

I N D E X

Council Meeting held August 3, 1967, 5:30 p.m.

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Edith Shaffer
Minute Secretary

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Council Minutes
August 3, 1967

Torrance, California
August 3, 1967

MINUTES OF A REGULARLY ADJOURNED
MEETING OF THE TORRANCE CITY
COUNCIL

OPENING CEREMONIES AND PRESENTATIONS:

1. CALL TO ORDER:

A regularly adjourned meeting of the Torrance City Council, from July 25, 1967, was held on Thursday, August 3, 1967, in the Council Chambers of City Hall, at 5:30 p.m.

2. ROLL CALL:

Those responding to roll call by City Clerk Coil were: Councilmen Lyman, Miller, Sciarrotta and Mayor Isen. Councilmen Beasley was absent for the entire meeting (on vacation) and Councilman Vico joined the meeting at 6:35 p.m. Also present were City Manager Ferraro, City Attorney Remelmeyer, City Clerk Coil and City Treasurer Rupert. There is one vacancy on the Council due to the resignation of Mr. Olson on August 1st.

3. FLAG SALUTE:

At the request of Mayor Isen, Mrs. Betty Barnes led the salute to the flag.

4. INVOCATION:

Reverend Clifford L. Tierney, South Bay Church of God, Minister of the month of August, opened the meeting with an invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved to approve the minutes of the regular meetings held July 18th and 25th, 1967, as written. Councilman Miller seconded and there was no objection.

6. APPROVAL OF DEMANDS:

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

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

NOES: COUNCILMEN: None.

ABSENT: COUNCILMEN: Beasley and Vico.

7. MOTION TO WAIVE FURTHER READING:

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

Mayor Isen explained the reason for this meeting behind held on Thursday instead of Tuesday of this week and proposed that only such matters as do not prove controversial be heard. If others arise, he asked that they be continued to the next meeting.

Senior Administrative Assistant de Llamas introduced Mr. Nico Schipper, a law student from Amsterdam, and he was welcomed to the meeting and to Torrance by Mayor Isen.

HEARINGS:

8. STREET LIGHTING DISTRICT NO. 12. Formal hearing with two proposed resolutions.

Mayor Isen announced that the hour of 5:30 having arrived, this is the time and place fixed by Resolution No. 67-168 when and where any and all persons having any protest or objection to said proposed work, or to the extent of said assessment district, may appear before the City Council of said City of Torrance and show cause why said proposed work should not be carried out in accordance with said resolution.

City Clerk Coil presented Affidavit of Publication of Resolution of Intention and Affidavit of posting of "Notice of Improvement" and on motion of Councilman Sciarrotta, seconded by Councilman Miller, they were ordered received and filed by unanimous roll call vote (Councilmen Beasley and Vico absent).

Mr. Patrick Rosetti, representing L. J. Thompson, Assessment Engineer, was duly sworn by the City Mayor and gave testimony concerning the nature of the work and extent of the assessment district, in answer to City Attorney Remelmeyer's questions, as follows: He prepared the assessment in conjunction with Mr. Thompson, spreading the particular improvements within the designated boundaries, raising a specific amount of money to take care of the lighting installation, energy and maintenance for a period of three years which will be collected yearly on the tax bill. Mr. Thompson is the Assessment Engineer for the district. The report has been studied by the Council and generally speaking the streets, or some of them had lights, but were not within the lighting district. This was paid out of the General Fund by the City. Certain other lights were within other districts and this is, in effect, a clean-up operation, taking Hawthorne Boulevard from the two terminal ends within the City, that does not have lighting in a district which is being paid for by assessment districts. He enumerated Hawthorne Boulevard, Sepulveda Boulevard, Crenshaw Boulevard, Torrance Boulevard, Newton Street, 190th Street, Madrona Avenue, Maple Avenue, Lomita Boulevard, Del Amo Boulevard, 171st Street, 178th Street, 185th Street, Manhattan Place, Hickory Place, Linda Drive, one unnamed Street within Tract 26076, Haas Avenue, Taylor Court, Patronella Avenue, 166th Street, Gramercy Place, Illinois Court, Artesia Boulevard, 182nd Street, 185th Street, McAfee Place, 228th Street, Western Avenue and Mesa Street.

These are designated on the assessment diagram, as are the areas by boundaries showing which portion of these streets are within the district. The details as to each street are broken down as to the number of streets and what luminosity, and the charges for each light. The City contribution on the arterial highways is fifty percent of the cost and on residential streets is thirty percent and that contribution is from the General Fund. All moneys collected from the County each year will be placed in this Street Lighting Fund and from that fund the City will pay the revenues to Edison Company.

There is one in a R-3 zone which includes steel pole installation lights of 4,000 lumin; all others are 4,000 in residential and 7,000 on Newton and 20,000 throughout all the arterial highways. The 20,000 lumin installations are on wood poles and the payment is only for energy and maintenance. Where steel poles are placed, the charges will be borne by that area. Most of the installation is by overhead wiring; underground being too expensive and should go into a 1911 Act. For marbelite poles

and underground wiring an underground lot would run about \$250 and cannot be financed within this type of district. Under a 1911 Act, the improvements could be put in, paid for over a period of ten years financed by a bond issue, and take the energy and maintenance cost in one of these districts after the system has been installed.

The diagram referred to, Mr. Remelmeyer said is made available to anyone who should like to look at it. Mayor Isen asked if anyone was interested in examining this diagram.

Mr. Robert Flory who lives on McAfee Road asked how many lights are involved on that street and Mayor Isen asked that he meet with Mr. Rosetti in the conference room along with the Lighting Engineer and this matter will be held in abeyance until they have returned to the Council meeting.

In the meantime, Mayor Isen called for consideration of:

PLANNING AND ZONING MATTERS:

10. PROPOSED ORDINANCE providing two additional grounds for deviation from Parking Lot design requirements.

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

ORDINANCE NO. 1790

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTIONS 93.4.24 AND 93.5.12 OF DIVISION 9 OF THE "TORRANCE MUNICIPAL CODE" AND SUBSTITUTING NEW SECTIONS THEREFOR PROVIDING TWO ADDITIONAL GROUNDS FOR DEVIATION FROM PARKING LOT DESIGN REQUIREMENTS.

Councilman Miller moved to approve Ordinance No. 1790 at its first reading. His motion was seconded by Councilman Sciarrotta and carried by unanimous roll call vote (Councilmen Beasley and Vico absent).

11. PROPOSED ORDINANCE ADDING PROVISIONS TO OFF-STREET PARKING ORDINANCE.

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

ORDINANCE NO. 1791

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 93.4.17 OF CHAPTER 3 OF DIVISION 9 OF THE "TORRANCE MUNICIPAL CODE" AND REPLACING IT WITH A NEW SECTION 93.4.17 AND DELETING CERTAIN REFERENCE PROVISIONS FROM SAID SECTION.

Councilman Sciarrotta moved to approve Ordinance No. 1791 at its first reading; Councilman Miller seconded and roll call vote was unanimously favorable (Councilmen Beasley and Vico absent).

12. PROPOSED OFF-STREET PARKING REQUIREMENTS FOR HELISTOPS AND HELIPOINTS: Recommendation of the Planning Department and Planning Commission that the City Council approve subject requirements.

Councilman Sciarrotta moved to concur in the recommendations listed and to direct the City Attorney to amend the off-street parking ordinance accordingly. His motion was seconded by Councilman Miller and carried by unanimous roll call vote (Councilmen Beasley and Vico absent).

13. COMMUNICATION FROM PLANNING DEPARTMENT RE SIDEWALKS FOR W67-48, Sunnyglen Construction Co., Ben Molino.

Mayor Isen asked that this be held until later in the meeting.

SEWERS AND DRAINAGE:

14. RESOLUTION re acquisition of property in connection with construction of a storm drain and directing City Attorney to prosecute an action for condemnation thereof (Draille Drive).

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

RESOLUTION NO. 67-178

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FINDING AND DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE THE ACQUISITION BY THE CITY OF TORRANCE OF A STORM DRAIN EASEMENT IN AND TO CERTAIN REAL PROPERTY IN SAID CITY FOR USE FOR AND IN CONNECTION WITH THE CONSTRUCTION AND INSTALLATION OF A STORM DRAIN UPON THAT CERTAIN PROPERTY IN THE CITY OF TORRANCE; AND DIRECTING THE CITY ATTORNEY TO BRING AND PROSECUTE AN ACTION IN THE SUPERIOR COURT FOR THE CONDEMNATION THEREOF. (Draille Drive).

Councilman Sciarrotta moved to adopt Resolution No. 67-178 and his motion, seconded by Councilman Lyman, carried by unanimous roll call vote (Councilmen Beasley and Vico absent).

15. RESOLUTION granting certain rights to the Los Angeles County Flood Control District, etc.

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

RESOLUTION NO. 67-179

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST AN EASEMENT DEED CONVEYING TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AN EASEMENT FOR A STORM DRAIN WITHIN A PORTION OF LOT 42 OF TRACT NO. 3218.

Councilman Sciarrotta moved to adopt Resolution No. 67-179 and his motion, seconded by Councilman Miller, carried by unanimous roll call vote (Councilmen Beasley and Vico absent).

16. RESOLUTION re quitclaim deed to Los Angeles County Flood Control District.

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

RESOLUTION NO. 67-180

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A QUITCLAIM DEED CONVEYING TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT ALL ITS RIGHT, TITLE AND INTEREST IN AND TO CERTAIN EASEMENTS FOR STORM DRAIN PURPOSES.

Councilman Miller moved to adopt Resolution No. 67-180 and his motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote (Councilmen Beasley and Vico absent).

17. CITIZENS' PETITION RE 234th STREET - This is to be held until a little later in the meeting.

BUILDINGS, STRUCTURES AND SIGNS:

18. TEMPORARY BILLBOARDS: Recommendation of Building and Safety Director that the request of B & L Outdoor Advertising for an extension of time for temporary billboards to remain at 3010 Sepulveda Boulevard and 23124 Crenshaw Boulevard be approved.

19. TEMPORARY BILLBOARD: Recommendation of Building and Safety Director that the request for temporary billboard be constructed at 3425 Lomita Boulevard be approved.

Councilman Miller moved to grant the requests as to both Items 18 and 19. His motion was seconded by Councilman Lyman and there was no objection.

REAL PROPERTY:

20. RE SALE OF CITY OWNED PROPERTY - Communication from City Manager.

The recommendation is that these properties be sold according to the procedure used in the past, in that the City Manager and City Attorney be authorized and directed to take the necessary action to do so.

Councilman Miller moved to concur in the recommendation; Councilman Sciarrotta seconded and there was no objection.

TRAFFIC AND PARKING:

21. PROPOSED RESOLUTION RE NO PARKING ANYTIME signs, etc.

This item was withdrawn with instructions that it be back on the agenda in about two weeks.

PERSONNEL MATTERS:

22. AMENDMENT TO MEDICAL STANDARDS FOR SAFETY MEMBERS: Communication from Personnel Director.

At the request of Mayor Isen, Personnel Director Donovan explained the changes, which in effect provide that there be an exception as to only one of the modifications.

Councilman Sciarrotta moved to concur; Councilman Miller seconded and there was no objection.

23. RE EXAMINATION FOR EQUIPMENT SUPERINTENDENT: This was withdrawn from the agenda prior to the meeting.

FISCAL MATTERS:

24. RESOLUTION RE CONTRACT WITH CHAMBER OF COMMERCE: This will be considered later in the meeting.

25. AUTHORIZATION FOR ATTENDANCE AT INTERNATIONAL PUBLIC PERSONNEL CONFERENCE: This was withdrawn from the agenda prior to the meeting.

26. BACK PAY FOR EMERGENCY CALLOUTS IN WATER DEPARTMENT: This involves a period from March, 1960 to February of 1967, retroactively, according to detailed tabulation attached, totalling \$4,721.06.

Councilman Sciarrotta moved that the claim be approved and the amounts paid. Mayor Isen seconded and roll call vote was:

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

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Beasley and Vico.

27. EXPENDITURES OF OVER \$300.

Councilman Sciarrotta moved to approve Items 1 through 12, excepting for separate consideration, Item 5.

BUDGETED:

1. \$626.80 to Ditto Inc. for one only ditto "Combomatic" copier duplicator to be used by the Airport Department for reproducing miscellaneous Airport announcements, reports, etc.

2. \$678.08 to Morris Kirk & Sons, Inc. for 4000 lbs of plumbing caulking lead to be used by the Water Department as needed.

3. \$303.36 to James Jones Co. for 24 1½ inch water angle valves to be used by the Water Department for stock as needed.

4. \$395.35 to Southland Machinery Corp. for one heavy duty pneumatic hammer (digger) to be used by the Park Department for excavation work.

6. \$1329.12 to Southwest Tractor Sales for one Rotavator tractor mount to be used by the Park Department for park maintenance.

7. \$950.98 to IBM for two electric typewriters to be used by the Planning And Treasurer's Departments for replacements.

8. \$1,943.76 to Wallace & Tiernan, Inc. for one water chlorinator to be used as a replacement unit on City Well No. 3 which matches chlorination equipment presently on site at the City wells and which will facilitate the operation and maintenance of this equipment by standardizing.

9. \$206.75 to Johnson Stationery for one desk and one chair to be used by the Planning Department.

10. \$2,828.80 to Don Wren Co. for two tons of prefabricated polypropylene bristles (street sweeping broom material - plastic) to be used by the Sanitation Department as part of a test program.

SPECIAL CATEGORY - LIBRARY BOOKS:

11. \$761.70 to Lukather's Book Shop for 333 assorted adult titles requested by City Librarian.

REIMBURSABLE EXPENDITURES:

12. \$525.90 to Hersey-Sparling Meter Co. for miscellaneous meter repair parts used by the Water Department as required.

Councilman Miller seconded and roll call vote was:

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

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Beasley and Vico.

5. \$373.26 to Sears Roebuck & Co. for two window air conditioning units to be used in the data processing room for cooling personnel and equipment.

Building and Safety Superintendent McKinnon explained there is an additional \$50 to be charged for the work of City forces for the installation of this equipment.

Councilman Sciarrotta moved to approve the expenditure and the appropriation of not to exceed \$50 for installation by City forces. Mayor Isen seconded and roll call vote was:

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

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Beasley and Vico.

PARK AND RECREATION:

28. PROPOSED RESOLUTION RE ADMISSION CHARGES AT VICTOR E. BENSTEAD PLUNGE.

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

RESOLUTION NO. 67-181

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE PRESCRIBING RULES AND REGULATIONS FOR THE USE OF THE SWIMMING POOL OF THE CITY OF TORRANCE AND ESTABLISHING A SCHEDULE OF FEES TO BE CHARGED FOR SUCH USE AND REPEALING RESOLUTION 2982 WHICH REFERS TO THE SAME SUBJECT MATTER.

Councilman Sciarrotta moved to adopt Resolution No. 67-181 and his motion, seconded by Mayor Isen, carried by unanimous roll call vote (Councilmen Beasley and Vico absent).

29. RECOMMENDATION OF CITY MANAGER RE VICTORIA KNOLLS PARK: The recommendation is that the City Attorney be directed to institute condemnation proceedings on the proposed park site in order to freeze the value, a procedure followed during the past few years in situations of this type.

Mayor Isen moved in accordance with that recommendation. Councilman Sciarrotta seconded and roll call vote was unanimously favorable (Councilmen Beasley and Vico absent).

City Attorney Remelmeyer explained that filing the condemnation proceedings would expedite negotiations and yet would not hamper negotiations.

30. REQUEST OF SOUTH BAY REALTY CO. re uniform fire code restrictions on Lot 1, Tract 27084. This, too is a matter to be heard later.

ITEMS NOT OTHERWISE CLASSIFIED:

31. REQUEST OF DEL AMO PROPERTIES FOR A TWELVE MONTH EXTENSION IN WHICH TO RECORD TENTATIVE TRACT NO. 25024. Recommendation of Public Works Director to approve, due to previous inadvertence.

Councilman Sciarrotta moved to concur in approval; Councilman Miller seconded and there was no objection.

32. WEED ABATEMENT PROGRAM FOR 1967:

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

RESOLUTION NO. 67-182

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, DECLARING THAT WEEDS GROWING UPON AND IN FRONT OF CERTAIN PRIVATE PROPERTY IN THE CITY ARE A PUBLIC NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF.

Councilman Sciarrotta moved the adoption of Resolution No. 67-182 and his motion, seconded by Councilman Miller, carried by unanimous roll call vote (Councilmen Beasley and Vico absent).

SECOND READINGS:33. ORDINANCE NO. 1787:

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

ORDINANCE NO. 1787

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED ON THE NORTHWEST CORNER OF HICKMAN DRIVE AND PRAIRIE AVENUE AT 4017 HICKMAN DRIVE AND DESCRIBED IN ZONE CHANGE 66-24.

Councilman Miller moved to adopt Ordinance No. 1787 at its second reading; Councilman Lyman seconded and roll call vote was unanimously favorable (Councilman Beasley and Vico absent).

34. ORDINANCE NO. 1789:

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

ORDINANCE NO. 1789

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED ON THE WEST SIDE OF HAWTHORNE BOULEVARD BETWEEN 238th STREET AND PACIFIC COAST HIGHWAY AND THAT CERTAIN PROPERTY WHICH IS LOCATED ON THE EAST SIDE OF LOS CODONA AVENUE NORTH OF 240th STREET, AND DESCRIBED IN ZONE CHANGE CASE 67-4. (TORRANCE PLANNING COMMISSION).

Councilman Miller moved to adopt Ordinance No. 1789 at its second reading. His motion was seconded by Councilman Sciarrotta and carried by unanimous roll call vote (Councilman Vico and Councilman Beasley absent).

* * * * *

8. Mr. Rosetti returned to the Council Chambers after having consulted with Mr. Flory who had questions regarding McAfee Road and reported that Mr. Flory's questions had been answered to his satisfaction. The proceedings on Item 8 then went on, as follows:

Mayor Isen inquired of City Clerk Coil if there were any written protests and the answer was in the negative.

Mayor Isen asked if there was any person in the audience who wished to make an oral protest; no one responded. There was likewise no response to the question as to whether any person present wished to speak in favor of this proceeding, or comment upon it in any other way.

On motion of Councilman Sciarrotta, seconded by Councilman Lyman, there being no objection, the hearing was ordered closed by unanimous roll call vote (Councilmen Beasley and Vico absent).

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

RESOLUTION NO. 67-183

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, CONFIRMING THE REPORT OF THE CITY TRAFFIC ENGINEER; CONFIRMING THE PLANS, SPECIFICATIONS, ESTIMATE, DIAGRAM AND ASSESSMENT CONTAINED IN SAID REPORT; OVERRULING PROTESTS AND OBJECTIONS IN THE PROCEEDINGS UNDER RESOLUTION OF INTENTION NO. 67-168; ORDERING THE WORK AND LEVYING THE ASSESSMENT FOR SERVICE NECESSARY TO INSTALL, MAINTAIN AND ILLUMINATE BY ELECTRIC ENERGY THE STREETS LIGHTS AS SHOWN ON SAID DIAGRAM FOR PERIOD OF THREE (3) YEARS, BEGINNING NOVEMBER 1, 1967, AND ENDING OCTOBER 31, 1970; ORDERING THE CITY CLERK OF SAID CITY TO TRANSMIT DIAGRAM AND ASSESSMENT TO THE COUNTY TAX COLLECTOR; AND EMPOWERING TAX COLLECTOR TO MAKE COLLECTIONS. (STREET LIGHTING ASSESSMENT DISTRICT NO. 12).

Councilman Sciarrotta moved to waive further reading of Resolution No. 67-183 and his motion, seconded by Councilman Lyman, carried by unanimous roll call vote (Councilman Beasley and Vico absent).

Councilman Sciarrotta moved to adopt Resolution No. 67-183 and his motion, seconded by Councilman Miller, carried by unanimous roll call vote (Councilmen Beasley and Vico absent).

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

RESOLUTION NO. 67-184

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DETERMINING THAT THERE IS ONLY ONE CONTRACTOR PRACTICALLY CAPABLE OF SERVING THE STREET LIGHTING SYSTEM WITHIN TORRANCE STREET LIGHTING DISTRICT NO. 12 IN ACCORDANCE WITH DIAGRAM AND PLAN L-12-67, AND ORDERING THE IMPROVEMENT TO BE CARRIED OUT BY SUCH CONTRACTS.

Councilman Sciarrotta moved to dispense with further reading of Resolution No. 67-184. His motion was seconded by Councilman Miller and carried by unanimous roll call vote (Councilman Beasley and Councilman Vico absent).

Councilman Miller moved to adopt Resolution No. 67-184 and his motion, seconded by Councilman Lyman, carried by unanimous roll call vote (Councilmen Beasley and Vico absent).

At 6:05, on motion of Councilman Sciarrotta, seconded by Mayor Isen, there being no objection, the Council recessed for the purpose of holding the Redevelopment Agency meeting, and returned to its agenda at 6:20 p.m. after a general recess.

Attorney Larry Bowman was present on Chamber of Commerce business (Item 24) which Mayor Isen suggested be held until next meeting when a larger majority of the Council would be present. Mr. Bowman agreed and it will be considered next week.

9. APPEAL OF DENIAL OF APPLICATION FOR BUILDING PERMIT and
30. REQUEST OF SOUTH BAY REALTY RE UNIFORM FIRE CODE RESTRICTIONS ON
LOT 1, TRACT 27084.

City Manager Ferraro asked that the Council consider a clarification as to these two items, from Building and Safety Director McKinnon. Mayor Isen reminded Mr. Kenneth Battrum that if he would prefer to have this matter considered by a six man council, it can be put forward, but Mr. Battrum expressed willingness to have it heard this evening.

Mr. McKinnon outlined the history of the Tract referring to a sketch of the area which lies between Cabrillo and Walnut Avenues near 237th Street. Some of the numbers used in the Planning Commission material are not existent now, but allude to the original six-lot subdivision.

Problems were found with respect to Tentative Tract 25014 and it never became final. One of the conditions was that Lots 4, 5 and 6 could not be built upon and the decision was made to go ahead on a different tract description. Mr. McKinnon said the City's is trying to maintain ingress to the landlocked property. There was an application to build on Lot 47 (which would have the actual description of the old Lot 3). To do so would require a lot split or a description of the entire Lot 47.

Mr. Kenneth Battrum said he was willing to file a legal description on Lot 47; an error was made in the original plot plan submitted for a building permit and when that mistake became apparent, the plot plan was redrafted to include the parcel fronting on 237th Street. Mr. McKinnon said Mr. Battrum has only described the portion in front.

Mayor Isen said all that will be necessary as to Item 9 would be for Mr. Battrum to file a proper map describing all of Lot 47 as indicated in the diagram furnished. Mr. Battrum agreed; also that there must be a lot split.

(Mr. Vico arrived at this point, 6:35 p.m.)

Mr. McKinnon asked why not submit a tract map that ties Lot 1 and which would bring 4, 5 and 6 into one parcel; he would have access to Lot 1 which is the problem as to Item 30, in that it is too near an oil well for him to build on. There was considerable discussion and explaining from the map. Mr. Battrum said it is uneconomical to put a road in to tap the southerly portion of that property. Item 30 asks for a waiver to build on Lot 1, City Manager Ferraro said.

This is a problem that has existed in the oil field area for a long time, Mr. Battrum said, where the tanks are not built in accordance with the Uniform Fire Code. He feels that such determinations by the Fire Department would be inverse condemnation of adjoining properties. City Attorney Remelmeyer said an amendment to the ordinance would be necessary in order to grant a waiver. Mayor Isen said the whole thing should be started at Planning Commission level.

Fire Marshal Tuttle said the oil tanks were not legally constructed; they have been there many years. When the owner of the property subdivides and sells property to a buyer and he wants to build next to the tanks, the tanks are not illegal as they have been existing many years.

Mr. Battrum said he believes the City should take some action to police the locations; there are many violations of the Fire Code.

Mayor Isen asked that Item 30 be held indefinitely for a report from the City Attorney as to legalities to be made to the Council and Mr. Battrum.

Another alternative was proposed by Mr. McKinnon, but Mayor Isen advised private negotiation between him and Mr. Battrum. No formal action was taken pending Mr. Remelmeyer's negotiation and report.

13. COMMUNICATION FROM PLANNING DEPARTMENT RE REQUIREMENTS FOR SIDEWALKS IN GRANTING W67-48, SUNNYGLEN CONSTRUCTION CO., BEN MOLINO.

Mayor Isen said there was nothing to indicate where the sidewalks are, but Mr. Nollac said they would be adjacent to the property along Lomita Boulevard frontage even with the block wall. The cost would be about \$200 and it would come from General Funds.

Mr. Battrum explained the inadvertence which made it impossible to be present at the Planning Commission hearing. He said Lomita Boulevard is a gas tax project and all the individual lots on the north and south sides of Lomita are getting curb, gutter and sidewalk as well as pavement, and the treatment he is receiving is arbitrary and discriminatory in his opinion.

Public Works Director Nollac explained the situation is like that at Sepulveda and Cabrillo with respect to backup lots. The City's policy to take care of the improvements only applies where the property is already developed and there is no likelihood of getting them otherwise. The subject property is not developed.

Councilman Sciarrotta moved that the waiver applied for be granted and his motion was seconded by Councilman Vico. Roll call vote was unanimously favorable (Councilman Beasley absent). Mayor Isen added "out of gas tax funds".

17. CITIZENS' PETITION RE 234th STREET: Communication and recommendation regarding solution to drainage problem.

George McNamara of 2012 234th Street exhibited a picture of the poor drainage condition on the street. Oil tanks are not fenced and are dangerous to children; water lays in the street. Other pictures submitted with the petition show the water and the other bad conditions. There is a bad flooding problem and the accompanying mosquito nuisance. It is not easy to get crews out to clean up the street and Mr. McNamara thinks it would be preferable to do something about the original problem. Also there should be some law about fencing in these tanks.

Mayor Isen said he had been under the impression that these bad places had been corrected and if not, there should be a vigorous drive to do so. Councilman Miller said there is a tank in the vicinity which is being used as a warehouse. Councilman Lyman confirmed that there is oil all over the ground. Mayor Isen asked Mr. McKinnon for a fast survey of these dangerous conditions and if it seems necessary that an amendment to the pertinent ordinance be seriously considered. The pictures were exhibited again and delivered to City Clerk Coil after a thorough explanation.

The recommendation from Staff is to await the bond issue, Mayor Isen said, but he would suggest that two weeks be allowed for an on-site inspection. He asked Mr. Nollac if there was any way to make this expenditure from County flood control funds, but the answer was "No"; the bond issue sets forth the precise location and this is not included as a part of that project. There are many such locations with similar problems in the City, although this is admittedly an extreme case.

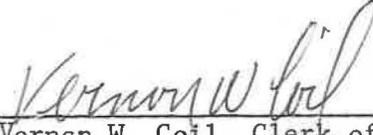
Mayor Isen announced if there was no objection, this matter will be continued to the August 15th Council meeting, at 5:30 and in the meantime the councilmen will make an on site inspection.

Willard Erickson, 2120 West 234th Street, at the other end of this half street, reported a great problem with water in front of his house.

ORAL COMMUNICATIONS:

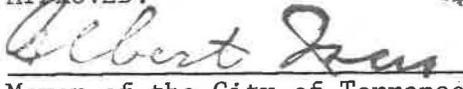
35. Mr. Coil said there is a complaint from Margaret McLean about the property behind Huff's Restaurant, but it should go through regular channels, through the City Manager's office.
36. City Manager Ferraro explained with respect to SB556, the amount of revenue to be obtained from the increased cigarette tax.
37. City Manager Ferraro told of a last minute push in the legislature as to part time summer employment. The cities have received a call asking for support of a bill to provide money from an unidentified source, without any matching money on the part of the cities. Torrance is eligible and there was no objection to sending a telegram accepting this advantage.
38. City Treasurer Rupert said he would be on vacation for the next two meeting dates.
39. Recreation Director Van Bellehem said August 9th will be Torrance night at the soccer games, with discount tickets available.
40. Councilman Miller appointed Mr. Nate Winer, 22632 A Nadine Circle, 326-0876 as a replacement for Don Walker on Torrance Beautiful Commission. The council was polled with unanimously favorable result (Councilman Beasley absent).
41. Mayor Isen pointed out the serious responsibility to find a successor to Councilman Olson whose resignation takes effect August 1st. A time was decided upon for a personnel session, Monday, 6 a.m., August 7, 1967, and all councilmen were urged to be present.
42. Mr. Telo Koletos came forward with a complaint about what he said was an unfair hearing at Planning Commission level. Mayor Isen ruled his complaint out of order. Procedurally, this is not within Council jurisdiction at this time.
43. On motion regularly made, seconded and unanimously carried (Councilman Beasley absent) the meeting was adjourned to 6 a.m., August 7, 1967 for personnel purposes.

The meeting was finished at 7:30 p.m.



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

APPROVED:



 Mayor of the City of Torrance