

I N D E X

City Council - June 11, 1974

<u>SUBJECT:</u>	<u>PAGE</u>
<u>OPENING CEREMONIES:</u>	
1. Call to Order	1
2. Roll Call	1
3. Flag Salute	1
4. Invocation	1
<u>STANDARD MOTIONS:</u>	
5. Approval of Minutes	1
6. Approval of Demands	1
7. Motion to Waive Further Reading	1
8. Council Committee Meetings	2
<u>PRESENTATIONS:</u>	
9A. Awards to Mr. Tommy Whittaker	2
9. Donation from Mrs. Elsie Pestoff	2
<u>PROCLAMATIONS:</u>	
10. "Transit Progress Month"	2
11. Welcome Missouri Jaycees Day	2
<u>STREETS AND SIDEWALKS:</u>	
12. Resolution re: Prairie-Madrona Improvement - Railroad overcrossing	2
13. Award of Contract - Improvement of Prairie-Madrona (Phase II)	3
14. Resolution re: State Bicycle Lane Account Funding - Prairie/Madrona Project between Torrance/190th	3
15. Resolution re: vacation of a portion of Hawthorne Blvd.	3
<u>BUILDINGS, STRUCTURES, AND SIGNS:</u>	
16. Ordinance re: Execution of Lease and Sublease, Fire Station #3/Walteria Reservoir Tennis Complex Resolution re: agreement with O'Melveny and Myers	4
<u>REAL PROPERTY:</u>	
17. Resolution re: Quitclaim Deed to C. Dresser	5
18. Resolutions re: Meadowpark Project Area	5
19. Oriental Gardens Request for Rent Relief	5
20. Columbia Park Project - Relocation Grant with Resolution	6
<u>FISCAL MATTERS:</u>	
21. Request for Additional Funds for review of landscaping plans/Meadow Park Redevelopment Project	6
<u>PARK AND RECREATION:</u>	
22. Consultant Fees/Madrona Marsh	6,7
23. Communication re: Hang Glider Flying, Torrance Beach	8
<u>PERSONNEL MATTERS:</u>	
24. 1974 Summer Youth Employment Program	8
25. Proposed Deferred Compensation Plan	8
26. Disciplinary Procedures	8
27. Ordinance re: Premium Pay for Methods and Standards Technician Assignment	9
28. Ordinance re: Manpower Training Position Guidelines	9
<u>SECOND READING ORDINANCES:</u>	
29. Ordinance No. 2484	9
30. Ordinance No. 2485	10
<u>PLANNING AND ZONING MATTERS:</u>	
31. Resolution approving PP 73-1, The Prudential Insurance Company of America	10
32. Resolution approving V 74-3, Lucky Stores, Inc.	10

<u>SUBJECT:</u>	<u>PAGE</u>
<u>HEARINGS OTHER THAN PLANNING AND ZONING:</u>	
33. First Public Hearing on the 1974-75 Budget	11
33A. Fine Arts Commission/Craftsmen's Guild - Request for Additional Expenditures	11
33B. Torrance/Kashiwa Sister City Committee	11
34. Public Hearing on Construction of Curb, Gutter, Drive- ways and/or Sidewalk at various locations	12
35. Weed Abatement Program 1974	12
<u>PLANNING AND ZONING HEARINGS:</u>	
36. V 74-2, South Bay Psychological Center Trustees	13
37. V 74-6, Congregation of First Born Chapel	13
38. ZC 74-6, Auldridge & Moore	14
<u>APPEALS - PLANNING AND ZONING:</u>	
39. CUP 74-15, Auldridge & Moore	15
40. Resolution approving CUP 74-15, Auldridge & Moore	15
41. CUP 74-20 and PCR 74-5, Edward Carson Beall	15
42. Resolution granting CUP 74-20, Edward C. Beall	16
<u>ROUTINE MATTERS:</u>	
43. Expenditures over \$300	17-19
44. Sale of 16 Surplus Police Vehicles	19
45. Notice of Completion - Demolition & Site Clearance - 17507-09 Yukon Avenue	19
46. Award of Contract - 2 Vehicles for Torrance Transit System	19
47. Final Tract Map No. 32273	19
48. Claim of Edward and Elizabeth Downey	19
49. Claim of Edith Wertalla	19
<u>ADDENDUM ITEM:</u>	
50. CUP 74-17, Pup'n'Taco Drive Up	20
<u>ORAL COMMUNICATIONS:</u>	
51. Councilman Armstrong re: North High championship baseball team	20
52. Councilman Brewster re: Intercity Transportation Committee meeting	20
53. Councilwoman Geissert re: condominium development on Palos Verdes Boulevard	20
54. Councilman Uerkwitz re: Charter Review Committee	20
55. Riviera Sportsman's Club parade	21
56. "Dark night" for Council on June 25th	21

Adjourned at 11:45 P.M. to Thursday, June 13, 1974,
5:00 P.M. for Budget Workshop Session.

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June 11, 1974

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 11, 1974, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilwoman Geissert, Councilmen Armstrong, Brewster, Surber, Uerkwitz, and Mayor Miller. Absent: Councilman Wilson (out of the country).

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

3. FLAG SALUTE:

Mr. Mark Flannery led in the salute to the flag.

4. INVOCATION:

The invocation was given by Reverend David Trask, Seaside Community Church.

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

Councilman Uerkwitz moved to approve the minutes of May 14, 1974 and May 21, 1974, as recorded. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Wilson absent).

6. APPROVAL OF DEMANDS:

Councilman Armstrong moved that all regularly audited demands be paid. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilman Wilson absent).

7. MOTION TO WAIVE FURTHER READING:

Councilman Surber moved that after the City 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 (Councilman Wilson absent).

8. COUNCIL COMMITTEE MEETINGS:Civil Service Committee:

Will next meet on June 13th at 1:00 P.M. to discuss the new Manpower Program.

Police, Fire, and Public Safety:

Next meeting scheduled for June 18th at 4:30 P.M.

Public Works:

Met this date re: traffic signals at Alaska and Maricopa; Crest Road and Crenshaw -- will next meet on July 23rd at 6:00 P.M. to continue these deliberations.

PRESENTATIONS:9A. AWARDS TO MR. TOMMY WHITTAKER.

Present to acknowledge by way of appropriate awards to Mr. Tommy Whittaker for his heroic action in saving the life of his co-worker, Mr. Pedro Camararo, due to a recent explosion at the Borg-Warner Company, were Mr. John Craft, on behalf of Congressman Glenn Anderson, and Mr. Ralph Flanagan of the American Red Cross. Mayor Miller, on behalf of the City Council, likewise paid tribute to Mr. Whittaker's life-saving bravery.

9. DONATION FROM ELSIE PESTOFF.

The generous donation of Mrs. Elsie Pestoff, retired City employee, of a mini-refrigerator, barbecue grill, and electric clock to Victor Park, was gratefully acknowledged by the Council.

MOTION: Commissioner Armstrong moved to concur with Staff that this donation be accepted by the City Council. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable. (Councilman Wilson absent).

PROCLAMATIONS:

10. "TRANSIT PROGRESS MONTH" - June, 1974.

11. WELCOME MISSOURI JAYCEES DAY.

So proclaimed by Mayor Miller.

STREETS AND SIDEWALKS:

12. RESOLUTION re: Prairie-Madrona Improvement - Railroad Overcrossing.

RESOLUTION NO. 74-114

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BETWEEN THE CITY OF TORRANCE AND THE STATE OF

CALIFORNIA REGARDING THE PRAIRIE-
MADRONA AVENUE OVERHEAD 07-LA-O-TOR.

Councilman Surber moved for the adoption of Resolution No. 74-114. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Wilson absent).

13. AWARD OF CONTRACT - Improvement of Prairie-Madrona (Phase II).

RECOMMENDATION OF CITY ENGINEER:

That the contract be awarded to National Western Construction, Inc., and all other bids be rejected.

MOTION: Councilman Uerkwitz moved to concur with the above recommendation of the City Engineer. His motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote (Absent: Councilman Wilson).

14. RESOLUTION re: State Bicycle Lane Account Funding -
Prairie-Madrona Project between Torrance Blvd. and 190th Street.

RESOLUTION NO. 74-115

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE MAYOR
AND CITY CLERK TO EXECUTE AND ATTEST LOCAL
AGENCY-STATE AGREEMENT NO. BLA-46-74 BETWEEN
THE CITY OF TORRANCE AND THE STATE OF
CALIFORNIA PROVIDING STATE BICYCLE LANE
FUNDS ON PRAIRIE AND MADRONA AVENUES
BETWEEN TORRANCE BOULEVARD AND 190TH
STREET.

Councilman Uerkwitz moved for the adoption of Resolution No. 74-115. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Wilson absent).

15. RESOLUTION ordering the vacation of a portion of Hawthorne
Boulevard, north of Del Amo Boulevard.

RESOLUTION NO. 74-116

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE ORDERING THE VACATION OF
A PORTION OF HAWTHORNE BOULEVARD SERVICE
ROAD NORTH OF DEL AMO BOULEVARD IN THE
CITY OF TORRANCE.

Councilman Armstrong moved for the adoption of Resolution No. 74-116. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Wilson absent).

BUILDINGS, STRUCTURES AND SIGNS:

16. ORDINANCE approving the execution of Torrance Public Facilities Building Corporation Lease and Sublease for Fire Station No. 3 and Walteria Reservoir and Tennis Complex.

ORDINANCE NO. 2486

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE EXECUTION OF THE TORRANCE PUBLIC FACILITIES BUILDING CORPORATION LEASE AND SUBLEASE.

Councilman Armstrong moved to waive further reading of Ordinance No. 2486. The motion, seconded by Councilman Uerkwitz, was unanimously approved by roll call vote (Councilman Wilson absent).

MOTION: Councilman Armstrong moved to approve Ordinance No. 2486 at its first reading. His motion was seconded by Councilwoman Geissert, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Geissert;
Mayor Miller.
Uerkwitz ("YES" on Fire; "NO" on Tennis).
NOES: COUNCILMEMBERS: Surber. (For reasons previously stated).
ABSENT: COUNCILMEMBERS: Wilson.

RESOLUTION approving letter agreement with O'Melveny and Myers for legal services in conjunction with the above.

RESOLUTION NO. 74-117

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN LETTER AGREEMENT DATED MAY 14, 1974 BETWEEN THE CITY AND O'MELVENY AND MYERS FOR LEGAL SERVICES RELATING TO A BLUE SKY SURVEY IN CONJUNCTION WITH THE SALE OF BONDS BY THE TORRANCE PUBLIC FACILITIES BUILDING CORPORATION FOR FIRE STATION NO. 3 AND THE WALTERIA RESERVOIR TENNIS COMPLEX.

Councilman Armstrong moved for the adoption of Resolution No. 74-117. His motion was seconded by Councilwoman Geissert, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Geissert,
Uerkwitz, and Mayor Miller.
NOES: COUNCILMEMBERS: Surber.
ABSENT: COUNCILMEMBERS: Wilson.

4. City Council
June 11, 1974

Director of Building and Safety McKinnon advised that contracts for the Walteria Reservoir Tennis Complex have been awarded to L.R. Hubbard, Jr., and rejecting all other bids. Mr. McKinnon noted that the low bid of Hemisphere Construction Company had to be rejected on the advice of legal staff because the bid was submitted late and not in compliance with the bid instructions.

On Fire Station No. 3, per Mr. McKinnon, the contract has been awarded to KRW Corporation, the low bidder, in the amount of the base bid, and rejecting all others.

MOTION: Councilman Armstrong moved that the foregoing bids be acknowledged as the bids of record, and all other bids rejected. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Wilson absent).

REAL PROPERTY:

17. RESOLUTION authorizing Quitclaim Deed to City property between 236th Place and 237th Place to Charles Dresser.

RESOLUTION NO. 74-118

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING CERTAIN PROPERTY LOCATED WESTERLY OF ARLINGTON AVENUE BETWEEN 236TH PLACE AND 237TH STREET AS SURPLUS AND AUTHORIZING THE EXECUTION OF A QUITCLAIM DEED THEREFOR.

Councilman Surber moved for the adoption of Resolution No. 74-118, and concurrence of Land Management Team recommendation that Mr. Dresser combine the City-owned parcel with his parcel to the east for development as one parcel. The motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilman Wilson absent).

18. RESOLUTIONS re: Meadowpark Project Area.

It was the recommendation of Mayor Miller that the subject material be referred to the Public Works Committee for review and recommendation. Councilman Uerkwitz so MOVED; his motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Wilson absent).

19. ORIENTAL GARDENS REQUEST FOR RENT RELIEF.

RECOMMENDATION OF LAND MANAGEMENT TEAM:
DENIAL of the request for reasons of record.

Mr. Frank Schiendler was present to reaffirm his feeling that the rent should be in keeping with the gross.

MOTION: Councilman Brewster moved to concur with the recommendation of the Land Management Team. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Wilson absent).

20. COLUMBIA PARK PROJECT - Relocation Grant with RESOLUTION.RESOLUTION NO. 74-119

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE CITY MANAGER TO EXECUTE AND SUBMIT AN AMENDED APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR ADDITIONAL RELOCATION FUNDS IN CONNECTION WITH THE ACQUISITION OF THE COLUMBIA PARK REGIONAL PARK SITE
(PROJECT OSA-CAL-370).

Councilman Armstrong moved for the adoption of Resolution No. 74-119. His motion was seconded by Councilwoman Geissert, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Geissert,
Uerkwitz; Mayor Miller.
NOES: COUNCILMEMBERS: Surber.
ABSENT: COUNCILMEMBERS: Wilson.

FISCAL MATTERS:

21. REQUEST FOR APPROPRIATION OF ADDITIONAL FUNDS for review of landscaping plans by Robert Joseph Clark Associates for the Meadow Park Redevelopment Project.

MOTION: Councilman Uerkwitz moved to concur with the requested additional funds. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Wilson absent).

PARK AND RECREATION:

22. COMMUNICATION RECOMMENDING APPROVAL OF AN EXPENDITURE OF \$2500 FOR CONSULTANT SERVICES FOR THE PREPARATION OF AN APPLICATION FOR A LAND AND WATER CONSERVATION FUND GRANT TO ACQUIRE THE MADRONA MARSH.

Considerable concern was indicated by Councilman Brewster regarding the proposed expenditure, particularly in light of the active lobbying in behalf of this project by Madrona Marsh supporters. Clarification regarding past and present procedures was provided by Director of Parks and Recreation Van Bellehem and City Manager Ferraro, it being noted that the subject application likely would be the last available avenue.

Mr. Brewster then indicated that he was not opposed to providing "seed money" but urged that there be a businesslike approach with clearer definition of the roles of the Friends of Madrona Marsh and the City, and the relationship between the two.

It was the comment of Councilwoman Geissert that it should be recalled that the proposal for a wildlife park on these 54½ acres was one made by the City of Torrance, long before there was a citizens'

group called the "Friends of Madrona Marsh", this group having generally served in an informational capacity only.

Mayor Miller indicated his reservations regarding the "all or nothing at all" approach which has loomed up of late, including the thought that the proposed 223rd Street be eliminated -- the advanced negotiations for 223rd Street were pointed out by the Mayor, as were his strong opinions on the dire need for this street. Mayor Miller then indicated his overall approval of the Marsh development in concept, provided Federal or State grants are available to develop same.

The president of "Friends of Madrona Marsh", Mrs. Grace Lear, described the extensive efforts by interested parties in contacting Council members in order that there would be desired public input, as well as her personal reports to the City Manager and the Council on this group's activities. All this, per Mrs. Lear, is a "sincere effort to save something worthwhile for the present and the future of Torrance."

Mr. Dick Miller, 2305 Torrance Boulevard, identified himself as an "Anti-Friend of the Madrona Marsh" noted a previously approved \$1045 allocation for publication of a Marsh brochure -- the subject request for \$2500 represents a total of \$3545 -- what have the "Friends of Madrona Marsh" done, with their 300 members; let each one put in ten dollars.

Next to speak was Mrs. Eleanor Nowicki, 2535 West 232nd Street, who noted the effective use of open space adjacent to high-rise buildings in Switzerland.

Council discussion was directed to the application procedures and the general positive aspects of such action, resulting in the following action:

MOTION: Councilman Armstrong moved to concur with the recommendation of Staff: That the City Council approve the expenditure of up to \$2500 from the Park and Recreation Department budget to hire the consultant to prepare an application for a Land and Water Conservation Fund Grant to acquire Madrona Marsh. The motion was seconded by Councilman Brewster, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Geissert,
Mayor Miller.
NOES: COUNCILMEMBERS: Surber, Uerkwitz.
ABSENT: COUNCILMEMBERS: Wilson.

Councilman Uerkwitz commented that his "no" vote does not mean that he is "anti-parks".

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City Council
June 11, 1974

23. LETTER FROM D'Azur Villas, Inc. regarding Hang Glider Flying at Torrance Beach.

RECOMMENDATION OF CITY MANAGER:

That this matter be referred to the City Attorney and Park and Recreation Department.

Colonel Meader, director and treasurer of D'Azur Villas, outlined hang glider flying problems at this location, and requested relief via an ordinance which will prohibit same.

MOTION: Councilman Surber moved to concur with the above recommendation of the City Manager. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilman Wilson absent).

PERSONNEL MATTERS:

24. 1974 SUMMER YOUTH EMPLOYMENT PROGRAM.

RECOMMENDATION OF CITY MANAGER:

That the City Council approve the program authorizing the submission of a Grant Application for the Summer Program for Economically Disadvantaged Youth, in the amount of \$54,300.

MOTION: Councilman Uerkwitz moved to concur with the above recommendation of the City Manager. The motion was seconded by Councilman Armstrong, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Geissert,
Uerkwitz; Mayor Miller.

NOES: COUNCILMEMBERS: Surber.

ABSENT: COUNCILMEMBERS: Wilson.

25. PROPOSED DEFERRED COMPENSATION PLAN.

RECOMMENDATION OF MANAGEMENT AND CERTAIN EMPLOYEE GROUPS:

That Council adopt the subject resolution and authorize its transmittal to the Internal Revenue Service for consideration.

RESOLUTION NO. 74-120

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPROVING AND ADOPTING
AN EMPLOYEES DEFERRED COMPENSATION PLAN.

Councilman Uerkwitz moved for the adoption of Resolution No. 74-120, subject to approval of the City Attorney in consultation with the City Treasurer. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Wilson absent).

26. DISCIPLINARY PROCEDURES.

RECOMMENDATION OF CIVIL SERVICE COMMITTEE:

That the Civil Service Commission version of the proposed ordinance (Ordinance B) be adopted.

It was the recommendation of Councilman Armstrong that, prior to taking formal action, the subject ordinance be referred back to the Police, Fire and Public Safety Committee for re-review by this group. Councilman Armstrong so MOVED; his motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilman Wilson absent).

27. ORDINANCE adopting a Supplemental Memorandum of Understanding with Torrance Municipal Employees, Local 1117, AFSCME, AFL-CIO regarding Premium Pay for Methods and Standards Technician Assignment.

ORDINANCE NO. 2487

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING A NEW SECTION 17.53.6 OF PART V, CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE TO EFFECT CERTAIN MODIFICATIONS IN WORKING CONDITIONS.

Councilman Armstrong moved for the approval of Ordinance No. 2487 at its first reading. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Wilson absent).

28. ORDINANCE adopting a Supplemental Memorandum of Understanding with Torrance Municipal Employees, Local 1117, AFSCME, AFL-CIO regarding establishing guidelines for Manpower Training Positions.

ORDINANCE NO. 2488

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 17.56.51 OF PART V, CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE TO EFFECT CERTAIN MODIFICATIONS IN WORKING CONDITIONS.

Councilman Uerkwitz moved for the approval of Ordinance No. 2488 at its first reading. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Absent: Councilman Wilson).

SECOND READING ORDINANCES:

29. ORDINANCE NO. 2484.

ORDINANCE NO. 2484

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 NORTH SIDE OF EMERALD STREET APPROXIMATELY 460 FEET EAST OF HAWTHORNE BOULEVARD, AND DESCRIBED IN ZONE CHANGE 74-2 (EA 74-7).
(Frank and Charlotte Sciarrotta)

Councilman Armstrong moved for the adoption of Ordinance No. 2484 at its second and final reading. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Wilson absent).

30. ORDINANCE NO. 2485.

ORDINANCE NO. 2485

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 EAST SIDE OF PALOS VERDES BOULEVARD APPROXIMATELY 400 FEET NORTH OF CALLE MIRAMAR, AND DESCRIBED IN ZONE CHANGE 74-3 (EA 74-8)
(Jan F. Wilson Company)

Councilman Surber moved for the adoption of Ordinance No. 2485 at its second and final reading. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable (Absent: Councilman Wilson).

PLANNING AND ZONING MATTERS:

31. RESOLUTION approving PP 73-1, The Prudential Insurance Company of America.

RESOLUTION NO. 74-121

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A THREE-STORY MEDICAL AND PROFESSIONAL OFFICE BUILDING COMPLEX ON PROPERTY LOCATED IN THE C-3, PP AND THE A-1 (C-3, PP) ZONES LOCATED ON THE SOUTH-WEST CORNER OF HAWTHORNE BOULEVARD AND TORRANCE BOULEVARD, AS APPLIED FOR BY THE PRUDENTIAL INSURANCE COMPANY OF AMERICA IN PLANNING COMMISSION CASE NO. PP 73-1 (EA 73-7).

Councilman Uerkwitz moved for the adoption of Resolution No. 74-121. His motion, seconded by Councilman Surber, was unanimously approved by roll call vote (Councilman Wilson absent).

32. RESOLUTION approving V 74-3, Lucky Stores, Inc.

RESOLUTION NO. 74-122

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A VARIANCE FROM THE PROVISIONS OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE, AS APPLIED FOR BY LUCKY STORES, INC., IN PLANNING COMMISSION CASE NO. V 74-3 (EA 74-10).

Councilman Surber moved for the adoption of Resolution No. 74-122. His motion was seconded by Councilman Armstrong, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Geissert, Surber,
Uerkwitz; Mayor Miller.
NOES: COUNCILMEMBERS: Brewster.
ABSENT: COUNCILMEMBERS: Wilson.

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The hour being 8:30 P.M., Councilman Uerkwitz moved to recess as City Council, and reconvene as the Redevelopment Agency. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Wilson absent).

A 10-minute recess followed at 8:35 P.M.

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HEARINGS OTHER THAN PLANNING AND ZONING:

33. FIRST PUBLIC HEARING ON THE 1974-75 BUDGET.

Mayor Miller announced that this is the time and place for the first public hearing on the City Manager's proposed budget for the 1974-75 fiscal year.

An Affidavit of Publication was presented by City Clerk Coil -- Councilman Armstrong moved that same be received and filed. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Wilson absent).

There being no one present who wished to speak on the matter of the 1974-75 Budget, Councilman Armstrong moved that the first hearing be closed; second public hearing to be held on June 18, 1974. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Wilson absent).

33A. FINE ARTS COMMISSION AND CRAFTSMEN'S GUILD REQUEST FOR ADDITIONAL EXPENDITURES.

MOTION: Councilman Uerkwitz moved to concur with the recommendation of the City Manager that these matters be referred to the Park and Recreation Department for analysis and costing. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Wilson absent).

33B. TORRANCE/KASHIWA SISTER CITY COMMITTEE.

Mr. Brian Bell was present to elaborate on the financial aspects of this Committee and the demands on its membership. Sr. Administrative Assistant Meyer pointed out Sister City Committee allocations in the 1974-75 budget; this fact was unknown to Mr. Bell, and he indicated concurrence in such case.

MOTION: Councilman Uerkwitz moved to concur with the recommendation of the City Manager that no additional appropriation be directly allocated to the Sestern City Committee. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Wilson absent).

34. PUBLIC HEARING on Construction of Curb, Gutter, Driveways and/or Sidewalk at various locations.
(Chapter 27, Short Form 1911 Act, 73-7, 74-1 and 74-2)

Mayor Miller announced that this is the time and place for the advertised public hearing on Chapter 27 (Short Form 1911 Act) City Projects 73-7, 74-1 and 74-2.

City Engineer Weaver confirmed that notice was mailed and posted -- Mr. Weaver further advised that no written protests had been received, although there had been some verbal communication with some of the property owners.

The Mayor then inquired if anyone in the audience wished to be heard.

Mrs. Nellie Buzzalius (?), 17039 Van Ness Avenue, and Mr. Anthony Buzzalius of the same address, referred to their property at 16945 Van Ness Avenue and development problems which are now presented. A lengthy discussion followed, and it was the direction of the Council that Assistant Planning Director Hagaman provide needed clarification to Mr. and Mrs. Buzzalius. ###(Further action taken -- See Page 21.

Next to speak was Mr. Sam Alduenda, 2415 West 234th Street, (Parcel 73-7) who noted that the Green property is the last to be developed on this street.

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

MOTION: Councilman Uerkwitz moved to overrule objections and protests. The motion was seconded by Mayor Miller, and roll call vote was unanimously favorable (Councilman Wilson absent).

MOTION: Councilman Brewster moved that the City Engineer be directed to proceed with Chapter 27 (Short Form 1911 Act) City Projects 73-7, 74-1 and 74-2. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable. (Councilman Wilson absent).

35. WEED ABATEMENT PROGRAM 1974.

Mayor Miller announced that this is the time and place for the hearing on the Resolution of Intention declaring parcels described in said Resolution to be a public nuisance, and providing for the abatement thereof.

City Engineer Weaver requested that this matter be continued, in order that proper notice may be accomplished.

MOTION: Councilman Armstrong moved to concur with the request of the City Engineer, subject hearing to be continued to June 18, 1974 at 5:30 P.M. The motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilman Wilson absent).

PLANNING AND ZONING HEARINGS:

36. V 74-2, SOUTH BAY PSYCHOLOGICAL CENTER TRUSTEES.

Request for a variance to permit the construction of a professional office building in the C-1 zone without providing the Code-required number of parking spaces on property located on the east side of Vista Del Mar, approximately 230 feet north of Via Valencia.

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 this is the time and place for the subject public hearing, and, following Staff presentation by Assistant Planning Director Hagaman, those desiring to speak were invited to do so.

The proponent, Dr. Richard Roberts, urged approval of the request for the reason that "this is a unique and unusual situation, and because development of this land according to Code will result in unnecessary hardship," this being the last remaining undeveloped property in the entire Riviera Village. Dr. Roberts then elaborated on the basis for this finding.

Architect for the project, Mr. Richard Cooling, further defined the problems confronted in the development of this property parking space-wise.

Council discussion was directed to the concerns surrounding this area, the apparent overdesign of the building, etc., it being agreed that there should be further review with Staff in order to achieve some kind of compromise with the proposed development. The following action resulted:

MOTION: Councilman Uerkwitz moved to refer Item #36, V 74-2, back to Staff, without prejudice, for revamping of the subject plan and follow-through of the normal procedure. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable (Councilman Wilson absent).

37. V 74-6, THE CONGREGATION OF FIRST BORN CHAPEL.

Request for a variance to permit the construction of an addition to an existing structure in the R-1 zone without providing the Code-required number of parking spaces on property located at the southeast corner of 164th Street and Wilkie 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 this is the time and place for the subject public hearing. Staff clarification was provided by Assistant Planning Director Hagaman, following which the Mayor invited comments from the audience.

Reverend Samuel Fillon reviewed the acute need for the proposed addition, and pointed out the upgrading and beautification which will result. Likewise reviewed by Reverend Fillon were parking arrangements, church meeting hours, attendance counts, neighborhood cooperation, limited church growth potential, etc.

Mr. Raymond Lucy, 16415 Wilkie, noted the crowded parking conditions on Wilkie which will only be enhanced with approval of the requested variance.

The assistant pastor of First Born Chapel outlined the South Bay area residences of its membership, the majority being in the City of Torrance, and noted the community contribution by way of summer school classes, etc.

Other speakers were: Mrs. Mary Lou Gatey, 2620 West 164th Street, who noted that the church preceded the homes in this area, that the church has been a benefit to the community, and who urged approval of the request -- Mr. John Manningly, 16503 Wilkie Avenue, who pointed out problems with increased church activity, and who was of the opinion that the requested addition would only further increase the activity; denial was desired by him.

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

Councilman Armstrong indicated concurrence with the findings of Planning Commissioner Grippo as to the "limited use" and likely "status quo" of the church, and offered the following:

MOTION: Councilman Armstrong moved that V74-6 be granted, subject to all Staff conditions. The motion was seconded by Mayor Miller, but failed, with a tie vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Geissert, Mayor Miller.
 NOES: COUNCILMEMBERS: Brewster, Surber, Uerkwitz.
 ABSENT: COUNCILMEMBERS: Wilson.

38. ZC 74-6, AULDRIDGE & MOORE.

Change of zone from R-3 to R-3, PD on property located on the north side of Artesia Boulevard approximately 675 feet east of Yukon Avenue. RECOMMENDED FOR APPROVAL BY 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 this is the time and place for the subject public hearing.

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

MOTION: Councilman Uerkwitz moved for the approval of ZC 74-6 as recommended by the Planning Commission. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Wilson absent).

APPEALS - PLANNING AND ZONING:

39. CUP 74-15, AULDRIDGE & MOORE. Automatic appeal of Planning Commission approval of CUP 74-15 to allow the construction of a 24-unit condominium apartment in the R-3 zone located on the north side of Artesia Boulevard approximately 675 feet east of Yukon Avenue. APPROVED BY THE PLANNING COMMISSION.

Mayor Miller announced that this is the time and place for the subject hearing -- this being an automatic City Council-directed review of significant developments prior to Master Plan adoption.

There being no one present who desired to speak, Councilman Armstrong moved that the hearing be closed. The motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Absent: Councilman Wilson).

MOTION: Councilman Uerkwitz moved to concur with the recommendation of the Planning Commission for approval of CUP 74-15, subject to all conditions. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Dr. Wilson absent).

40. RESOLUTION APPROVING CUP 74-15, AULDRIDGE & MOORE, to permit the construction of a 24-unit condominium apartment building on the north side of Artesia Boulevard approximately 675 feet east of Yukon Avenue.

RESOLUTION NO. 74-123

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A 24-UNIT CONDOMINIUM APARTMENT ON PROPERTY IN THE R-3 ZONE, LOCATED ON THE NORTH SIDE OF ARTESIA BOULEVARD APPROXIMATELY 675 FEET EAST OF YUKON AVENUE AT 3403 ARTESIA BOULEVARD.
CUP 74-15 (EA 74-31)- AULDRIDGE & MOORE.

Councilman Armstrong moved for the adoption of Resolution No. 74-123. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Wilson absent).

41. CUP 74-20 and PCR 74-5, EDWARD CARSON BEALL. Automatic appeal of Planning Commission approval of CUP 74-20 and PCR 74-5 to allow the manufacturing and retail sales of artistically-designed ceramics in a two-story commercial building in the C-5 zone on property located on the west side of Hawthorne Boulevard approximately 75 feet north of 238th Street. APPROVED BY THE PLANNING COMMISSION.

Mayor Miller announced that this is the time and place for the subject hearing -- this being an automatic City Council-directed review of significant developments prior to Master Plan adoption.

There being no one present who wished to be heard, Councilman Surber moved that the hearing be closed. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Wilson absent).

MOTION: Councilman Surber moved to concur with the Planning Commission and Planning Department for approval of CUP 74-20 and PCR 74-5, subject to conditions. The motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilman Wilson absent).

42. RESOLUTION granting CUP 74-20, EDWARD CARSON BEALL.

RESOLUTION NO. 74-124

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW THE MANUFACTURING AND RETAIL SALES OF ARTISTICALLY-DESIGNED CERAMICS IN A TWO-STORY COMMERCIAL BUILDING ON PROPERTY IN THE C-5 ZONE LOCATED ON THE WEST SIDE OF HAWTHORNE BOULEVARD APPROXIMATELY 75 FEET NORTH OF 238TH STREET.
CUP 74-20 (EA 74-46) - EDWARD CARSON BEALL

Councilman Surber moved for the adoption of Resolution No. 74-124. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilman Wilson absent).

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ROUTINE MATTERS:43. EXPENDITURES OVER \$300:RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

A. BUDGETED ITEMS:

1. \$505.94 to Lewellen Press of Torrance for 20,000 moving violation forms as requested by the Police Department for stock..
2. \$337.50 to Noland Paper Company for 20,000 sheets of text paper as requested by Central Services for printing a summer brochure.
3. \$632.67 to Torrance Gardena Blueprint for the printing of 100 booklets entitled "Financial Report for City of Torrance".
4. \$609.82 to Ingram Paper Company for 130,000 sheets of various size, weights, and colors of paper as requested by Central Services for City printing requirements.
5. \$756.47 to Park-Son, Inc. for one only 12-inch water pipe tapping valve as requested by the Water Department.
6. \$1,418.28 to Western Water Works Supply Company for 150 each 3/4-inch and 1-inch pipe couplings, as requested by the Water Department.
7. \$1,158.00 to Koppl Company to furnish and install one only 20-inch flanged saddle, as requested by the Water Department.
8. \$828.07 to Barnard Engineering Company for 90 ft. of 12-inch ductible pipe, as requested by the Water Dept.
9. \$2,000.00 to Orco Microfilming Service for microfilming early editions of the "Torrance Press Herald", as requested by the City Librarian.
10. \$833.16 to Zumar Industry for 102 various type and size traffic control signs, as requested by the Department of Transportation for stock.
11. \$750.00 to C.T. &F. Signal Company for technical services required (confirming) to remove and install traffic signal standard and assorted hardware at the intersection of Hawthorne and Via Valmonte (which was the scene of a major accident recently), as requested by the Department of Transportation.
12. \$342.30 to Associated of Los Angeles for six heavy duty street light replacement ballasts, as requested by the Department of Transportation.

13. \$360.80 to Graybar Electric for 24 fluorescent lamp fixture replacement ballasts and 725 ft. of 3-conductor rubber covered conductor cord, as requested by the Department of Transportation.
14. \$530.00 to Keter, Inc. for one set of Encyclopedia Judaica requested by the Library.
15. \$1,000.00 to Public Library Film Circuit Commission for 1974 film dues.
16. \$839.52 to Learning Corporation of America for the purchase of 4 films requested by the Library Dept.
17. \$1,025.55 to Phoenix Films, Inc. for the purchase of five films requested by the Library Department.
18. \$531.27 to Needham Book Finders for 128 library books.
19. \$1,568.39 to Baker & Taylor Company for 189 library books.
20. \$629.96 to Automatic Printing of Torrance for the printing of 289,900 library book transaction slips required for book circulation.
21. \$2,024.22 to S&J Chevrolet for Allison bus transmission repair service on 3 bus transmissions, as requested by the Garage.
22. \$733.52 to Dearth Machinery Company for two replacement street sweeper main broom cores as requested by the City Garage.
23. \$667.80 to Acme Mattress Company for the purchase of 30 jail mattresses, as requested by the Police Dept. to be used as replacements.
24. \$1,000.00 to California Fireworks Display Company for the special fireworks display used on the eve of Armed Forces Day, as requested by the City Clerk.
25. \$741.63 to LaSalle Paper Company for 200,000 sheets of various sizes, weights and colors of printing and xero-graphic paper, as requested by Central Services.
26. \$359.87 to Page Western Printing Business Forms for superimpose printing service on 23,500 existing requisition and purchase order forms as required by the Finance Dept.
27. \$453.72 to Western Water Works Supply Company for twelve each 6-inch service saddles, as requested by the Water Department for stock.
28. \$318.00 to Lido Sales for 300 feet of 3/4 inch copper pipe as requested by the Water Department for stock.

29. \$591.48 to SCM Walton Printing Corp. for the printing of 20,000 forms entitled "Program Accounting - Labor Charge Forms" as requested by the Finance Department as part of the new program budgeting requirements.
30. \$340.12 to Zellerbach Paper Company for the purchase of 5,600 transmittal type manila envelopes, as requested by the Police Department.

B. REIMBURSABLE ITEMS:

31. \$458.60 to Park Son, Inc. for one each six inch pipe tapping sleeve and two tapping valves as requested by the Water Dept. for installation at the Sun Limited hydrant installation.
32. \$1,038.80 to Hersey Products for two Hersey Meters, as requested by the Water Dept. for installation at the K.D. Fechner Service.

44. SALE OF 16 SURPLUS POLICE VEHICLES - City of Mexicali, Mexico.

RECOMMENDATION OF PURCHASING SUPERVISOR:

That Council approve of the sale of 16 Police patrol units at \$475.00 each (\$400.00 for one unit which was involved in a wreck) to the City of Mexicali, Mexico.

45. NOTICE OF COMPLETION - Demolition & Site Clearance - 17507-09 Yukon Avenue - Bid Schedule No. B74-12.

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That Council accept the work and final payment be made in the amount of \$789.50 to Taylor's Wrecking Company, 8418 South Main Street, Los Angeles, California, 90003.

46. AWARD OF CONTRACT - 2 Vehicles for Torrance Transit System. Ref. Bid #B74-24 (Expenditure: \$7,830.73)

RECOMMENDATION OF PURCHASING SUPERVISOR:

That Council accept the bid submitted by Martin Chevrolet of Torrance and approve of awarding them the contract in the total amount of \$7,830.73 including tax.

47. FINAL TRACT MAP NO. 32273.

Subdivider: Creative Homes (James Taylor)

Engineer: J.H. Edwards

Location: Between 232nd Street and 233rd Street, east of
Cabrillo Avenue.

No. of Lots: 10.

RECOMMENDATION OF CITY ENGINEER/PLANNING DIRECTOR:

That Final Tract Map No. 32273 be approved.

48. CLAIM of Edward & Elizabeth Downey for property/personal damages.

49. CLAIM of Edith Wertalla for property damages.

RECOMMENDATION OF CITY CLERK:

That Items #48 and #49 be DENIED and referred to the City Attorney. The insurance carrier concurs with the above action.

MOTION: Councilman Uerkwitz moved to concur with Staff recommendations on agenda items #43, 44, 45, 46, 47, 48, and #49. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Wilson absent).

ADDENDUM ITEM:

50. CUP 74-17 (EA 74-37) - PUP'N'TACO DRIVE UP.
Appeal of PLANNING COMMISSION DENIAL.

It was confirmed by City Clerk Coil that this item was a regularly advertised public hearing. Mayor Miller then announced that this is the time and place for such hearing, and inquired if anyone wished to be heard.

Assistant Planning Director Hagaman noted communication from the attorney for the applicant, Mr. Stanley B. Christensen, advising that there have been substantial modifications to the subject plans -- it was, therefore, Mr. Hagaman's recommendation that this item be referred back to the Planning Commission. Mr. Christensen was present, and likewise requested Planning Commission referral.

Present to protest the proposed Pup'n'Taco development were Mr. Leonard Ryan, 5208 Calle Mayor; Mr. Jan Darien, 5214 Calle Mayor; and Mr. Ernie Geanosis, 4932 Pacific Coast Highway.

MOTION: Councilman Surber moved to refer CUP 74-17 back to the Planning Commission. The motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Absent: Councilman Wilson).

ORAL COMMUNICATIONS:

51. Councilman Armstrong noted the championship activities of the North Torrance High School baseball team, and requested that a letter of congratulations go forward.

52. The June 13th meeting of the Intercity Transportation Committee was announced by Councilman Brewster, such meeting to feature a current report on the RTD Plan.

53. Councilwoman Geissert reported on the concern of Riviera residents regarding the condominium development on Palos Verdes Boulevard and Calle Mayor -- such concerns are directed to the height of the new buildings. Building and Safety Director McKinnon reported on the extensive Staff review and surveillance of this project; the development is proceeding in line with approved plans, per Mr. McKinnon.

It was the opinion of City Attorney Remelmeyer that re-review of the present and future phases of this development would not be in order in view of the compliance above reported by Mr. McKinnon.

54. The resumption of Charter Review Committee meetings on June 19th was noted by Councilman Uerkwitz. In the absence of Councilman Wilson, Mayor Miller appointed Councilman Brewster to serve on this committee.

55. On behalf of the Riviera Sportsman's Club, Mr. Tony Crisp invited all present to their 25th Anniversary celebration, and to request approval of a parade route down Pacific Coast Highway for this event, a request which has been denied by the Police Department and License Review Board.

License Review Board Chairman Scharfman noted the alternate route recommended by this body -- since the main purpose of the parade is to reach South High School, it could start at Anza and Calle Mayor, proceed southward along Calle Mayor to South High School and the private road to the school entrance. Police Chief Nash indicated concurrence with this alternate route.

Following lengthy review of the varied considerations in this matter, Councilman Uerkwitz moved to concur with the alternate route recommended by the License Review Board. The motion was seconded by Councilman Brewster. There were no objections, and it was so ordered. (Councilman Wilson absent).

The Council returned to Item #34:

Following Staff conferences as directed earlier in the evening, Mr. and Mrs. Buzzalius returned to indicate their unwillingness to cooperate with the City Council ^{in the dedication} in that they have now learned that it would cost approximately \$300 to institute the recommended rezoning action. It was pointed out by City Attorney Remelmeyer that the district has now been officially established, and revisions cannot legally be entertained at this time.

City Engineer Weaver recommended that the matter of the zoning be treated separately, and that Council direct Staff study of this matter, as has happened in other instances in seeking conformity in zoning throughout the City.

MOTION: Councilwoman Geissert moved to refer this matter to Staff for City Council-initiated study on the zoning. The motion was seconded by Mayor Miller, and carried, with roll call vote as follows:

- AYES: COUNCILMEMBERS: Armstrong, Geissert, Surber, Uerkwitz; Mayor Miller.
- NOES: COUNCILMEMBERS: Brewster.
- ABSENT: COUNCILMEMBERS: Wilson.

It was the comment of Councilman Brewster that he recognizes the "I'll trade you the sidewalks for the zone" aspects of this situation.

56. It was confirmed that the Council will be dark on Tuesday, June 25, 1974, because of the League convention on that date.

At 11:45 P.M., Councilman Uerkwitz moved to adjourn to Thursday, June 13, 1974, at 5:00 P.M. for the Budget Workshop session. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Wilson absent).

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Ava Cripe
Minute Secretary
APPROVED:

21.

City Council
June 11, 1974

Ben Miller
Mayor of the City of Torrance

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