

I N D E XCouncil Meeting held Tuesday, April 26, 1966, 8:00 p.m.

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Adjourned at 12:30 a.m.	

Torrance, California  
April 26, 1966

MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES AND PRESENTATIONS:

1. CALL TO ORDER:

A regular meeting of the Torrance City Council was called to order by City Clerk Coil at 8 p.m., on April 26, 1966, in the Council Chambers of City Hall. Mayor Isen did not arrive until about 8:30 because of an important City engagement; Councilman Sciarrotta arrived at about 9:00 having been detained by a teaching engagement and Councilman Olson was out of town on business.

2. ROLL CALL:

Those responding to roll call by City Clerk Coil were: Councilmen Beasley, Lyman, Vico and Miller. On motion of Councilman Beasley, seconded by Councilman Vico, Councilman Miller was designated as Mayor pro tem to conduct the meeting until the arrival of Mayor Isen. City Attorney Remel-meyer and City Manager Ferraro were also present.

3. FLAG SALUTE:

At the request of Mayor pro tem Miller, Mr. Robert Vroman led the salute to the flag.

4. INVOCATION:

The Reverend Daniel B. Weaver of Del Amo Southern Baptist Church opened the meeting with an invocation and later in the meeting Mayor Isen presented him with his Certificate acknowledging the guidance he has provided as Minister of the Month of April.

In order to await the arrival of Mayor Isen and Councilman Sciarrotta Councilman Lyman moved to continue the public hearings until 9:00 p.m. on this evening and instructed those of the audience who had attended with the hearings in mind that they might wait, or leave and return at 9:00. Councilman Beasley seconded and roll call vote was unanimously favorable. (Councilmen Olson and Sciarrotta, and Mayor Isen absent).

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

On motion of Councilman Lyman, seconded by Councilman Vico, the minutes of the regular meeting held April 19, 1966 were approved as written by unanimous roll call vote of those present (Councilmen Olson, Sciarrotta and Mayor Isen being absent).

6. APPROVAL OF DEMANDS:

Councilman Beasley moved all properly audited bills be paid and his motion, seconded by Councilman Lyman, carried as follows:

AYES: COUNCILMEN: Beasley, Lyman, Vico, Miller

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Sciarrotta, Olson, and Mayor Isen.

7. MOTION TO WAIVE FURTHER READING:

Councilman Lyman 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 Beasley, carried by unanimous roll call vote (Councilmen Olson and Sciarrotta and Mayor Isen absent).

PLANNING AND ZONING MATTERS:

12. ZONE CHANGE IN CASE NO. 65-50, VICTOR PRECINCT. Communication from the Planning Director requesting a thirty day extension.

The recommendation is to continue this matter until the meeting of May 31, 1966 to permit completion of a study directed by the Council on January 25, 1966. Councilman Beasley moved to concur therein and Councilman Lyman seconded. Roll call vote was unanimously favorable (Councilmen Olson, Sciarrotta and Mayor Isen being absent).

13. ORDINANCE TO RECLASSIFY PROPERTY IN CASE ZC65-62, Torrance Planning Commission.

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

ORDINANCE NO. 1683

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954", TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED ON BOTH SIDES OF HAWTHORNE BOULEVARD NORTHERLY OF TORRANCE BOULEVARD AND DESCRIBED IN ZC 65-62. (TORRANCE PLANNING COMMISSION)

Councilman Lyman moved to approve Ordinance No. 1683 at its first reading and his motion, seconded by Councilman Beasley, carried unanimously (Councilmen Sciarrotta, Olson, and Mayor Isen absent).

STREETS AND SIDEWALKS:

14. IMPROVEMENT OF FREEWAY PARK (B66-24). Recommendation of Public Works Director with concurrence of City Manager that all bids be rejected.

Councilman Beasley moved to concur in the recommendation as stated and his motion, seconded by Councilman Lyman, carried unanimously (Councilmen Olson, Sciarrotta, and Mayor Isen being absent).

15. PROPOSED CHANGE OF STREET SWEEPING HOURS AND PILOT PROGRAM. Communication from Sanitation Superintendent, with concurrence of City Manager.

Councilman Beasley moved to concur in the recommendation to change the hours as set forth in the communication and approve the pilot program regarding the Amie Avenue apartment house areas. Councilman Vico seconded and roll call vote was unanimously favorable (Councilmen Sciarrotta, Olson and Mayor Isen being absent).

16. PROPOSED RESOLUTION RE NEED FOR NORTH/SOUTH SELECT SYSTEM STREET EASTERLY OF HAWTHORNE BOULEVARD.

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

RESOLUTION NO. 66-84

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING AND SUBMITTING AN AMENDED BUDGET FOR EXPENDITURE OF FUNDS ALLOCATED FROM THE STATE HIGHWAY FUNDS TO CITIES.

Councilman Beasley moved to adopt Resolution No. 66-84 and his motion, seconded by Councilman Vico, carried by unanimous roll call vote (Councilmen Olson, Sciarrotta and Mayor Isen absent).

17. REVISION OF SELECT STREET SYSTEM, with proposed resolution.

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

RESOLUTION NO. 66-85

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADOPTING THE REVISION TO THE MAP AND REPORT FOR THE SELECT SYSTEM AND REQUESTING THAT SUCH REVISION BE APPROVED BY THE CALIFORNIA HIGHWAY COMMISSION.

Councilman Beasley questioned the purpose of a select street at the west end of the Airport and Director of Public Works Nollac explained it is to serve the urban renewal area with a larger than local street because of the heavier use, and to obtain gas tax money.

Councilman Lyman moved to adopt Resolution No. 66-85 and his motion, seconded by Mayor pro tem Miller, carried unanimously (Councilmen Olson, Sciarrotta and Mayor Isen being absent).

18. EXPENDITURE FOR DRAINAGE DISTRICT 7B. Recommendation of Director of Public works that \$11,000 be appropriated from Drainage District 7B Funds (Drainage Improvements Funds) for construction of storm drain in Madison Street as shown on sketch which was attached.

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

AYES: COUNCILMEN: Beasley, Lyman, Vico, and Miller

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Sciarrotta, Olson and Mayor Isen.

19. AGREEMENT WITH FLOOD CONTROL DISTRICT - SUMP MAINTENANCE and attached Resolution.

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

RESOLUTION NO. 66-86

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN AGREEMENT WITH THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT PROVIDING FOR THE MAINTENANCE OF ENTRADERO AND HENRIETTA SUMPS.

City Manager Ferraro explained the purpose of the agreement and Councilman Vico moved to adopt the Resolution No. 66-86. His motion was seconded by Councilman Lyman and carried by unanimous roll call vote (Councilmen Olson, Sciarrotta, and Mayor Isen absent).

BUILDINGS, STRUCTURES, AND SIGNS:

20. REQUEST FOR A SECOND EXTENSION OF BUILDING PERMIT FOR 99 BED CONVALESCENT HOSPITAL. Recommendation of Building and Safety Director, with concurrence of City Manager, that the request of Richard J. Kaley for a second extension of building permit at 4027 Spencer Street be denied.

Mr. Kaley of 5215 El Mirador Drive, Los Angeles 8, owner of the property and a general contractor, said he has the permit, but is having difficulty getting financing. A first extension of sixty days was granted for the same reason and is now in contact with a lending institution in New York, has paid \$4500 loan fees, and expects the papers to be signed very soon.

He believes the building which is planned and designed by Burchfield and Eardley, local architects, will be an asset to the community. At the present time, Mr. Kaley said he has spent about \$25,000 toward the purchase of the land which is in escrow, and hopes for an extension of time on the permit. The escrow is contingent upon ability to finance, but not specifically on the building permit. Mayor pro tem Miller reminded him that the entire area is under study by the Planning Department toward a master plan.

(Mayor Isen entered the meeting at this time and joined the discussion.)

Mayor Isen asked for a description of the neighborhood from the standpoint of zoning. On the east is a very old residence, to the east of that is an abandoned dairy where buildings are being demolished toward construction of an elementary school. To the west is undeveloped land. The subject land is on the north side of the street. On Earl Street and in this vicinity are manufacturing buildings, a swimming school, the Quinn Dairy and the latter has caused Mr. Kaley some of his financing problems. The zoning is M-1.

Councilman Lyman moved to grant a sixty day extension; Mayor Isen recommended ninety days, but Building and Safety Director McKinnon said sixty days would coincide with the present building code. If it is found to be necessary and desirable a further extension could be granted at the end of that time. Mayor Isen seconded the motion which carried, as follows:

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

Councilman Miller relinquished the chair to Mayor Isen.

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Mayor Isen presented the Minister of the Month Certificate to Reverend Weaver.

Councilman Lyman was presented a colored photograph of the Torrance Rose Parade float by Robert Vroman, who acknowledged the help of Mrs. Margaret Clark on the parade project. The photograph will join the other trophies in the anteroom of the City Hall lobby.

Mr. Vroman invited the council members to be guests for a special luncheon of the Torrance Tournament of Roses Association at which the curb numbering program will be discussed.

Mayor Isen was briefed on what had been accomplished on the agenda and he assumed conduct of the meeting.

21. COMPLETION OF SECOND FLOOR OF POLICE STATION ADDITION. Recommendation of Building and Safety Director, with concurrence of City Manager, that the City negotiate with Koebig & Koebig, architects, to commence work on the plans for completion of the second floor.

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

22. AWARD OF CONTRACT FOR WATERPROOFING, PLASTER REPAIR, AND PAINTING OF FIRE STATIONS NOS. 1, 2 and 4. Recommendation of Building and Safety Director, with concurrence of City Manager, that Chuck's Painting Service be awarded the contract at a price of \$5,340.50, the low bid.

Councilman Lyman moved to concur in accepting the low bid mentioned and rejecting all others. His motion was seconded by Councilman Vico and carried as follows:

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

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Olson and Sciarrotta.

23. REQUEST OF HAWTHORNE SAVINGS AND LOAN ASSOCIATION TO RELOCATE A TRAILER WHICH IS BEING USED AS A TEMPORARY OFFICE. Recommendation of Building and Safety Director, with concurrence of City Manager that the request be denied.

Councilman Beasley moved to approve the relocation, but with the condition that at the time the permanent building is started, sidewalks be constructed to connect with Desmond's and the condition was then amended to read "before the building is completed". Mayor Isen seconded and roll call vote was unanimously favorable (Councilmen Olson and Sciarrotta absent).

Mr. John Sill whose residence address is 16669 Taylor Court, Torrance, was present on behalf of Hawthorne Savings and Loan.

TRAFFIC AND PARKING:

24. RECOMMENDING RATIFICATION OF CITY-COUNTY AGREEMENT FOR MAINTENANCE OF TRAFFIC SIGNAL, with proposed resolution.

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

RESOLUTION NO. 66-87

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING RATIFICATION OF CITY-COUNTY AGREEMENT FOR MAINTENANCE OF TRAFFIC SIGNAL AT REDONDO BEACH BOULEVARD AND AINSWORTH AVENUE BE EFFECTED.

Councilman Beasley moved to adopt Resolution No. 66-87 and his motion, seconded by Councilman Vico, carried by unanimous roll call vote (Councilmen Olson and Sciarrotta absent).

25. STREET LIGHTING DISTRICT NO. 11. Traffic Engineer, submitting resolution.

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

RESOLUTION NO. 66-88

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ORDERING THE CITY TRAFFIC ENGINEER TO PREPARE AN ASSESSMENT DIAGRAM, PLANS, SPECIFICATIONS, ESTIMATE AND REPORT, PURSUANT TO THE PROVISIONS OF DIVISION 14, PART 1, (INCLUDING CHAPTER 8), STREETS AND HIGHWAYS CODE, STREET LIGHTING ACT OF 1919, AS AMENDED, FOR THE INSTALLATION, FOR THE FURNISHING OF ELECTRIC CURRENT AND FOR THE MAINTENANCE OF CERTAIN LIGHTING FIXTURES AND APPLIANCES IN STREET LIGHTING DISTRICT NO. 11 IN SAID CITY, FOR A PERIOD OF THREE (3) YEARS, BEGINNING NOVEMBER 1, 1966, AND ENDING OCTOBER 31, 1969.

Councilman Miller moved to dispense with further reading of Resolution No. 66-88 and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote (Councilmen Olson and Sciarrotta absent).

Councilman Miller moved to adopt Resolution No. 66-88 and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote (Councilmen Olson and Sciarrotta absent).

FISCAL MATTERS:

26. CLAIM OF MAGDALENA PEREZ for damages on March 24, 1966, in connection with a bus accident.

27. CLAIM OF GUY W. GRAYSON for damages to his vehicle in the amount of \$112.03.

28. CLAIM OF JOHN B. AND ETHEL MAE MOSLEY for damages resulting from City's declaration of moratorium.

29. CLAIM OF CHARLES KOSH, JR. of 10728 McVine Avenue, Sunland, for damage to vehicle on April 15, 1966.

Councilman Beasley moved that the four claims listed as Items 26, 27, 28 and 29 be denied and referred to the Legal Department. His motion was seconded by Councilman Vico and carried by unanimous roll call vote (Councilmen Olson and Sciarrotta absent).

30. AWARD OF BID FOR ROAD OIL AND EMULSION: Recommendation of Street Maintenance Superintendent, approved by City Manager, that Douglas Oil Company be awarded the bid at the low of \$6,543.00.

Councilman Lyman moved to accept the low bid and reject all others. His motion was seconded by Councilman Miller and carried as follows:

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

31. EXPENDITURES IN EXCESS OF \$300.00.

Councilman Beasley moved to approve the following four expenditures:

1. \$2,984.80 to Western Water Works: \$1,898 for 2,500 ft. of one inch copper tubing, type K, to be used by the Water Department for stock; and \$1,086.80 for miscellaneous water pipe fittings to be used for stock at the Water Department yard.

2. \$1,417.98 to J. Jones Company for twelve only six inch hydrant heads to be stocked by the Water Department.

3. \$796.90 to Bauer Paint Company for 275 gallons of traffic paints to be used in marking City streets.

4. \$1,575 to Suiter Construction Company for a concrete bleacher foundation for Torrance Park's newly purchased bleacher unit for which money has been appropriated by the Council.

Councilman Vico seconded and roll call vote was:

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

32. REQUEST FOR COUNCIL APPROPRIATION TO INSTALL NEW SOUND SYSTEM IN COUNCIL CHAMBERS. Recommendation of City Manager that bid of California Sound Products be accepted, in the amount of \$1,480.03, including an appropriation of \$1,481.00 from General Fund Unappropriated Reserve.

Councilman Beasley moved to concur in the recommendation to accept the low bid and his motion was seconded by Councilman Lyman.

City Manager Ferraro explained the need and, in answer to Councilman Vico's question of what would be done with the present equipment, said it will probably be used at the Recreation Center. A temporary system will be in operation during the approximately three weeks of installation.

Roll call vote was:

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

NOES: COUNCILMEN: Vico

ABSENT: COUNCILMEN: Olson and Sciarrotta.

33. REQUEST FOR PERMISSION TO ATTEND 1966 ANNUAL CONFERENCE OF INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS. Request to attend with appropriate expenses paid, May 16 to 19, 1966.

Councilman Beasley moved to grant City Clerk Coil's request and his motion, seconded by Mayor Isen, carried as follows:

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

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Olson and Sciarrotta.

AIRPORT MATTERS:

34. REQUEST FOR APPROVAL OF DAVID J. PSALTIS (SUB-LESSEE BARON AIRCRAFT REFINISHERS) ASSIGNMENT OF LEASE TO ELLIS B. AND GILDER W. GRAY. Submitted for approval by Airport Commission President Blaisdell.

Councilman Beasley moved to concur in approval. His motion was seconded by Councilman Miller and carried, there being no objection.

35. REQUEST FROM TACO BELL FOR LEASE. Recommendation of Airport Commission President that request be denied.

Councilman Beasley moved to concur in denial and his motion, seconded by Councilman Lyman, carried, there being no objection.

36. REQUEST FROM THE NINETY-NINES, INC. FOR FUND RAISING ACTIVITY ON THE TORRANCE AIRPORT. Submitted by Airport Commission President Blaisdell.

Mayor Isen moved to concur in approval and his motion, seconded by Councilman Miller, carried by unanimous roll call vote (Councilmen Olson and Sciarrotta absent).

POLICE MATTERS:

37. AWARD OF POLICE DEPARTMENT JAIL KITCHEN EQUIPMENT AND CABINET WORK. Recommendation of City Council Police and Fire Committee that approval be given to purchase, in the amount of \$2,986.20.

Mayor Isen said if there was no objection this would be held for consideration by a full Council. Councilman Miller so moved; Councilman Vico seconded, and there was no objection.

38. POLICE DEPARTMENT AUTOMATIC UNATTENDED TELEPHONE RECORDING SYSTEM. Recommendation of Chief of Police, approved by City Manager, that bid of Stenocord, in the amount of \$1318.20, be accepted.

City Manager Ferraro called attention to an addendum to this item requesting that the Council approve a negotiated low bid by the Dictaphone Corporation in the amount of \$1299.00, received after the informal bidding. The other two companies were contacted and did not wish to bid further.

Captain Miles of the Police Department confirmed this information. Neither Councilman Beasley nor Councilman Miller approved this type of bidding and Councilman Beasley moved to accept the Stenocord bid as originally planned. After explanation by City Manager Ferraro, Councilman Beasley withdrew his motion and Councilman Miller moved to concur in accepting the Dictaphone bid, but expressed the hope that Management would establish a standard policy for the future. Councilman Sciarrotta seconded the motion of Councilman Miller and roll call vote was unanimously favorable. (Councilman Olson absent).

(Councilman Sciarrotta had joined the meeting during discussion of Item 38.)

Mayor Isen declared a recess and the Council reconvened at 9:15 p.m.

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39. Mr. Jack Muir, a member of the BPOE was introduced and Mayor Isen proclaimed the week of May 1st as YOUTH WEEK and gave the proclamation to Mr. Muir to return to the Elks Lodge.

41. Mayor Isen proclaimed May 1 to 7, 1966 as BE KIND TO ANIMALS WEEK and delivered the proclamation to Mrs. Ethel Kovach. A counterpart will go to the SPCA, George Crozier, Manager, in Los Angeles.

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Next considered were the two matters dealing with GEMCO, being public hearings:

11. ZC 66-2, LUCKY STORES, INC. - ZONE CHANGE FROM R-2 and A-1 to C-3. Formal hearing on zone change on property located at the northeast corner of Crenshaw Boulevard and 182nd Street.

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

This being a public hearing, Mayor Isen invited the proponents first to speak and Mr. Richard Frandsen, the Real Estate Manager of Lucky Stores came forward, and explained the overall operation of the company's 180 stores in California, Washington and Arizona, doing an annual volume of \$420,000,000. There are eight of the GEMCO stores such as planned here. The company would purchase the land and construction of the buildings would be by the company, with some internal departments being let to franchise. The property is now in escrow. What is being considered under this agenda item is the zoning matter, not the precise plan.

Mayor Isen asked if the company could live with the requirements and restrictions listed and Mr. Frandsen said his company does not agree with all the conditions, because they have not been made clear. It is a situation where the conditions must be known before he could say, and evidently the conditions are not yet established definitely by the City departments concerned. Such matters as parking, ingress and egress, setbacks, signing, etc. all must be known, before the project can be undertaken. For instance, the ingress and egress adjacent to the freeway ramp which the company believes necessary, does not meet with the approval of the Traffic Engineer. There is a problem also having to do with dedication of property for an alley connecting Atkinson Avenue to a frontage road.

Mr. Ray Saari, 1680 Cris Avenue, Anaheim, Property Manager of Lucky Stores, exhibited material shown to the Planning Commission at its hearings and said the building would be 100,000 square feet and probably would cost \$850,000 exclusive of land. He estimates \$10,000,000 annual sales based on what the other stores do. The hours would be noon to 9 p.m. Tuesday Wednesday, Thursday and Friday; 10 to 6 on Saturdays and Sundays - closed Monday. These hours would apply to all departments except the gas station which would be open seven days a week. The buildings are not necessarily uniform - each store is designed to be compatible with its surroundings.

Councilman Sciarrotta said the traffic pattern worries him and Mr. Frandsen said he believes the traffic problem has been blown up out of proportion to reality.

Mayor Isen thought it would be well to consider the zone change only this evening, with the matter of precise plan going to a committee of neighborhood people and Management if the change goes through. He asked for someone of the neighbors who favor the location of Gemco here, to speak and Mr. W. W. Gray of 18006 Atkinson came forward. He favors rezoning to commercial, not necessarily for Gemco, but definitely opposed any type of strip zoning which would in effect make Atkinson Avenue an alley. He read the wording of a petition which favored the change and which carried 343 signatures, all from the immediate area, and it was given to the City Clerk for filing.

Mr. Woodrow Baird of 4221 Chestnut Street, Long Beach, whose wife is a beneficiary of the estate which owns this property, spoke on behalf of that family. The property which was formerly a dairy is now one of the assets of the estate and must be sold because of inheritance taxes, etc. He believed most of the traffic would be on weekends when school children are not traversing the area and the parking lots at discount stores are not crowded between the hours of 3 to 5 p.m. on weekdays. He believes the Gemco development would be most advantageous to the City and the people in the neighborhood. There have been no other serious offers for this property although it was offered for sale for three months before the Gemco offer.

Mr. Les Duplan of 2623 West 182nd Street spoke against the development and referred to a 700-signature petition in opposition which is now on record with the City. Mr. Swarts of the Planning Department reported that investigation has shown that of the signatures a majority are within the area of about a mile - in fact about 90%.

Mrs. Janet Blau, representing the mothers west of Crenshaw, spoke from the standpoint of the danger to children from the congested traffic which would result from Gemco in addition to the ramp to the freeway.

Mr. Nickolas O. Drale questioned some of the sales volume figures which Mr. Frandeen had given. He said all discount stores in this city are having financial troubles, and something should be said in favor of the small merchant. He spoke also of the traffic problem which is acute, and said it is the Council's duty to study carefully all the area before deciding to put in such a store.

Wm. Sarnoff, an attorney, 4055 Wilshire Boulevard, represented several residents of the vicinity in protest and questioned the legality of application by other than the legal fee title owner, and read from the text of Metcalf vs. Los Angeles County, cited at 24 Cal. 2d 267, dealing with regulations almost identical to the Torrance zoning ordinance. In this connection, Mr. Baird, Mrs. Helen Moen Olson (3040 Harding, Long Beach) promised to submit on behalf of the four beneficiaries of the estate, a consent to join in the application, within about six days, or as soon as it would be possible to contact the other heirs.

City Attorney Remelmeyer said over a period of years the interpretation has been that the buyer in escrow is an owner with the provisions of the ordinance, but thought it would be well to accept the written consent promised. Mayor Isen ruled that the application is therefore properly before the Council. The Consent when received by the City Clerk will be transmitted to the City Attorney.

Mr. James Casimir of 18325 Van Ness, President of Moneta Gardena Condominium association which is composed of 82 separate property owners, asked that they also be considered. Three things govern this decision: traffic, safety of children and the tone of the neighborhood. Short of industrial, he considers commercial the worst possible use of the property. All three of the factors revolve around traffic and he considers that the proposed location of Gemco here is also a direct result of that traffic, specifically the freeway traffic.

Mayor Isen moved to close the hearing on the zone change and his motion, seconded by Councilman Vico, carried, there being no objection. Mayor Isen suggested that any motion should be subject to an acceptable precise plan and moved to concur in the recommendation of the Planning Commission that this case be rezoned from R-2 and A-1 to C-3 subject to this Council's approving a precise plan. Councilman Vico seconded.

Mayor Isen elaborated on his motion: there are nine acres involved and every reason to know that they will be improved in some fashion. That improvement could be in an uncontrolled situation, with no right of the council or the people to say anything - a hodgepodge of apartments and houses. The land is too valuable and its control must be assured. There will be another public hearing on this and it must be attacked logically.

Councilman Beasley said he believed development of this store at this corner would be creating a monster and he plans to vote against both the zone change and the precise plan. Later he said he would vote for C-3.

Councilman Lyman said he does not care for the discount houses now in existence; this one looks like the same. A better type of construction could generate just as much sales tax. He would prefer to consider the zoning in connection with solution of other problems than that of establishing Gemco.

Mayor Isen repeated his motion which was to concur, subject to approval of a precise plan which would apply to anyone, not necessarily Gemco.

Roll call vote was:

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

Mayor Isen then suggested that a committee of the Council and all interested citizens meet with the City Manager and staff at a public meeting with Gemco people and the matter returned to this Council two weeks from now, May 10th. He instructed Mr. Ferraro to set a time and place and notify all persons who leave their names and addresses with the City Clerk at this next recess. Mr. Ferraro advised not having council members on the committee, but that a report be given to all interested parties and a recommendation be given to the Council on its May 10th agenda.

At 10:35 p.m., a recess was declared and the Council returned to its agenda at 10:50 p.m.

On motion of Councilman Sciarrotta, seconded by Councilman Beasley, a recess was declared for the purpose of holding the Redevelopment Agency meeting and the Council resumed the agenda at 10:52.

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8. APPEAL OF DECISION OF PLANNING COMMISSION CUP66-7, EMIL J. ZIRBES, APPLICANT, FOR MCDONALD'S RESTAURANT. Formal hearing.

Mayor Isen inquired if there is any means by which the City can appeal from a decision in favor of a proponent and was told it is covered by Section 1 of the Code.

This appeal is from the Planning Commission conditions regarding decorative masonry wall, sign area, parking lot design, and vehicular access to Ocean Avenue. (Subitems 3, 4, 5 and 12).

Mayor Isen asked if anyone wished to be heard on this appeal and Mr. Zirbes of 21103 Donora Avenue came forward. He outlined the events which led to the hearings before the Planning Commission at which thirteen conditions were appended to a recommendation of approval.

There was a difference of opinion as to whether or not the operators of A & W Rootbeer stand approved. Mr. Zirbes said Mr. Heinfurth had indicated he had no objection although a letter has come to the City from Mrs. Heinfurth which objects.

Mr. Louis Berman of 3538 Jasmin, Los Angeles, represented McDonald's, in favor of the application but against some of the conditions, listed above, which he said make the project impracticable. For instance, if there is no access to Ocean Avenue, he said half of the business would be lost. To enter Pacific Coast Highway from the property by way of a driveway would be much more hazardous than to enter the side street from the driveway and then waiting to enter the Highway.

The redesign of the plot plan to conform to the new City regulation of size of parking stalls complications that factor and he told how it could possibly be alleviated although Mayor Isen said he is not particularly anxious to make it possible to have a McDonald's at this location and read from the portion of the Planning Commission minutes which tells of the police problems. If this is permitted at all, he said it should be with each and every condition attached and even then, reluctantly.

Captain Miles said there had been a great deal of difficulty at both of the other McDonald locations in Torrance and Mayor Isen repeated that if there is any change in restrictions it should be toward more stringent control, not less.

Councilman Beasley thought to add McDonald's to the present problems would be a mistake and he would like to see the Unplush Hut be removed.

City Manager Ferraro said that Recreation Director Van Bellehem had requested that subitem No. 3 be strengthened and the 18" wall asked for be changed to a 36" wall in order to protect the southerly boundary. It was agreed by the Council that change would be made.

Councilman Miller said while the drive-in restaurant has become part of the modern scene, it will be necessary to carefully consider each one individually, especially those which border residential areas. As to this particular case, he believed the Planning Commission requirements should be kept.

Mr. William Uerkwitz said there is a drag strip on Ocean Avenue between the Highway and the Park and considerable danger to small children. He thought there was a lot of similar activity near the McDonald's on Torrance Boulevard and even with the restrictions, does not consider it a desirable addition.

Councilman Sciarrotta moved to close the hearing and his motion was seconded by Councilman Miller. There was no objection. Councilman Sciarrotta moved to concur in denial; there was no second.

At the request of Mr. Berman, the hearing was reopened for further comments. Mr. Berman said on the point of access, there is a line divider which would in effect make it impossible to McDonald's to operate and suggested at the point where the property goes in an "L" to Ocean there could be erected a sign to prohibit any lefthand turns. The hearing was reclosed by motion duly made and seconded. No objection.

Councilman Sciarrotta moved to concur as to all the conditions previously set forth, including the change by which the 18" wall will be heightened to 36" and Councilman Miller seconded. Roll call vote was unanimously favorable (Councilman Olson absent). In effect, this denies the points on which the matter was appealed, and grants approval of the Conditional Use Permit, but with all requirements and conditions attached.

Building and Safety Director McKinnon asked for clarification as to the blocking of access between the service station and McDonald's and Planning Commission Chairman Halstead said the intent of the Planning Commission is that there be a six foot wall completely around the Unplush Hut.

9. APPEAL OF HELENE A. THOMPSON ON CONDITIONAL USE PERMIT FOR EL TACO RESTAURANT. Formal hearing from decision of the Planning Commission denying CUP to operate El Taco Restaurant in C-2 zone.

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

Paul M. Dellamano, Attorney at Law, 1112 Crenshaw Boulevard, appeared on behalf of Mrs. Thompson. His letter asking the appeal is a part of the record, and he noted two corrections to be made to his letter dated February 9, 1966: in the sixth line of paragraph (1), insert "December 23" instead of "November" and two lines further in the same paragraph substitute the figures "\$46,500" for \$48,000.

He outlined the facts of the case as set forth in his letter, stressing that Mrs. Thompson was required to grant to the adjoining land owners a five foot strip running the entire length of 137 feet on the west side of her property. Mayor Isen questioned why the City would require this in a private transaction. Building and Safety Director McKinnon explained from a chart of the property the discrepancy in the overlapping of the property and said the five foot easement was given by choice, as a condition of obtaining the permit. It was decided that the five foot easement can be released by the City at any time it is not required for parking and there is no longer that requirement because of the change in the parking ordinance.

City Attorney Remelmeyer said the applicant can get the five feet back by motion of the Council saying that it is no longer needed, in which event it would automatically revert to the owner of Lot 13. The parking requirements no longer make it necessary in connection with Lots 14 through 18. Councilman Miller moved in accordance with City Attorney Remelmeyer's suggestion and Mayor Isen seconded. Roll call vote was unanimously favorable (Councilman Olson absent).

Mayor Isen said he could not condone the City's having entered into this private transaction to the extent it did. Mr. Warren Thompson, husband of the property owner, said he would like to have the City Attorney check with the Title Insurance Company on this. Mr. Remel-meyer said it would obviously revert. He did not completely agree that the Building Department had acted improperly although there is the statement by Mr. Beck, brother of Mrs. Thompson, that the grant was required.

Mr. Beck was present and said he was not given a choice and three witnesses could so testify. Mayor Isen was very critical of the City employee who asked for the five feet to be granted and he and City Manager Ferraro asked for the name of the person referred to. Mr. Beck said it was Mr. Cleveland who said "unless the easement is granted, you are not going to get this through" and the Thompsons went to Mr. Watkins, a Torrance attorney who advised that they give the easement and they did.

Mayor Isen asked for a complete investigation and report on this transaction.

Mr. Dellamano proceeded with his presentation telling of the new requirement for a conditional use permit taking effect on December 23rd. The easement deed was recorded on December 20th and the escrow closed on November 18, 1965. He contended that Mrs. Thompson had complied with all the regulations in effect up to December 23, 1965 and should have been issued a permit to establish this restaurant, but was told on December 21st that she would have to have a conditional use permit.

Mr. McKinnon said the applicants had changed their plans and enlarged the building and it was for that reason that a hearing was necessary before the Planning Commission.

Mayor Isen asked to hear from people who object to the restaurant. Mr. Raymond Flynn of 2725 225th Street who lives almost directly behind the location presented a letter signed by 58 residents to the City Clerk, disapproving the project. Mayor Isen reminded him if it had not been for these intervening problems, the permit would have been issued and asked if a precise plan were required so that the wall would be higher, if he felt the neighbors could live with it and Mr. Flynn said he did not think so. A "walk-in" restaurant is not objectionable, but a "walk-up and take-out" is, especially in view of the hours it would operate. He did not believe moving the building from the front to the rear would cure the problem and said the proponents had said at the Planning Commission that would not be acceptable to them either.

The suggestion was made by Mayor Isen to continue the matter for a week with the hope of reaching some solution, perhaps a more conventional type of eating place.

Mr. Tom Hare of 2713 225th Street, said there is a \$1 million investment in houses in this block and some consideration should be given the owners and their families. He is a lieutenant on the Los Angeles Police force and is familiar with the problems of taco stands.

Councilman Beasley moved the hearing be closed and Councilman Lyman seconded. There was no objection.

Councilman Sciarrotta moved to concur in the Planning Commission's recommendation of denial and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote (Councilman Olson absent).

It was particularly noted, however, that the motion had been passed regarding the five foot strip no longer being required. It will revert to Mrs. Thompson.

LIBRARY OPERATIONS:

39. INSTALLATION OF DOOR AND SURFACING GRASSED AREA AT MAIN LIBRARY. Request for approval by Chairman Kurtz of Library Commission.

Councilman Sciarrotta moved to concur in the recommendation of the City Manager to grant this request and his motion was seconded by Councilman Beasley and carried by unanimous roll call vote. (Councilman Olson absent).

COMMUNITY AFFAIRS:

40. POLICY OF POST OFFICE DEPARTMENT CONCERNING CURBLINE MAIL DELIVERY SERVICE. Recommendation of Public Works Director with concurrence of City Manager, that Council refer the subject matter to the Torrance Beautiful Commission for consideration and appropriate action as they deem necessary.

Mayor Isen said if there was no objection, this would be held for one week for explanation. There was no objection.

43. PARADE ORDINANCE - submitted for approval at first reading.

Mayor Isen said if there was no objection this would be held for one week; there was none.

44. NEIGHBORHOOD COMMITTEE MEETING RE LOMITA BOULEVARD BETWEEN OCEAN AND LADEENE AVENUES. Communication from City Manager.

Councilman Sciarrotta moved to ratify the Citizens' Committee mentioned and authorize one or more meetings to be held by this group for the purpose of making a joint recommendation with the Staff committee members named, on the problem. His motion was seconded by Mayor Isen and there was no objection.

45. MONTHLY CHAMBER OF COMMERCE REPORT. No action was taken and it is assumed that the councilmen had studied the report.

46. PROPOSED ORDINANCE RE MORATORIUM ON CONSTRUCTION AND DEMOLITION of Meadow Park Redevelopment Project.

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

ORDINANCE NO. 1684

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING A MORATORIUM ON THE CONSTRUCTION AND DEMOLITION OF BUILDINGS AND STRUCTURES IN THE AREA SHOWN WITHIN THE BLUE BORDER AS SHOWN ON MAP FILED IN BOOK 82, PAGES 34 and 35 OF RECORD OF SURVEYS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES.

Councilman Sciarrotta moved to dispense with further reading of Ordinance No. 1684 and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote (Councilman Olson absent).

Councilman Sciarrotta moved to approve Ordinance No. 1684 at its first reading and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote (Councilman Olson absent).

47. RELEASE OF SUBDIVISION BOND ON TRACT NO. 27811 - BOND No. 498914. Subdivision of Don Wilson, Bonding Co. General Insurance Company of America. Recommendation that subject bond be released.

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

48. CITY-WIDE CLEAN-UP DAYS. Recommendation of Director of Public Works with concurrence of City Manager, that city-wide, special clean-up days be established on the second Saturday of May and of October.

Plan No. II is the one favored and on motion of Councilman Beasley, seconded by Councilman Sciarrotta, and carried by unanimous roll call vote (Councilman Olson absent), it was adopted.

49. RESOLUTION TO AWARD SHELL OIL COMPANY FRANCHISE.

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

RESOLUTION NO. 66-89

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO AWARD FRANCHISE TO SHELL OIL COMPANY TO CONSTRUCT, OPERATE AND MAINTAIN A PIPELINE FOR THE TRANSPORTATION OF HYDROCARBON SUBSTANCES IN THE CITY OF TORRANCE, AND PROVIDING FOR THE PUBLICATION OF NOTICE OF PUBLIC HEARING THEREON.

Councilman Sciarrotta moved to adopt Resolution No. 66-89 and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote (Councilman Olson absent).

50. PAYMENT OF LEGAL FEES: City Attorney, requesting Council approval of payment for legal services rendered by Richard Del Guercio for condemnation case, City of Torrance vs. Shaver, in the sum of \$750.

Mayor Isen moved to concur in approval and his motion, seconded by Councilman Beasley, carried as follows:

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

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Olson.

51. NOTICE OF COMPLETION OF INSTALLATION OF CURB, GUTTER AND SIDEWALK AT SOUTHWEST CORNER OF 236th PLACE AND CABRILLO AVENUE. Recommendation of Public Works Director, with concurrence of City Manager, that Council accept the work and payment be made therefor to the contractor.

Councilman Sciarrotta moved to so accept the work and pay the contractor, Bay Area Construction Company the amount of \$626.96. Councilman Beasley seconded and roll call vote was:

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

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Olson.

52. SOUTH BAY CITIES SANITATION DISTRICT & COUNTY SANITATION DISTRICT NO. 5.

City Manager Ferraro said the Council will discuss this on May 4th.

SECOND READING OF ORDINANCES:53. ORDINANCE NO. 1679.

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

ORDINANCE NO. 1679

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954", TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED ON THE NORTHERLY SIDE OF NEWTON STREET EASTERLY OF NANCY LEE LANE, AND DESCRIBED IN ZC 65-57. (Crown Savings and Loan Association)

Councilman Sciarrotta moved to adopt Ordinance No. 1679 at its second and final reading. His motion was seconded by Councilman Beasley and carried by unanimous roll call vote (Councilman Olson absent).

54. ORDINANCE NO. 1680.

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

ORDINANCE NO. 1680

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED ON THE NORTH SIDE OF ARTESIA BOULEVARD BETWEEN PRAIRIE AVENUE AND THE SAN DIEGO FREEWAY, AND DESCRIBED IN ZC 65-59. (Torrance Planning Commission).

Councilman Sciarrotta moved to adopt Ordinance No. 1680 at its second and final reading. His motion was seconded by Councilman Beasley and carried by unanimous roll call vote (Councilman Olson absent).

55. ORDINANCE NO. 1682.

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

ORDINANCE NO. 1682

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING SECTION 18.7 ENTITLED "RIDING OF MOTORCYCLES ON VACANT LOTS" TO CHAPTER 18 OF "THE CODE OF THE CITY OF TORRANCE, 1954".

Councilman Beasley moved to adopt ordinance No. 1682 at its second and final reading and his motion, seconded by Councilman Lyman, carried by unanimous roll call vote (Councilman Olson absent).

ORAL COMMUNICATIONS:

56. Building and Safety Director Jack McKinnon said the Toyota Motor Company has negotiated with the City of Torrance regarding the building of a facility on 190th Street near Van Ness and request permission to place a billboard. Their groundbreaking is to be May 5th. Councilman Beasley moved to grant the permission for six months, without bond and Councilman Sciarrotta seconded. Roll call vote was unanimously favorable (Councilman Olson absent).

57. Mayor Isen appointed to the Fire Works Committee, Councilman Vico, Chairman, and Councilmen Beasley and Olson.

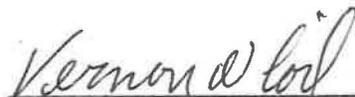
58. Mr. Harold Hogue of 2366 Lomita Boulevard referred to Tract 21970 and said there had been a variance for a sidewalk on the property at Newton and Nancy Lee which was approved by the Planning Commission but which Engineering did not approve. Mr. Nollac explained the request is for a change of the location of the sidewalk which would place it adjacent to the curb, so that it does not line up with the abutting tract. So far that has been denied. In effect the setback would be so that the yard would be five feet closer to the street. Time being an urgent element, Mr. Hogue would like to have a decision tonight and Planning Commission President Halstead said the Planning Commission would approve the change.

Mayor Isen was in favor of awaiting a formal application, but in that the neighbors seem to approve, Councilman Sciarrotta moved that the request be granted. Councilman Beasley seconded and roll call vote was unanimously favorable (Councilman Olson absent).

59. Mr. John Flanagan who works for Meine Construction Company requested concurrence in the recommendation set forth in a letter which seems to ask waiver of the undergrounding of utilities in Tract 17541. Mr. Halstead said the Planning Commission also moved to grant this request because it would not add any telephone poles and the vote was unanimously favorable.

Councilman Miller moved to concur in the recommendation of the Planning Commission as set forth by its President Halstead and Councilman Sciarrotta seconded. Roll call vote was unanimously favorable (Councilman Olson absent).

The meeting was regularly adjourned at 12:30 a.m.

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

APPROVED:

  
 Mayor of the City of Torrance

Edith Shaffer  
 Minute Secretary

17.

Council Minutes  
 April 26, 1966