the hospital and medical clinic complex. Otherwise there is the possibility of the City having to rezone if the plans do not materialize. A precise plan is definitely a condition of approval.

Other questions regarding financing were asked by Mayor Isen, resulting in the statement that the medical facilities other than the hospital would be covered by institutional financing. Mayor Isen's concern was based on the tremendous industrial upsurge along Lomita Boulevard at this time.

Councilman Vico doubted that a seven-story hospital so near the airport would be good planning.

Councilman Olson asked if the medical complex would also be sound-proofed to the extent promised for the hospital in view of the proximity of the airport and attendant noise. Mr. Del Guercio said he believed they would be compatible.

Councilman Lyman also wondered if this is not the worst possible location for a hospital. There seems to be a complete reversal of expert opinion and he asked for an explanation of this right-about-face. In effect, Councilman Beasley asked the same questions.

Mayor Isen expressed a feeling of frustration, saying the Council finds itself on "both horns of a dilemma" and he read from the Planning Department recommendations the precautions advised for protecting the interests of the airport. The airport is established in perpetuity and he criticized a statement that it might have to be abandoned under certain circumstances.

Mr. Del Guercio said all the professional departments have recommended approval, even taking into account the matters discussed. The present zoning would permit all the para-medical uses customary to a hospital complex of this nature. In fact, there is a medical building being constructed immediately adjacent to the west. The zone change application is for the purpose of the hospital itself as a domiciliary institution.

Councilman Sciarrotta voiced similar doubts to those of the other councilmen.

Councilman Miller mentioned two questions: Should industrial land be rezoned - and should a hospital be so near the airport. If the industrial land is being changed for a better and greater use, he thought another close look is warranted. In this connection, he asked just what the potential of the hospital would be, as to employment, tax revenue, or whatever - who can be believed if not the experts and the FAA?

Councilman Olson agreed that no one quarrels with the idea of hospitals and doctors' offices, but is this the highest and best use of the particular site? The same group of experts a year ago was opposed to rezoning industrial land 2,000 feet farther north for residences on the grounds of danger from the airport. Now they approve a seven-story hospital 2,000 feet farther south. Mr. Del Guercio said some of the thinking has been changed by aviation easements and changed flight patterns.

Councilman Lyman challenged Airport Manager Egan's change of mind but Mr. Egan offered in rebuttal the theory that there is now being presented an entirely different set of facts. The population of a hospital is transient and not the kind of people who complain about air traffic. Residential use is incompatible; a cemetery is compatible; industrial use is compatible - he has had no change of thinking. The noise problem can be resolved. The only question asked of the FAA was if there is an obstacle to air navigation and the answer, under the FAA's criteria was "No." However, the FAA did say there should be sophisticated acoustical treatment. In conclusion, this is a different set of facts than that which confronted the Council previously, as to either the Jefferson lease, or residential.

Two planes have crashed in this area in the last eight years. The Little League ballpark was not recommended near here. Councilman Lyman again asked wherein lies the distinction.

Mr. Jack Lehman, 3530 West 225th Street, representing the architect engineer division of Aerojet General Corporation, working on this facility. His company consists of worldwide experts in the pertinent fields of science. These buildings would be constructed as are the buildings at International Airport and Mr. Lehman referred to the testimony of Airport Manager Francis Fox of that facility before the Planning Commission. The same type of acoustical treatment would be used in all the satellite buildings.

Councilman Beasley said all that is before the Council now is an application to rezone thirty-five acres of industrial property to C-3; this may turn out to be nothing but a promotional scheme. Mr. Lehman said wherever the hospital is built, his group has the job to go ahead with it. This site would be completely adequate.

Mr. Walter Howells of 3646 228th Place, said he would not want to be in that hospital with planes flying around. He is a labor representative and has been for eighteen years and believes this city should look toward bringing in manufacturing in order to derive maximum revenue as a primary consideration. If this property is given to the hospital there will be demands for more by others. He believes this is a pressure promotional project and the Council should carefully weigh its decision from the standpoint of noise - danger - this is the wrong location.

Mr. Wm. Uerkwitz asked if this construction would change the flight pattern and Mr. Del Guercio said it would not.

Councilman Sciarrotta said he would like to make a motion to refer this to the Airport Committee of the Council, but Mayor Isen asked that there be further discussion following a recess, at 10:35. The Council returned to the case at 10:50 p.m.

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Before resuming the discussion on Item 12, Mayor Isen announced that there is no chance of completing the entire agenda this evening. The following items will be considered: 13, 14, 14A (Maddalone) 15, 16, 17, 18 and 19. Starting with Item 21, the balance will be held to the meeting on Wednesday, June 29th, in conjunction with the hearing on the Bounty Room.

As to Item 30, Councilman Beasley moved to continue the report of the City Attorney for thirty days - a specific date of July 26, 1966 at 8:00 p.m. was set. Councilman Sciarrotta seconded and there was no objection.

* * * * *

Further questioning disclosed that there is a proposal in the mill through the FAA to change the flight pattern again although it does not seem to be related to these circumstances. Councilman Sciarrotta also asked if it is true that the medical building, drug stores, etc. could go in M-2 zoned land without coming before the Council and Planning Director Shartle said M zone permits all these uses subject to parking requirements. Only ten acres are subject to a precise plan, Mr. Shartle said.

The advantages of approving the plan as to entire 34 acres, instead of just the ten, were pointed out by Mr. Del Guercio, although he said his group is agreeable to either. He introduced the principals: Dr. Greenhut, Dr. Foster, Dr. Tenn, Dr. Douglas, and Mr. McCabe, an attorney. Also, the designing architect, Mr. Verge (? as to spelling).

Mr. Verge said more is involved than noise, principally relating to the purpose and type of use. But there is no doubt that these things can be done satisfactorily. He figures the hospital will cost \$35 per square foot, possibly a total of six or seven million dollars. At this point it is not possible to set the cost of the balance of the complex. He too said it is to the advantage of the City to rezone the entire parcel and get the benefit of master planning.

Mr. Leonard Ensminger, Administrator of Torrance Memorial Hospital, said the Board had decided on this as the most feasible site from which to serve the community. A 250 bed hospital is proposed with expansion later to 500 beds, a monumental program involving some \$7 million. The present Torrance Memorial Hospital is a 100 bed facility and Mr. Ensminger is responsible for all the various facets of its operation, as he will be with respect to the new one. The hospital portion of this proposed complex will employ one thousand people and the entire complex about four thousand. It could be a tremendous stimulus to the economy of Torrance and is not slipshot in any sense. He would more concerned as to the placing of a hospital near the airport than would be any patient - he would live there. He hoped there would be no apprehension as to a plane crashing into the hospital. The donation of this piece of property would be for the good of the community; this is not a promotional project. This donation, he said in answer to Mayor Isen's question, would be when escrow closes in September; when the priorities are established. Mayor Isen said he would be willing to abide by all the conditions as evaluated by the experts. Councilman Beasley modified his statement as to "promotional" and said he had not meant in any derogatory connotation.

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

Each of the councilmen expressed their views. Councilman Miller thought the good points outweigh the bad by a considerable margin. Mayor Isen asked for a condition that there be no building of the auxiliary buildings or any of the private buildings until the actual erection of the hospital is assured. Also, a stipulation for acoustical treatment of the entire complex, reasonable sound proofing to be recommended by sound engineers. City Attorney Remelmeyer suggested in this connection that the proponents here agree to hire at their own expense acoustical engineers to advise the Council itself, rather than take the word of the architects on this and that part of the precise plan be that it be subject to review by this acoustical expert (as an example he mentioned Dr. Loye). Mr. Del Guercio said the proponents would be agreeable.

Councilman Olson said he had entered this meeting opposed, but has been convinced otherwise, especially in view of the employment it would furnish.

Mayor Isen ascertained that Mr. Del Guercio is authorized to enter into these stipulations, and asked that he stipulate there be no building of any of the satellite buildings on the remaining 25 acres until the City Attorney is convinced the hospital is adequately financed and will be built. Mr. Del Guercio said he could not so stipulate; it is too broad and general a condition. However, he said he would stipulate that unless there is a hospital, there would be no satellite buildings.

Mayor Isen also asked that the Council, the Building Department, or Mr. Leonard Ensminger be advised when all finances have been arranged and the deed to the property has been received. Mr. Del Guercio said the hospital would be assured before anything else was started.

Mr. McCabe protested that this would cause confusion; it is now possible to construct a building, not a hospital, as is being done near there. Councilman Miller told him the whole point is to control the whole project. Mr. McCabe said it would not be fair to require that the hospital be first constructed. Mayor Isen said that is not the

thing being asked; rather, it is that the acreage has to be deeded to them, and they must have the financial ability to proceed. He summed up the condition to assurance by Leonard Ensminger that the hospital was an absolute reality.

Councilman Lyman asked what would happen if it is found they cannot build the hospital; would there be a reversionary clause and Mr. Del Guercio said there probably would be; however, a great deal has been staked on the project and the only way to get it started is to start it. Councilman Olson asked Mr. Ensminger if all reasonable protection has been offered in the best interests of his Board of Directors and Mr. Ensminger answered what is best for the community is this ten acres dedicated to a community non-profit hospital. He agreed there would be the reversionary clause mentioned.

Councilman Lyman assured Mr. Ensminger of the Council's concern that "he get his hospital". If the government does not come through, Mr. Ensminger said there would be private funds available, still for a master planned 250 bed hospital.

Mr. John Sainsevain who lives at 2524 Via Rivera, Palos Verdes Estates, said it might be well to have deed restrictions on the ten acres that they be used only for hospital purposes. Mayor Isen said the understanding all along had been that there would be an outright gift of ten acres for the Torrance Memorial Hospital; and there should be a requirement to a like effect. Mr. Sainsevain said the gift is only if they do actually build the hospital and there will be a restriction for that use. Mayor Isen said the particular hospital desired is Torrance Memorial Hospital, not "a hospital".

City Attorney Remelmeyer said probably the deed restriction would be the best solution but he was not sure it would be enforceable. He would not approve it without further study.

Dr. J. W. Greenhut, 4010 West Sepulveda, Torrance, said the whole purpose of the doctors of the community in getting into this is to make certain that Torrance Memorial Hospital, a 43 year old structure, does not die because of lack of ability to compete with a modern structure. Mayor Isen said personally he believes the balance is in favor of the project only because of the advantage to Torrance Memorial Hospital. There is no reason for the satellite stores without the hospital and they should not be built if Torrance Memorial Hospital finds it is not able to build also. He wants some assurance on that point and asked how long before it can be given.

Mr. Lehman said he would like to answer without naming the lending agency. Two weeks ago negotiations confirmed that as soon as they have submitted their application, July 30th, and have the first evaluation, verbally, of their classification under Hill-Harris, the lending people are prepared to lend all or part of the funds necessary to construct a \$7 million hospital. They asked to have the meeting in early August.

A change of zone requires an ordinance with first and second readings and signing of the ordinance by the Mayor. Mayor Isen tentatively suggested that the Council could proceed with this activity until it comes to the actual signing of the ordinance and he could withhold his signature, about six weeks from now, until absolute proof is shown to the satisfaction of the Council that the hospital will be a reality on this site. City Attorney Remelmeyer said this would not be a legally practical way to handle it because the Mayor's signature is only a ministerial act and at that point the Mayor would necessarily sign. He recommended rather, that if there is no substantial evidence that the deed has passed to Torrance Memorial Hospital, that the second reading of the ordinance be held up pending that event and evidence that they are financially able to proceed.

Mr. Del Guercio said both sides are trying to accomplish the same thing and there is a mutual understanding of the problems. This span of time to provide assurance is agreeable to his group but he cannot guarantee a specific bit of information on a specific date.

Mr. McCabe mentioned a deadline of September 6th and asked for some speed in this procedure. Mr. Remelmeyer said some of these matters can be set up in the precise plan but he is not sure just how much if permissible.

In that event and in view of the needed stipulations, Councilman Beasley moved to hold this case for another week and Councilman Lyman seconded. Mayor Isen asked for an informal poll of the Council on the principles involved, but it was not taken.

Councilman Miller moved to refer the matter to the Airport Committee of the Council to meet with the proponents and City Attorney and draft a set of stipulations and conditions. Councilman Lyman seconded.

Mr. Del Guercio said he would agree to some language that would say unless the hospital goes in, the medical complex would not be built. City Manager Ferraro was concerned about the size - and Mr. Del Guercio said 250 beds are planned at this time - maybe more, maybe slightly less, but a substantial hospital. Mr. Verge added that there will be a minimum of 250 beds and a master plan for 500. Torrance Memorial is the only hospital being considered and Mr. Del Guercio said he would stipulate to that.

Councilman Miller withdrew his motion - Councilman Beasley withdrew his motion and Councilman Lyman agreed, as the second of each.

Councilman Miller then moved to concur in the recommendation of the Planning Commission to approve, subject to all the conditions and stipulations set forth by the Planning Commission, the Planning Department and contained in the detailed discussion at this hearing. Councilman Sciarrotta seconded and roll call vote was unanimously favorable (Councilman Lyman "reluctantly").

A recess was declared at 11:45 p.m. and the Council reconvened at 11:55.

13. WAIVER 66-39, GLENN W. HILL. Appeal of denial by the Planning Commission May 18, 1966 of waiver to retain a six foot wall on property at 2601 Highcliff Drive.

Joe Hill was present representing his father who could not attend because of illness.

Councilman Sciarrotta moved the waiver be granted and Councilman Lyman seconded. Mayor Isen said he had viewed the site and saw nothing wrong, especially considering what neighbors had done on their property to the same general effect. Roll call vote was unanimously favorable, except for Councilman Miller who abstained because he sold the house to the Hills.

14A. FRED MADDALONE LIQUOR LICENSE.

Mayor Isen explained that Mr. Maddalone has a restaurant in the Hollywood Riviera section where he has had a general on-sale license including beer and wine. It is a family type restaurant and he finds that the bar as such is not compatible. He has sold his hard liquor license and retains the license for beer and wine. Now, he has been told he must get a conditional use permit.

Councilman Olson moved to show interpretation of the ordinance by the Council, that Mr. Maddalone's situation does not fall within the ordinance requiring conditional use permit. Mayor Isen seconded and roll call vote was unanimously favorable.

14. REPORT ON EL TACO RESTAURANT. Recommendation of Building and Safety Director, Planning Director and Senior Deputy City Attorney, with concurrence of City Manager, that no further action be taken.

Mr. Thompson and his attorney, Mr. Dellamano were present, also Lt. Hare and Ray Flynn. Mayor Isen said the Council has before it regular and emergency ordinances requiring conditional use permits on all restaurants but he is still of the opinion that this can be settled between the parties.

Mr. Dellamano said there have been discussions and probably a compromise can be reached tonight. The main opposition has been from residents on the south side of the property, Lot 13. Now Mr. Thompson proposes that he will build a wall along the east property line and in addition a solid wall along the south property line (to the back) on the alley, a six foot concrete block wall. The restaurant would be of the enclosed type.

Representing the neighbors, Lt. Hare said this does not solve the problem as to the vacant lot to the west, where Baskin-Robbins plan to go in. Baskin-Robbins is not a restaurant, but an ice-cream parlor. Planning Director Shartle said their plans came in this afternoon and comply with the parking regulations. If the Council wishes to have complete control, City Attorney Remelmeyer advised that the ordinance be changed so as to include ice-cream parlors within the conditional use permit. He and Mr. Knickerbocker and Mr. Shartle plan to present a compromise ordinance which will include what the Council wants in this respect. Baskin-Robbins is pressing to get through the Building Department.

Mayor Isen believes Baskin-Robbins is the current problem. A man came forward from the audience and introduced himself as Jack Edwards 18811 Crenshaw Place, Torrance, representing Baskin-Robbins. He said this is C-2 zoning; the homeowners knew that and should expect the normal C-2 uses. Mayor Isen explained the difference as to this site which backs up to homes. Mr. Edwards said his company is anxious to get their plans through; the plans are laid out for one parking access off the alley; if El Taco is approved a much better parking area can be arranged. Mayor Isen told him if he would stipulate to a continuance of this wall there would be no objection to building permits in either case and the Planning Director would approve a joint parking arrangement to the best advantage of both businesses. Mr. Edwards said he seemed to have no choice and Baskin-Robbins would put in the wall if that is to be the requirement. He said he is authorized to speak for the company. His principal is Jack Cantamore (spelling ?).

Mayor Isen moved that the Building Department be authorized to issue a permit to Thompson and/or his attorney, as per the last plan for the restaurant, subject to his agreement and stipulation that there will be constructed a six foot masonry wall the same color as the other one and the same type of concrete blocks acceptable to both parties, on the south and the east side of Lot 13. City Attorney Remelmeyer added the three stipulations: all lights be directed away from residential area; the restaurant will operate according to the latest plan (he did not mention the third stipulation) to which there have been no objections. Councilman Sciarrotta seconded.

Mr. Edwards said in case El Taco's plans fall through, he is willing and intends to go ahead anyway and asked if he could do so with a shortage of one parking space and Mayor Isen said yes, provided the wall is built. He also asked that the buildings be made to look alike. Mr. McKinnon said that is impossible.

Roll call on Mayor Isen's motion was unanimously favorable. This disposes of the El Taco problem. As to Baskin-Robbins, Mayor Isen expressed appreciation of Mr. Edwards' courtesy and asked him to rely on the Council and Staff.

BUILDINGS, STRUCTURES AND SIGNS:

16. REQUEST OF RICHARD KALEY for extension of time of building permit for 99 bed convalescent hospital at 4027 Spencer Street. Recommendation of Building and Safety Director, with concurrence of City Manager, to deny.

Councilman Beasley moved to concur in denial of the request. Councilman Sciarrotta seconded and there was no objection.

17. AWARD OF CONTRACT FOR CONSTRUCTION OF RESTROOMS AT EL NIDO PARK Recommendation for award to Glade Construction, at low bid of \$14,767.

Councilman Sciarrotta moved to concur in the recommendation as stated and that all other bids be rejected. His motion was seconded by Councilman Beasley and carried as follows:

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

NOES: COUNCILMEN: None.

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Councilman Olson said it had been his intention to vote "No" as to the motion on Item 16 above, in favor of the extension of time.

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18. AWARD OF CONTRACT FOR CONSTRUCTION OF RESTROOMS AT EL RETIRO PARK, HICKORY PARK AND LAGO SECO PARK. Recommendation to award to Motz Contracting Company, low bidder, in the amount of \$22,300 for all three, and reject all other bids.

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

19. PROPOSED EMERGENCY ORDINANCE re building restrictions on 2056 and 2062 West 233rd Street, Rogers.

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

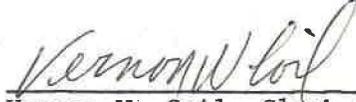
ORDINANCE NO. ¹⁶⁹⁸ 1696

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING THE PROVISION OF ORDINANCE NO. 1359 WHICH PROHIBITED BUILDING IN A CERTAIN PART OF THE SOUTH TORRANCE AREA SO AS TO EXCLUDE THEREFROM PROPERTY LOCATED AT 2056 AND 2062 WEST 233RD STREET IN TRACT NO. 530 AND DECLARING THE PRESENCE OF AN EMERGENCY. (H. AND H. ROGERS)

Mayor Isen moved to adopt Ordinance No. 1696 as an emergency ordinance and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

15A. Planning Director Shartle reported as to the granting of the variance to the Beauty Salon at South Bay Club, which stipulates limited operation as to the apartment house, there had been an ad on a market bulletin board for the services of the Beauty Salon. Mayor Isen instructed Mr. Shartle to write a letter to the salon owners reminding them of the conditions.

At 12:30 a.m. on motion of Councilman Sciarrotta, seconded by Mayor Isen, the meeting was regularly adjourned to Wednesday, June 29, 1966, at 7 p.m. Roll call vote was unanimously favorable.



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

APPROVED:



Mayor of the City of Torrance

Edith Shaffer
Minute Secretary

15.

Council Minutes
June 28, 1966