

I N D E XCity Council - June 12, 1973

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# # #

Ava Cripe  
Minute SecretaryCity Council  
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MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCILOPENING CEREMONIES:1. CALL TO ORDER:

The Torrance City Council convened in a Regular Meeting on Tuesday, June 12, 1973, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmen Armstrong, Brewster, Sciarrotta, Surber, Uerkwitz, Wilson, and Mayor Miller. Absent: None.

Also present: City Manager Ferraro, Assistant City Manager Scharfman, Deputy City Attorney Petersen, and City Clerk Coil. Absent: City Attorney Remelmeyer and City Treasurer Rupert.

3. FLAG SALUTE:

Mr. John Dunbar led in the salute to the flag.

4. INVOCATION:

Councilman Wilson provided the invocation, as follows:

"OUR DEAR HEAVENLY FATHER AGAIN WE COME TO GIVE THEE THANKS FOR THE BLESSINGS OF THIS DAY. WE THANK THEE FOR OUR COUNTRY; WE THANK THEE FOR MEN AND WOMEN WHO ARE WILLING TO SERVE AND GIVE THEIR TIME AND THEIR ENERGY TO FULFILL THE WISHES THOU WOULD HAVE US DO. WE PRAY FOR GUIDANCE AND DIRECTION AND INTELLIGENCE IN THE DECISIONS THAT WE MAKE. AND WE PRAY A SPECIAL BLESSING UPON ALL THE CITIZENS OF THIS CITY -- CONTINUE TO BLESS US WITH THESE THINGS."

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved to approve the minutes of May 15, 1973 and May 22, 1973, as recorded. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

6. APPROVAL OF DEMANDS:

Councilman Uerkwitz moved that all properly audited demands be paid. His motion, seconded by Councilman Sciarrotta, was unanimously approved by roll call vote.

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7. MOTION TO WAIVE FURTHER READING:

Councilman Surber 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 Uerkwitz, and roll call vote was unanimously favorable.

8. COUNCIL COMMITTEE MEETINGS:Legislative Committee:

Will meet on June 13th at 9:00 A.M.

Finance Committee:

Will meet on June 14th at 5:00 P.M.

Transportation Committee:

Will next meet on June 13th at 5:00 P.M., Room 251, re: leasing procedures and policies.

# # #

Assistant City Manager Scharfman requested that an Executive Session, to discuss wages, hours, and working conditions, be scheduled sometime this evening.

# # #

STREETS AND SIDEWALKS:

9. RELEASE OF CASH DEPOSIT - Tract No. 25875 - Chacksfield Merit Homes.

RECOMMENDATION OF CITY ENGINEER:

That cash deposit in the amount of \$1,560 be released to Chacksfield Merit Homes.

MOTION: Councilman Sciarrotta moved to concur with the above recommendation of the City Engineer. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

REAL PROPERTY:

10. RESOLUTION authorizing execution of Airport Hangar Leases with Richard G. Arnold and Lillian Arnold et al, Spin-offs of Building Contractors Faulkner-Mitchell.

RESOLUTION NO. 73-115

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE AUTHORIZING THE EXECUTION  
OF THOSE CERTAIN AIRPORT HANGAR LEASES  
BETWEEN THE CITY OF TORRANCE AND RICHARD G.  
ARNOLD AND LILLIAN ARNOLD, WAYNE C. MOULDER,

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NATALIA RADULA AND RATOMIR RADULA, JIM D. COCKAYNE, ELLIS O. WAGNER AND JUDITH G. WAGNER, CLYDE R. HAMMONDS, GEORGE B. TALBOTT, BEN FAVRHOLDT, EDWIN N. SAVILLE, JOHN M. WASSERMAN, RICHARD T. THURSTON AND STEPHANIE THURSTON, WILLIAM D. TANNER AND FRANK BATES, MAX O. GREEN AND ELVA C. GREEN, AND STANLEY A. ZIMMERMAN AND LEONE M. ZIMMERMAN.

Councilman Uerkwitz moved for the adoption of Resolution No. 73-115. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

PARK AND RECREATION:

11. RESOLUTIONS authorizing an Amendment to the Agreement with the State in extending the Columbia Park Project from June 30, 1973 to September 30, 1973.

RESOLUTION NO. 73-116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST AN AMENDMENT TO THE ORIGINAL AGREEMENT WITH THE STATE OF CALIFORNIA RESOURCES AGENCY ON PROJECT #819-224, TORRANCE REGIONAL PARK, WHEREBY THE ORIGINAL AGREEMENT IS EXTENDED AN ADDITIONAL THREE MONTHS FROM JUNE 30, 1973 TO SEPTEMBER 30, 1973.

Councilman Armstrong moved for the adoption of Resolution No. 73-116. His motion was seconded by Councilman Sciarrotta, and carried, with roll call vote as follows:

AYES: COUNCILMEN: Armstrong, Brewster, Sciarrotta, Wilson,  
and Mayor Miller.  
NOES: COUNCILMEN: Surber, Uerkwitz.

RESOLUTION NO. 73-117

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST AN AMENDMENT TO THE ORIGINAL AGREEMENT WITH THE STATE OF CALIFORNIA RESOURCES AGENCY ON PROJECT #819-232, TORRANCE REGIONAL PARK, WHEREBY THE ORIGINAL AGREEMENT IS EXTENDED AN ADDITIONAL THREE MONTHS FROM JUNE 30, 1973 TO SEPTEMBER 30, 1973.

Councilman Sciarrotta moved for the adoption of Resolution No. 73-117. His motion, seconded by Councilman Wilson, carried, as follows:

AYES: COUNCILMEN: Armstrong, Brewster, Sciarrotta, Wilson,  
and Mayor Miller.  
NOES: COUNCILMEN: Surber, Uerkwitz.

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12. WITHDRAWN.

COMMUNITY AFFAIRS:

13. YOUTH HEALTH SERVICES.

RECOMMENDATION OF TORRANCE YOUTH COMMISSION:

That the City Council request that Los Angeles County, through the appropriate office, investigate the feasibility of keeping the Los Angeles County Health Center on Carson open for additional services in our City.

MOTION: Councilman Armstrong moved to concur with the above recommendation of the Torrance Youth Commission. The motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

ENVIRONMENTAL MATTERS:

14. RESOLUTION re: preparation of EIR on V 73-4, filed by Metrocare, Inc.

RESOLUTION NO. 73-118

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT DATED JUNE 13, 1973, BETWEEN THE CITY AND ENVICOM, CONSULTANTS, FOR THE EVALUATION AND PREPARATION OF ENVIRONMENTAL IMPACT REPORTS.

Councilman Sciarrotta moved for the adoption of Resolution No. 73-118. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

15. RESOLUTION re: preparation of EIR on PP 73-5, Lincoln Realty - Old Towne.

RESOLUTION NO. 73-119

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT DATED JUNE 15, 1973, BETWEEN THE CITY AND OPINION RESEARCH OF CALIFORNIA, CONSULTANTS FOR THE EVALUATION AND PREPARATION OF ENVIRONMENTAL IMPACT REPORTS.

Councilman Sciarrotta moved for the adoption of Resolution No. 73-119. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

HEARINGS - PLANNING AND ZONING:

16. V 73-1, (EA 73-1) E. VINCENT AND VICKI MACK.

17. V 73-2, (EA 73-8) DAVID AND CAROL ROELEN.

Held until 7:30 P.M., the advertised hour for the public hearing.  
(See Pages 7,8,9)

ROUTINE MATTERS:18. EXPENDITURES OVER \$300:RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

A. BUDGETED ITEMS:

1. \$357.63 to MacMillan Publishing Company for 59 adult and juvenile books.
2. \$480.48 to Colonial "Out of Print" Book Service for 91 adult books.
3. \$400.71 to McGraw-Hill Book Company for 62 adult and juvenile books.
4. \$402.86 to Prentice-Hall, Inc. for 82 adult and juvenile books.
5. \$1092.65 to Bro-Dart, Inc. for 218 adult and juvenile books.
6. \$769.37 to Campbell & Hall for 122 adult and juvenile books.
7. \$437.33 to Learning Corporation of America for three each educational films.
8. \$488.25 to Creative Film Society for six films.
9. \$367.50 to Eccentric Circle Cinema Workshop for one film.
10. \$495.00 to Library of Congress - Card Division for one complete annual subscription.
11. \$396.14 to Osborne-Kemper-Thomas-Colson Co for 288 special design (City logo) decor tiles, per City Clerk.
12. \$454.66 to Inglewood Stationers for the printing of 7,000 various Building Construction Permits as requested by the Building and Safety Department.

B. SPECIAL EXPENDITURES:

13. \$1099.09 to Carmel Architectural Products for one only "Dwyer Kitchen Unit" as requested by the City Manager for the Employees Lounge. The Dwyer Unit is a combination sink, electric range, cabinet, and countertop. One-third of cost is to be paid each by the City of Torrance, Employees Credit Union, and the various consenting Employee Organizations. An appropriation of \$370 is required from the Civic Center Improvement Reserve Fund.

19. AWARD OF DEMOLITION-SITE CLEARANCE CONTRACT for Delthorne Park area (Bid Schedule 73-18)

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That Council accept the low bid of Allen's Excavating Company (\$4950.00) and reject all other bids.

20. PCC IMPROVEMENTS AT SUR LA BREA PARK (B73-19)  
JOB NO. 73113.

RECOMMENDATION OF CITY ENGINEER:

That the contract be awarded to Sully-Miller Contracting Company, the sole bidder.

MOTION: Councilman Sciarrotta moved to concur with the recommendations on agenda items #18, 19, and #20. His motion, seconded by Councilman Brewster, was unanimously approved by roll call vote.

SECOND READING ORDINANCES:

21. ORDINANCE NO. 2395.

ORDINANCE NO. 2395

AN ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF TORRANCE ADDING SUBSECTION  
(a) TO SECTION 5, RULE VIII OF THE  
CIVIL SERVICE RULES AND REGULATIONS,  
AND ADDING A NEW SECTION 17.54.6  
REGARDING TRAINING AND 17.54.7 REGARD-  
ING LATERAL APPOINTMENT.

Councilman Sciarrotta moved for the adoption of Ordinance No. 2395 at its second and final reading. His motion was seconded by Councilman Armstrong, and carried, with roll call vote as follows:

AYES: COUNCILMEN: Armstrong, Brewster, Sciarrotta, Surber,  
Uerkwitz, and Mayor Miller.

NOES: COUNCILMEN: None.

ABSTAIN: COUNCILMEN: Wilson (not present at first reading).

22. ORDINANCE NO. 2396.

ORDINANCE NO. 2396

AN ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF TORRANCE AMENDING ARTICLE 14  
OF CHAPTER 3 OF DIVISION 1 OF THE  
TORRANCE MUNICIPAL CODE REORGANIZING  
THE OIL BOARD.

Councilman Surber moved for the adoption of Ordinance No. 2396 at its second and final reading. His motion was seconded by Councilman Armstrong, and carried, with roll call vote as follows:

AYES: COUNCILMEN: Armstrong, Brewster, Sciarrotta, Surber,  
 Uerkwitz, and Mayor Miller.  
 NOES: COUNCILMEN: None.  
 ABSTAIN: COUNCILMEN: Wilson (not present at first reading).

# # #

The hour being 7:15 P.M. Councilman Sciarrotta moved to recess for the purpose of an Executive Session to discuss hours, wages, and working conditions, following confirmation by Deputy City Attorney Petersen that this is a proper matter for such a session. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable. The Council returned at 7:35 P.M. to consider:

# # #

HEARINGS - PLANNING AND ZONING:

16. V 73-1 (EA 73-1), E. VINCENT AND VICKI MACK.  
 Request for a variance to the R-1 zone to permit a photography studio at 25506 Crenshaw Boulevard (2658 Brian Avenue).  
 RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION.

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

Mayor Miller announced that inasmuch as he owns property across the street from the subject property, he will ABSTAIN in the consideration of this matter. Mayor Pro Tem Sciarrotta assumed leadership of the meeting, and announced that this is the time and place for the public hearing on V 73-1.

Following Staff clarification by Planning Director Shartle, the proponents, Mr. and Mrs. Mack, offered a detailed presentation in support of their request to operate a photography studio at this location, which included: the observation that the building has been heretofore functioning as a beauty salon; the submission of correspondence and petition urging approval of the request, and photographs of the building and area as further evidence of the merits of their desire to pursue this commercial venture; details of financing problems on this "commercial property", traffic problems represented by Crenshaw Boulevard, the aesthetic advantages of what is proposed, etc.

Mr. Charles Clark, 3023 Winlock Road, stated that the subject property definitely should be used for commercial purposes in view of its proximity to Crenshaw.

Mr. John Dunbar, 2823 Danaha, spoke in behalf of the integrity, and professional reputation, of the Macks, and urged Council approval of their request.

Council discussion encompassed the past history of this property, past and present Planning Commission findings -- it was specifically noted by Councilman Brewster that consideration should be given to the denying of access on Brian, permitting access on Crenshaw (along the lines of the Anza-Sepulveda C-R treatment); also noted by Mr. Brewster

was the fact that access to the school property will alleviate all concerns of the residents. It was the further consensus of the Council that there is need for a long range stipulation from the proponent which will permit the City to properly zone the 4 unique lots in this area (No. 115, 116, 117, and 118). The proponent indicated concurrence with the foregoing.

There was also discussion re: V 73-1 per se, it being the finding of the Council that the same conditions which authorized the original variance on this property still exist, and have only been enhanced by the presentation this date.

There being no one else who wished to be heard, Councilman Uerkwitz moved that the hearing be closed. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Mayor Miller abstained).

MOTION: Councilman Uerkwitz moved to grant the subject appeal, and approve V 73-1, subject to the following: a stipulation from the proponent that he would permit the closing of Brian Street and the opening of Crenshaw, further, that cross parking lot access be allowed at the appropriate time; and that the consideration of Lots 115, 116, 117, and 118 be undertaken by the Planning Commission as to possible commercial use -- approval subject to all Staff conditions. The motion was seconded by Councilman Sciarrotta, and carried, with roll call vote as follows:

AYES: COUNCILMEN: Armstrong, Brewster, Sciarrotta, Surber, Uerkwitz, and Wilson.

NOES: COUNCILMEN: None.

ABSTAIN: COUNCILMEN: Mayor Miller.

17. V 73-2 (EA 73-8) DAVID AND CAROL ROELEN.

Request for a variance to the garage requirement for a single-family residence to permit the addition of approximately 150 square feet at 24211 Adolph Avenue.

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

Mayor Miller announced that this is the time and place for the public hearing on V 73-2, and following clarification of the circumstances in this matter by Planning Director Shartle and Building and Safety Director McKinnon, the proponent was invited to speak.

Mr. David Roelen was present to urge approval of the variance, and to request waiver of the 30-inch requirement for the patio and carport roofs. Mr. McKinnon advised that such waiver would not be possible, it being a Code requirement, and that it would be necessary for the proponent to simply cut back the eaves to so comply.

Objection to the avigation easement was also voiced by Mr. Roelen; Mayor Miller explained the standard practice of this requirement throughout the City.

An added condition --- "That the existing driveway be removed" -- was requested by Planning Director Shartle.

There being no one else who wished to be heard, Councilman Armstrong moved that the hearing be closed. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

Discussion resumed on the circumstances of this case, and it was reaffirmed by the Council that Building Code requirements could not be waived, hence there must be compliance with the subject roofs. The following action resulted:

MOTION: Councilman Wilson moved to concur with the recommendation of the Planning Commission for approval of V 73-2, subject to conditions, and adding the above recommended condition: "That the existing driveway be removed." The motion was seconded by Councilman Armstrong, and carried, with roll call vote as follows:

AYES: COUNCILMEN: Armstrong, Sciarrotta, Surber, Wilson,  
and Mayor Miller.  
NOES: COUNCILMEN: Brewster, Uerkwitz.

# # #

At 8:30 P.M. Councilman Sciarrotta moved to recess as the City Council, and reconvene as the Redevelopment Agency. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable. The Council returned to its agenda at 8:31 P.M.

# # #

ORAL COMMUNICATIONS:

23. City Manager Ferraro requested official Council action reflecting that there have been successful negotiations with AFSCME as to percents and total dollar amounts. Councilman Armstrong so MOVED; his motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

24. Air conditioning difficulties at Central Library were reported by City Manager Ferraro -- a full report as to the reason and the repair cost will be made following investigation of this problem.

25. City Manager Ferraro reported that the largest burglary of record for a City building occurred at Southeast Torrance Library this last weekend, and that intensive investigation is underway.

26. Councilman Armstrong reviewed the current gasoline shortage, the overall closing of service stations, and the rash of new "serve yourself" gasoline stations, with the request that Staff study the likely hazards and detrimental effects to the community of the "serve yourself" facility.

27. In reference to Columbia Park, Councilman Surber offered the following prepared oral communication:

"On March 21, 1972 the County of Los Angeles formally approved the transfer of the Columbia Park Project from the City of Torrance

to the County of Los Angeles, subject to the fulfillment of certain terms and conditions: Relinquishment and transfer by the City of its existing HUD and State Bond Issue applications, and submission of new applications by the County for State and Federal aid.

"The City of Torrance recently sent the County copies of resolutions of the City Council authorizing the assignment of the Edison agreement to the County, conveyance of Torrance's rights in the CBS property to the County, and the transfer of its approved HUD and State Bond Issue Grants to the County.

"According to this report by Herbert Duke, Head Park Planner for the P&R Department of Los Angeles County, the offer this City made on or about April 1, 1973, to advance the County \$750,000 of Revenue Sharing money toward the acquisition of the 28+ privately owned acres is unacceptable, in essence, because, according to Mr. Duke, Revenue Sharing money may not be used as local money when a Federal Grant Project is involved.

"He states 'it would appear that the total Torrance funding for acquisition purposes would consist of the \$750,000 plus the \$236,414, or the HUD \$624,335 plus the \$236,414, BUT NOT ON THREE AMOUNTS. Under either proposal, County General Fund monies would have to be utilized'.

"He also mentions in his report that the County had INFORMALLY assured Torrance of acquisition assistance in the amount of \$300,000. THIS ASSURANCE, HOWEVER, WAS MADE BY AN INDIVIDUAL SUPERVISOR - AND WAS NOT AN ACTION OF THE ENTIRE BOARD.

"Mr. Duke further notes that the acquisition project for which a State Bond Grant of \$236,414 exists MUST BE COMPLETED, OR BE IN A STATE OF PARTIAL COMPLETION, by June 30, 1973. Gentlemen, how can we ask for an extension on a grant approval when we have transferred all rights to the County of Los Angeles?

"In view of the severe development and operational limitations on the 10-acre Edison property -- NO PERMANENT BUILDINGS, STRUCTURES, OR LANDSCAPING OVER 15' in height -- SEVERE limitations in kinds of construction and location of construction, and PROTECTION OF SCE FACILITIES; the 17.2 acre CBS site - TWO TRANSMITTING TOWERS, THREE SUPPORTING ANCHORS ON EACH; ALL OF THIS WHICH MUST BE PROTECTED BY A DOUBLE FENCE, AND MUST BE CONTINUALLY LIGHTED; (The entire site MUST BE CONTINUALLY PATROLLED by the entity having jurisdiction.) AND THE GRID SYSTEM UNDERLYING THE ENTIRE SITE.

"These factors, along with the inflated acquisition and relocation costs related to the 28-acre private sites and the multitude of other direct and indirect problems connected with this proposed project should be more than enough reason to quit while we are ahead. Mr. Duke's department recommended to the County that their involvement in this project be discontinued -- and I hereby MOVE to deny passage of the resolution here before us this evening - and discontinue any further consideration of Columbia Park."

The above motion was seconded by Councilman Uerkwitz.

A SUBSTITUTE MOTION was offered by Mayor Miller: That the City maintain the "STATUS QUO" relative to Columbia Park. The substitute motion was seconded by Councilman Sciarrotta, and carried, with roll call vote as follows:

AYES: COUNCILMEN: Armstrong, Brewster, Sciarrotta,  
Wilson, and Mayor Miller.  
NOES: COUNCILMEN: Surber, Uerkwitz.

It was reported by City Manager Ferraro that the above referred to Mr. Duke is now totally out of the picture insofar as Columbia Park is concerned.

Councilman Surber stated that communications have gone forward indicating unanimous concurrence in the matter of Columbia Park -- such is not the case, and he requested that Staff so indicate in the future.

28. Councilman Uerkwitz indicated concurrence with Councilman Armstrong's earlier findings regarding service stations, and noted the long time represented in the achievement of the present up-graded stations.

29. Mayor Miller announced, with pleasure, the appointment of Councilman Brewster as Director of Corridor B, Southern California Rapid Transit District.

Councilman Brewster, in turn, reported on SCRTD activities, including an open forum on the master plan of the futuristic system on July 19th; considerations pertaining to a subscription bus service, etc.

The determination of this Council for involvement was commended by City Manager Ferraro -- the City of Torrance "has come a long way" in recognition, prestige, and the desired involvement.

The meeting was regularly adjourned at 8:50 P.M.

# # #

APPROVED:

*Ken Miller*

Mayor of the City of Torrance

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

Ava Cripe  
Minute Secretary

11.

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