

## I N D E X

City Council - May 13, 1969 - 6:30 P.M.

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Ava Cripe  
Minute Secretary

i.

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Adjourned at 11:35 P.M.

\* \* \* \*

May 13, 1969

MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a regular meeting on Tuesday, May 13, 1969, at 6:30 P.M. in the Council Chambers at Torrance City Hall.

The earlier hour for convening was for the purpose of Council Committee assignments.

2. ROLL CALL:

Responding to roll call by City Clerk Coil were: Councilmen Beasley, Johnson, Miller, Uerkwitz, Wilson, and Mayor Isen. Councilman Sciarrotta arrived at 6:50 P.M.

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

While awaiting the arrival of Councilman Sciarrotta, Mayor Isen asked that non-controversial agenda items be considered at this time, and that the usual ceremonies take place at 7:00 P.M., the regular meeting time.

\* \* \* \* \*

NON-CONTROVERSIAL ITEMS:

8. BUDGETED, REIMBURSABLE AND SPECIAL EXPENDITURES OVER \$300:

A. BUDGETED:

1. \$353.02 to Consolidated Electric for 1,500 feet of wire requested by the Traffic & Lighting Department to provide temporary electrical service for the Armed Forces Day exhibits.
2. \$746.93 to The Magafile Company for 228 dozen extra wide folder files requested by the City Librarian for use in storing back issues of periodicals for all library branches.
3. \$401.85 to Muncie Reclamation and Supply for various GMC bus parts requested by the City Garage for stock "as needed".
4. \$1641.33 to Johnson's Stationers for twenty-two chairs, three tables, and one metal storage cabinet requested by the Police Department for furnishing the second story of the Police Building.

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5. \$922.43 to Virco Manufacturing Company for one hundred folding arm chairs and two chair storage trucks requested by the Police Department for use in furnishing the second story of the Police Building.
6. \$675.74 to Graybar Electric for four each floodlights ballasts and lamps requested by the Traffic & Lighting Department for use in replacing the fixtures at the Walteria Basketball Courts and the Pueblo Playgrounds.
7. \$603.75 to Gaylord Brothers, Incorporated for 25,000 multicopy book order forms requested by the City Librarian for use when ordering books.
8. \$403.20 to Western Water Works Supply Company for 300 3/4-inch couplings requested by the Water Department for stock "as needed".
9. \$745.50 to Centerline Products for 300 gallons of white and yellow street marking paint requested by the Traffic and Lighting Department for use on City streets.
10. \$6300.00 to As-Tec Products, Inc. for 10,000 gallons of gilsonite which is material to be used to seal asphalt on approximately 1,000,000 square feet of City streets.
11. \$600.00 to Dewey Pest Control Company of Torrance for the "Annual Pest Extermination Service" requested by the Recreation Department for the ten recreation buildings with kitchen facilities.
12. \$367.50 to Park and Turf Equipment Company for one only pick-up reel assembly (main broom) for the "Rak-A-Vac" unit requested by the City Garage.

B. REIMBURSABLE ITEMS:

13. \$4176.39 to Hersey-Sparling Meter Company for five 2-inch water meters with check valves on main and intermediate flow lines with a bronze case designed to a Los Angeles specification and three 8-inch water meters designed from Los Angeles City specifications. This material is requested by the Water Department for use at the following water services: Karney Company (2); Lutheran Church; Fechner Service; Alfred Dixon (2); and Excellon Company. Payment from each of the above companies has already been received.
14. \$821.26 to Park-Son, Incorporated for seven water valves and tapping sleeves for installation at the Hughes, Karney and Alfred Dixon services. These parts are requested by the Water Department and payment has already been received.

C. SPECIAL EXPENDITURES - City Library:

15. \$405.89 to The Music Exchange for 45 vocal scores of Famous Productions.

MOTION: Councilman Miller moved to approve agenda item #8, items 1 through 15. His motion was seconded by Councilman Wilson, and carried as follows:

AYES: COUNCILMEN: Beasley, Johnson, Miller, Uerkwitz,  
Wilson, and Mayor Isen.  
NOES: COUNCILMEN: None.  
ABSENT: COUNCILMEN: Sciarrotta.

SEWERS AND DRAINAGE:

19. AWARD OF CONTRACT - STORM DRAIN IN LOMITA BLVD. FROM MADISON STREET EASTERLY.

RECOMMENDATIONS OF ACTING CITY ENGINEER:

1. That the contract be awarded to Lubanko & Sons Co. on the basis of Proposal II and all other bids be rejected; and
2. That \$5,000 be appropriated from Section 2106 Gas Tax Funds to cover construction costs.

MOTION: Councilman Miller moved to concur with the recommendations of the Acting City Engineer as above outlined. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

BUILDINGS, STRUCTURES, AND SIGNS:

20. AWARD OF CONTRACT - RESTROOM AND BLEACHERS AT WALTERIA PARK.

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That Council accept the work as complete and satisfactory to the City of Torrance, approve and authorize that final payment be made to Carlson and Sarver Construction Company under the terms of the contract.

MOTION: Councilman Uerkwitz moved to concur with the recommendation of the Building and Safety Director. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

21. Request for Relief from compliance with Emergency Ordinance No. 1937 establishing new standards for multiple residential construction. Christopher and Anastassiou.

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That the time extension be granted to Messrs. Christopher and Anastassiou until June 30, 1969, in which to start work under the terms of their building permit, in accordance with policy established by City Council in similar cases.

MOTION: Councilman Beasley moved to concur with the above recommendation of the Building and Safety Director. His motion was seconded by Councilman Miller, and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

TRAFFIC AND LIGHTING:

22. RESOLUTION canceling the City-State participation agreement of February 20, 1968, and authorizing the execution of a revised agreement.

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

RESOLUTION NO. 69-99

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN AGREEMENT BETWEEN THE CITY AND THE STATE OF CALIFORNIA DATED MAY 13, 1969 FOR WORK TO BE ACCOMPLISHED ON PACIFIC COAST HIGHWAY AT HAWTHORNE BOULEVARD.

Councilman Wilson moved for the adoption of Resolution No. 69-99. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

23. RESOLUTION establishing NO STOPPING ANYTIME restrictions along Crenshaw Boulevard on the east side from 190th Street to Maricopa Street and on the west side from 190th Street to Torrance Boulevard.

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

RESOLUTION NO. 69-100

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING "NO STOPPING ANYTIME" ON CERTAIN PORTIONS OF CRENSHAW BOULEVARD BY AMENDING ARTICLE I OF RESOLUTION NO. 64-242 WHICH ESTABLISHES NO STOPPING ANYTIME RESTRICTIONS BY ADDING CERTAIN LOCATIONS THERETO.

Councilman Beasley moved for the adoption of Resolution No. 69-100. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

COMMUNITY AFFAIRS:

25. Request of Torrance Beautiful Commission for City Council to present a \$25 savings bond to Miss Lani Daniels, winner of the 1969 Torrance Beautiful Commission's annual high school essay contest.

\*\* Councilman Miller MOVED that the subject presentation be arranged for May 27th at 7 P.M. His motion was seconded by Councilman Uerkwitz, and there were no objections.

\*\* (Note: Miss Daniels presented her essay later in the meeting; see Page 13.)

Further action was taken in that Councilman Johnson MOVED approval of a \$25 savings bond to be presented to Miss Lani Daniels. His motion was seconded by Councilman Uerkwitz, and approval was unanimous (Councilman Sciarrotta absent).

ITEMS NOT OTHERWISE CLASSIFIED:

28. WEED ABATEMENT PROGRAM - 1969.  
RESOLUTION OF INTENTION to abate weeds in the City and setting a time and place for hearing thereon, May 27, 1969 at 7:00 P.M. in the Council Chambers.

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

RESOLUTION NO. 69-101

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

Councilman Wilson moved for the adoption of Resolution No. 69-101; his motion was seconded by Councilman Beasley, and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

SECOND READING ORDINANCES:

29. ORDINANCE NO. 1975.

At the request of Mayor Isen, City Clerk Coil presented for its second reading:

ORDINANCE NO. 1975

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING ARTICLE 32 TO CHAPTER 1 OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE CREATING A LIMITED MANUFACTURING DISTRICT AND SETTING FORTH PURPOSES AND PERMISSIBLE USES.

Councilman Uerkwitz moved for the adoption of Ordinance No. 1975 at its second and final reading. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

30. ORDINANCE NO. 1977.

At the request of Mayor Isen, City Clerk Coil presented for its second reading:

ORDINANCE NO. 1977

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ARTICLE 1 AND ARTICLE 2 OF CHAPTER 9 OF THE TORRANCE MUNICIPAL CODE TO PROVIDE FOR REDUCED FILING FEES WHEN FILING TWO OR MORE PLANNING APPLICATIONS.

Councilman Johnson moved for the adoption of Ordinance No. 1977 at its second and final reading. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

\* \* \* \*

Mayor Isen at this point explained to those present that the Council will recess, on completion of the regular agenda items, to an executive session in order to consider employee wages and fringe benefits, followed by a matter of legal advice to be presented by the City Attorney. On completion of this session the Council will return merely to adjourn the meeting, with no further business to be conducted.

\* \* \* \*

32. RESOLUTION re: Amendment to Agreement - Civic Center Master Plan.

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

RESOLUTION NO. 69-102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THAT CERTAIN AGREEMENT BY AND BETWEEN THE CITY OF TORRANCE AND EARL HEITSCHMIDT & ASSOCIATES FOR ARCHITECTURAL SERVICES FOR REVISION OF THE MASTER PLAN OF THE TORRANCE CIVIC CENTER.

Councilman Uerkwitz moved for the adoption of Resolution No. 69-102. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

35. A permaplaque resolution in recognition of the efforts of Francis Young in matters of beautification, and specifically the Botanical Gardens, on the occasion of her retirement was MOVED for approval by Mayor Isen. The motion was seconded by Councilman Beasley, and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

33. TRANSPORT LEGISLATION - A.B. 1745.

City Manager Ferraro outlined the problems presented by the subject legislation and its effect on revenue to the City. Councilman Uerkwitz MOVED to grant the requested permission to write Assemblyman Townsend immediately in opposition to A.B. 1745. The motion was seconded by Councilman Wilson, and there were no objections.

36. COUNCIL/SCHOOL BOARD MEETING.

Assistant City Manager Scharfman reported that the month of June does not appear available to the School Board for the proposed joint meeting.

(Councilman Sciarrotta arrived at this time - 6:50 P.M.)

PLANNING AND ZONING MATTERS:

14. ORDINANCE reclassifying property described in ZC 69-3 on property located on the east side of Amie Avenue approximately 500 feet southerly of 182nd Street. Thomas A. and Soon D. Baumgartner.

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

ORDINANCE NO. 1978

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 AMIE AVENUE APPROXIMATELY 500 FEET SOUTHERLY OF 182ND STREET, AND DESCRIBED IN ZONE CHANGE 69-3.

(Thomas A. and Soon D. Baumgartner)

Councilman Johnson moved for the approval of Ordinance No. 1978 at its first reading. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

15. ORDINANCE reclassifying property described in ZC 69-6, on property located on the northwest corner of Newton Street and Ward Street. Thomas K. Fitzpatrick.

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

ORDINANCE NO. 1979

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED ON THE NORTHWEST CORNER OF NEWTON STREET AND WARD STREET, AND DESCRIBED IN ZONE CHANGE CASE 69-6.

(Thomas K. Fitzpatrick)

Councilman Sciarrotta moved for the approval of Ordinance No. 1979 at its first reading. His motion was seconded by Councilman Wilson, and carried as follows:

AYES: COUNCILMEN: Beasley, Miller, Sciarrotta, Uerkwitz, Wilson, and Mayor Isen.

NOES: COUNCILMEN: Johnson (for reasons previously stated).

16. Communication from Planning Commission Chairman Halstead re: the proposed sign ordinance.

Councilman Johnson moved that the communication be filed; his motion was seconded by Councilman Miller, and there were no

objections, it being generally agreed that the matter of the 1 to 1 vs. the 1½ to 1 ratio can be debated at the time of consideration of the sign ordinance. Councilman Sciarrotta requested that appropriate mathematics be furnished as well.

\* \* \* \*

The hour of 7:00 P.M. having arrived, Mayor Isen formally called the meeting to order at the regular hour, explaining Council procedure and again advising the capacity audience now in attendance of the executive session to follow the regular meeting.

OPENING CEREMONIES:

3. FLAG SALUTE:

A senior at Torrance High School and the son of Fire Chief Lucas, John Lucas, led in the salute to the flag.

4. INVOCATION:

The invocation was given by Reverend Ashley, Del Amo Christian Church.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of the regular meeting of May 6, 1969 be approved as recorded. His motion was seconded by Councilman Wilson, and there were no objections.

6. APPROVAL OF DEMANDS:

Councilman Beasley moved that all properly audited demands be paid. His motion was seconded by Councilman Johnson, and carried as follows:

AYES: COUNCILMEN: Beasley, Johnson, Miller, Sciarrotta,  
Uerkwitz, Wilson, and Mayor Isen.  
NOES: COUNCILMEN: None.

7. MOTION TO WAIVE FURTHER READING:

Councilman Uerkwitz 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 Sciarrotta, was unanimously approved by roll call vote.

\* \* \* \*

COUNCIL COMMITTEES:

Mayor Isen outlined the procedure to be followed in the selection of Standing Committees of the Council, adding that although he voted against the standing committees because he felt that rotating

committees provided a sharing of the work load, he is glad to see that the ad hoc committees in their alphabetical order will remain for matters which do not come under the standing committees.

Committee chairmanships and memberships were selected in the recommended manner as follows:

1. TRANSPORTATION COMMITTEE:  
Councilman Beasley, Chairman  
Councilman Wilson  
Councilman Uerkwitz
2. FINANCIAL COMMITTEE:  
Councilman Sciarrotta, Chairman  
Councilman Beasley  
Councilman Johnson
3. RECREATION, CULTURE AND PARKS COMMITTEE:  
Mayor Isen, Chairman  
Councilman Johnson  
Councilman Miller
4. POLICE, FIRE, AND PUBLIC SAFETY COMMITTEE:  
Councilman Miller, Chairman  
Councilman Uerkwitz  
Councilman Sciarrotta
5. PUBLIC WORKS COMMITTEE:  
Councilman Uerkwitz, Chairman  
Mayor Isen  
Councilman Beasley
6. CIVIL SERVICE AND PERSONNEL COMMITTEE:  
Councilman Johnson, Chairman  
Councilman Sciarrotta  
Councilman Wilson
7. COMMUNITY AFFAIRS AND DEVELOPMENT COMMITTEE:  
Councilman Wilson, Chairman  
Councilman Miller  
Mayor Isen

PLANNING AND ZONING HEARINGS:

9. PROPOSED REVISION IN MASTER PLAN FOR THE VICTOR PRECINCT.  
Revision to eliminate an alley located south of Emerald Street approximately 260 feet west of Anza Avenue.  
Recommended for approval subject to a Precise Plan of Development.

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

Mayor Isen inquired if anyone wished to be heard on this matter, and there was no response.

Councilman Uerkwitz moved that the hearing be closed; his motion was seconded by Councilman Johnson, and there were no objections.

Planning Director Shartle clarified the proposed precise plan on the rear 43 feet of the subject property and the advantage of such an arrangement to the single family residences to the rear.

MOTION: Councilman Wilson moved to concur with the recommendation of the Planning Department and Planning Commission for revision in Master Plan for the Victor Precinct to eliminate an alley, subject to conditions. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

10. APPEAL OF CUP 69-10, RICHARD S. SHEPARD AND ROGER DENNIS.  
Appeal of the Planning Commission decision denying a request for a conditional use permit to allow the construction and operation of a 99-bed mental hygiene sanitarium on property located on the south side of Emerald Street approximately 100 feet west of Hawthorne Boulevard. Denied by the Planning Commission.

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

Mayor Isen inquired if anyone wished to be heard on the appeal of CUP 69-10.

Responding, representing the proponents, was Mr. John Mann, 3945 Bluff Street, who stated that it appears that the Planning Commission, after a thorough hearing, was satisfied in all respects with the proposed development except for its proximity to the commercial development along Hawthorne Blvd. Mr. Mann added that the development is considered as a buffer between the existing apartment development to the east and the existing commercial along Hawthorne Blvd. Noted also by Mr. Mann was the concern of the Planning Commission as to the future development of the remaining commercial property to the east of the proposed site -- there has been no indication that the present use as an animal hospital and a printing facility will be changed.

Referring to the Planning Commission minutes, Mayor Isen expressed agreement with the comments of Chairman Halstead and Commissioners Armstrong and Brewster to the effect that denial is recommended not because of the mental-type use, but because of the proposed location.

At this point Councilman Beasley inquired about two dentists, as the proponents are, undertaking a development of this nature. Mr. Mann acknowledged that he had had a similar question, and had been advised that these two dentists have done work in this type of facility, pointing out that Sections 7000 to 7024 of the Welfare and Institutions Code have given the Director of Mental Hygiene extensive authority in this field, with extensive policing thereof; he assured the Council that there would be adequate medical staffing.

The subject location, according to Mr. Mann, does not front on Hawthorne but is 130 feet (later confirmed by Planning Director Shartle as being only 96 feet) west thereof -- it is a parcel of

C-3 zoned property for which the proposed use is allowable; it is a self-contained walled facility, and, in his opinion, is a desirable use to buffer the mutli-residential from the commercial development on Hawthorne, and he deemed it compatible with the present use to the east and certainly the Planning Commission felt it was compatible with the use to the west. Further, the facility operates 24 hours per day, with a full time Staff, and to that extent would be more commercial than residential; the Commission was satisfied that there would be no noise or disturbance factor to the surrounding residential area.

Next to speak was Dr. Marano, one of the owners of the Tally-Ho Apartment to the west of the subject property, who stated that they feel the proposed development would be an undesirable situation for the 390 apartment residents, and that there is a potential hazard and potential nuisance to the people already living there.

At Councilman Miller's question regarding concern as to the type of patients to be accomodated by this facility, Mr. Mann advised that such concern of many interested people is recognized; he would like it clearly understood that this is not a facility for dangerous people but, rather, for people in need of supervision.

Councilman Uerkwitz inquired as to the possibility of the proponents acquiring the 96 feet to Hawthorne Boulevard, and Mr. Mann stated that there have been no negotiations for this additional property, the present proposed facility being adequate.

Noted by Councilman Sciarrotta was the fact that the arguments presented regarding the location are the very basis of the denial by the Planning Commission, adding that he is in complete agreement with the Commission that this is not the proper location for this kind of business and has nothing to do with the type of patients.

Similar concern was felt by Councilman Wilson, who also wondered as to what would be the proper location -- he added that were this called a convalescent home rather than a mental hygiene sanitarium, would this prove more compatible? Responses from the Council indicated that this is a matter of location.

Councilman Miller expressed his deep concern concerning the location of this facility -- were he living there, would he want this kind of situation so close to a residential area? Certainly there is a need for this service but being of the nature that it is, one has to overemphasize the necessity of keeping it compatible within the framework of the surrounding area. The reasons of location are valid, Mr. Miller continued, but this is a part of the concern as well. Mr. Mann thanked Councilman Miller for his candor, stating that they are faced with a situation where people feel this is a residential use and should not be that close to Hawthorne Boulevard; others in a residential area fear for their safety. And, in line with Councilman Wilson's question, where are these facilities to be put, if there is agreement that they are needed?

It was noted by Councilman Johnson that were this facility located a couple of blocks farther west, he would not hesitate to approve the request, for he has no qualms whatsoever about the type of operation proposed; it simply is not quite far enough away from Hawthorne Boulevard to allow that frontage to properly develop, or redevelop in the future, as it most surely will.

It is being assumed, Mr. Mann stated, that by denying this use that the owner will then join with another owner of property to his east and develop it as one parcel -- in view of the success of the animal hospital, can such a negotiation be forced? It was the comment of Councilman Uerkwitz that approval of this request will afford no chance of such development coming about in the very near future, and it is imperative to start some place to follow through on this kind of program. Mr. Mann then stated that he would be happy to negotiate with the present owners for that land and report back to the Council as to the feasibility of this.

Mr. David Brady, 4425 Via Pinzon, Palos Verdes, stated that he has the surface rights on the entire eight acres from Torrance to Emerald, as well as the fee simple on the printing shop and all the property in discussion, and his objection is based on many points -- they are now in negotiation with a very large hotel chain, as well as in negotiation with other property owners to develop this eight acres, and it is planned to approach property owner Mr. Gillium to go in with them. Mr. Brady is in agreement that a mental facility as proposed is a wonderful thing, but not for this area -- a hoped-for "Miracle Mile" developed as it should be. At Councilman Miller's question, Mr. Brady advised that the proponents have not yet talked to him and he has no intention to consent -- Mr. Brady further advised that the real estate agents have negotiated price but there has been no owner-to-owner meeting.

There being no one else who wished to be heard, Councilman Beasley moved that the hearing be closed. His motion was seconded by Councilman Johnson, and there were no objections.

MOTION: Councilman Sciarrotta moved to concur with the recommendation of the Planning Department and Planning Commission for DENIAL of CUP 69-10. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable, "yes" being for denial.

\* \* \* \*

The hour being 7:30 P.M. a ten-minute recess was ordered by Mayor Isen.

\* \* \* \*

On resumption of the meeting, Mayor Isen referred back to Item #10 and the resultant knowledge that there was not even an oral negotiation with the owner of the property, and suggested that it might be well to reevaluate the applications in all matters before the Planning Commission, assuring that the petitioner has verification that he is purchasing and is in an escrow, and is applying with the purchase subject to the relief being granted -- or that he is the owner, or whatever other actual evidence is necessary under City ordinances to go through these motions.

It was the further request of Mayor Isen that Planning Director Shartle check back on the circumstances of CUP 69-10 -- in view of the statements made before this Council, the status of Drs. Shepard and Dennis is not clear -- if they were not owners, then they were improperty before the Council and it should be determined by what authority the petition was filed; if they were, the Council should be so advised.

\* \* \* \*

The Council returned to the following item:

25. Essay Contest.

It was learned during the recess that Miss Lani Daniels was present and prepared to read her prize-winning essay. She was thereupon introduced by Torrance Beautiful Commission Chairman Burchfield, and read her outstanding essay on Urban Conservation.

Congratulations, on behalf of the Council, were extended by Mayor Isen, along with the announcement that her \$35 Savings Bond will be forthcoming.

11. ZONE CHANGE 69-4, R.A. WATT COMPANY, INC.

Request for a change of zone from M-1 to R-3 on property located on the west side of Madrona Avenue between Spencer Street and Del Amo Boulevard (continued from April 8, 1969 meeting). 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 Isen inquired if anyone wished to be heard.

Responding was Mr. Philip Blair, Project Manager for Boise-Cascade Building Company (R.A. Watt Company) who stated that because of a recent statement of position by the League of Women Voters regarding open space, and because of their own concern for the schools in Torrance, his company feels that a great deal more study should be made of the social and economic implications as well as the effect of the realignment of Madrona and the property to the east. It was further stated that because of the fact that the R.A. Watt Company, by example in the past, has been a "people-oriented" company for the community, a six-month continuance of their petition for a change of zone is respectfully requested.

Mr. Joe Alerio, 20425 Madison Street, president of the Delthorne Homeowners Association, asked that the above request for continuance be denied as there are overriding considerations which they had hoped to present to the Council at this meeting which will not vanish in six months.

Appropriate procedure was discussed -- granting of the six month continuance, or denial of the zone change which would make reapplication possible in six months. It was stated by Mayor Isen that he feels the continuance would be good from the homeowners standpoint because the things that are objected to -- open space, playing area, traffic, schools, and parks -- and a six month period might permit these problems to be worked out and everyone would gain. Should the solutions not be acceptable, denial could be made at that time. Mr. Blair confirmed, at Mayor Isen's question, that the proponent would pay the expenses of readvertising.

Exhibited by Mayor Isen was an original rendering of the proposed Civic Center wherein the possibilities of a park, assuming it is financially feasible, on the two acres behind the Recreation Building and Joslyn Center, as well as unoccupied space adjoining it, could be explored. Mayor Isen again urged that the six months continuance be granted, to permit further exploration of such a park and other possibilities of benefit to the area.

The history of Council action and development in this area was recited by Councilman Miller; less than one year ago the Council

voted 7-0 against R-3 development on Spencer Street, and, in his opinion, there is no way in the world to justify going around the corner and maintaining that there is a way of working out the problem on the Madrona Street property, with the reasons for denial more dramatically applicable to the subject development of some 500 units than on the Spencer Street property. In Councilman Miller's opinion, the problems will only be greater in six months than at present, and recommended denial at this time.

Councilman Beasley concurred in recommending denial at this time, pointing out that regardless of the action taken, the proponent has the right to reapply in six months.

It was the recommendation of Councilman Wilson that, regardless of the action taken, that the homeowners association ought to plan what the area should be, pointing out the new Citizens' Advisory and Goals Committee, with subcommittees on education, transportation, and housing -- and that this group has an equal concern for this area. Dr. Wilson feels there should be active participation and cooperation with these various agencies as well as with the building industry in helping to form what should go into the area.

Councilman Uerkwitz was generally in concurrence with Councilmen Miller and Wilson, but felt it was necessary to face the fact -- to deny the request means that it will be back in six months only to start all over again. Mr. Uerkwitz specifically referred to the impact on the school; there is no question as to the need for a school, but is the intersection of Del Amo and Madrona the proper place to put a school? If the School Board determines that it is, then there isn't much question; if it is not, should this property be left to sit, perhaps zoned R-1 and permit twice as many children and cars to come into the area. It is imperative that there be an answer from the School Board in determining the fate of this property.

The most salient point is the question of the school, Councilman Johnson agreed, adding that to deny this request will mean that it will simply go dead for the next six months; to leave it open will put the pressure on the School Board, and with the help of the residents, some positive action can result. Mr. Johnson recommended that the matter be continued for six months inasmuch as the effect is the same and will offer a better chance of getting a school committed than by denial.

Councilman Sciarrotta commented that if the zoning is left as it is (M-1) and the case is continued, the School Board can buy the land much cheaper than if it were rezoned R-3; therefore, the continuing the matter would be preferable inasmuch as it will permit the residents to take in the entire area, working with both the Council and the Board of Education as to its development.

Mr. Chris Millson, 20035 Madison, requested permission at this point to present the statistics compiled by the homeowners association.

The procedure to best follow was reviewed by the Council, during which Mayor Isen MOVED that the six months continuance be granted. His motion was seconded by Councilman Johnson.

Prior to completion of the roll call vote on the motion, the merits of continuing the public hearing were discussed.

A SUBSTITUTE MOTION was offered by Councilman Sciarrotta: That the public hearing be continued. The motion was seconded by Councilman Miller.

The interrupted roll call vote on the main motion was pointed out, and roll call resumed, with Mayor Isen's motion carrying as follows:

AYES: COUNCILMEN: Beasley, Johnson, Uerkwitz, and  
Mayor Isen.  
NOES: COUNCILMEN: Miller, Sciarrotta, and Wilson.

Again discussed was the matter of hearing Mr. Millson's presentation, with Councilman Uerkwitz so requesting or otherwise preparing to move for reconsideration. Councilman Miller suggested that this could be accomplished by a change of vote by Mr. Uerkwitz. Councilman Johnson suggested that the presentation be permitted, there not being any need for rebuttal, and there were no objections.

Mr. Millson then made his presentation graphically illustrating certain trends and information pertaining to population growth, recreational areas, traffic, and schools -- it being his recommendation that ZC 69-4 be denied, with purchase by the city of the parcel (12.9 acres) for recreational area with plans for an elementary school when required. The financial inability of the City for any such undertaking was outlined by Mayor Isen, along with an invitation to those present to attend forthcoming budget sessions to become acquainted with the tremendous responsibility faced by this Council.

A petition opposing the rezoning of the subject property, bearing 253 signatures, was presented by Mr. Alerio, along with a second petition from 204 Madrona School students with a similar request. Discussion was then directed to necessary action by the School Board for school facilities in the area, it being recommended that a similar appearance be made at the School Board meeting by this association, with a report thereof on the result to be made to this Council. Further, Mayor Isen directed Mr. Alerio, as president of the association, to establish committees on the recognized problems in this matter, assign the members, with two Councilmen in turn being assigned to work with such a committee during the six month period.

Mr. Lawrence Schneider, 3526 White Court, was next to speak stating that a factual point has been missed in this emotional discussion -- a point of economics -- by allowing apartments to be developed in this area it will make the School Board problem tougher; the Council will lower the assessed valuation per student and therefore increase the taxation.

Mrs. William Geissert, 439 Calle de Castellana, representing the League of Women Voters, first congratulated Mr. Blair and the proponents for acting in a very responsible manner; they have shown a concern for total planning within a city and the total needs of an area. The League's opposition to the subject request was based upon the conditions already existing in the neighborhood which have already been very adequately pointed out. The League is not opposed to apartments as such, Mrs. Geissert continued, and certainly not to the type proposed to be built on this site -- their opposition is to lack of planning and public responsibility which permits such a pocket of high density and human congestion to develop without any provision for basic public facilities -- a responsibility of both the City and the School District to find a way to provide the necessary facilities. The hope was further expressed by Mrs. Geissert that the City will not leave the responsibility entirely with the homeowners association to find a solution, that there will be real effort on the part of various departments within the City, as well as the Council, so that within the next six months these problems can be resolved.

Denial of the request still seemed appropriate to Councilman Miller -- because of the nature of this particular area, the density --

a denial would go on record not only to this group but to other groups indicating that a saturation point has been reached in those boundaries described. To continue the matter leaves the door open for consideration of apartment development, and that is the difference between just continuing and denying; Councilman Miller does not see how the problem can be worked out.

A report on the progress on improvement of Madrona was deemed vital by Councilman Wilson, particularly as to the area now being trafficked. Mayor Isen requested that a full complete written report and forecast for the future re: improvement of Madrona, Prairie and Del Amo be prepared, with such report being furnished the Council and all interested parties.

Mr. Al Griener, 20339 Madison, inquired, in the event there is dissatisfaction with the data submitted in six months, as to the likelihood of the proponent requesting still another extension. Mayor Isen responded that this could be done but it does not seem likely that such a request be granted.

Mrs. Sylvia Winter, 20441 Madison, referred to the uncompleted sumpin this area and its present status. She was advised by Mayor Isen that a law suit is underway on this matter.

\* \* \* \*

It being 9:15 P.M. a 10-minute recess was ordered by Mayor Isen.

\* \* \* \*

34. RESOLUTION FOR SCHOOL BOARD RE: ZC 69-4.

Councilman Miller reported on the requests during the recess of Delthorne residents that this Council adopt a resolution requesting that an investigation and determination be made as to the feasibility of a school site at this location and the expediting thereof. Councilman Miller thereupon MOVED that such a resolution be prepared; his motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

In view of the time element, the School Board next meeting on May 19th, and in the interest of expediting this matter, at the request of Mayor Isen, City Clerk Coil assigned a number and City Attorney Remelmeyer ad libbed the resolution title, as follows:

RESOLUTION NO. 69-103

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THAT THE TORRANCE UNIFIED SCHOOL DISTRICT INVESTIGATE THE FEASIBILITY OF PLACING A SCHOOL ON THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF DEL AMO BOULEVARD AND MADRONA AVENUE, AND URGING THE SCHOOL BOARD TO CONSTRUCT A SCHOOL ON THE SITE IMMEDIATELY, IF FOUND FEASIBLE.

Councilman Miller moved for the adoption of Resolution No. 69-103; his motion was seconded by Councilman Uerkwitz, and carried, as follows:

AYES: COUNCILMEN: Johnson, Miller, Sciarrotta, Uerkwitz, Wilson and Mayor Isen.  
NOES: COUNCILMEN: Beasley.

It was the comment of Councilman Beasley that his "no" vote was for the reason that he feels a letter from the City Manager would be more appropriate; he does not feel it within the province of the City Council to tell the School Board where to build schools.

PLANNING AND ZONING MATTERS:

12. TENTATIVE TRACT MAP NO. 29086, TORRANCE BUILDING AND MAINTENANCE CORP. This is a 6-lot tract located between 233rd and 234th Streets east of Arlington Avenue. Recommended for approval by the Planning Commission, subject to conditions.

Mr. Cecil Alter was present to express agreement with the conditions imposed with the exception of condition #13, "That a street hydrant be provided on the south side of 233rd Street". Mr. Alter added that a hydrant is required every 500 feet and the subject property is inside of that. Mayor Isen requested that Chief Lucas and Water System Manager Borgwat investigate this matter and furnish a written report for the Council meeting of May 27th, with rebuttal by Mr. Alter at that time.

City Manager Ferraro pointed out specifically the comment of the Engineering Department that the subject property is in a building restriction zone, and the requirements therefor.

MOTION: Councilman Sciarrotta moved to concur with the Planning Commission's recommendation for approval, subject to conditions. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

13. TENTATIVE TRACT MAP NO. 23565, DAN BUTCHER. This is a 12-lot tract located west of Walnut Street between 231st and 232nd Streets. Recommended for approval by the Planning Commission, subject to conditions.

Mayor Isen inquired if anyone wished to be heard on this matter; there was no response.

MOTION: Commissioner Sciarrotta moved to concur with the Planning Commission's recommendation for approval, subject to conditions. His motion was seconded by Councilman Beasley, and carried as follows:

AYES: COUNCILMEN: Beasley, Miller, Sciarrotta,  
Uerkwitz, and Wilson.  
NOES: COUNCILMEN: None.  
ABSTAIN: COUNCILMEN: Johnson (may have a financial interest);  
Mayor Isen (possible professional  
employment).

STREETS AND SIDEWALKS:

17. REDUCTION OF SUBDIVISION BOND - TRACT NO. 30186.

RECOMMENDATION OF ACTING CITY ENGINEER:

That Subdivision Bond No. 0216-65 in the amount of \$16,600.00 be reduced to \$500.00.

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

The hour being 9:40 P.M. Councilman Sciarrotta moved to recess as City Council and reconvene as the Redevelopment Agency. His motion was seconded by Councilman Uerkwitz, and there were no objections. Council deliberations were resumed at 9:42 P.M.

18. RESOLUTION of intention providing for the acquisition of right-of-way and the doing of certain work for the opening of 232nd Street between Arlington Avenue and Pennsylvania Avenue.

Needed corrections were noted: The Resolution title, last line, should read: "...repealing Resolution No. 69-75" (instead of 69-66); Section 8., Page 2, should read: "That notice is hereby given that the 10th day of June, 1969, at the hour of 7:00 P.M., in the Council Chambers....." (instead of June 3rd at 5:30 P.M.) Section 13, Page 4, "That Resolution No. 69-75, adopted, signed and approved the 22nd day of April, 1969, is hereby rescinded." (instead of 69-66, April 8, 1969).

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

RESOLUTION NO. 69-104

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DECLARING ITS INTENTION TO ORDER THE ACQUISITION OF RIGHT-OF-WAY, THE OPENING AND CONSTRUCTION OF A PUBLIC STREET IN THE CITY OF TORRANCE, CALIFORNIA; DESCRIBING THE DISTRICT TO BE BENEFITED BY SAID WORK AND TO BE ASSESSED TO PAY THE COST AND EXPENSE THEREOF; DETERMINING THE MANNER OF FINANCING SAID WORK; AND FIXING THE TIME AND PLACE FOR HEARING PROTESTS AND OBJECTION TO SAID WORK OR THE EXTENT OF THE DISTRICT TO BE ASSESSED, AND UPON THE PUBLIC CONVENIENCE AND NECESSITY FOR SAID WORK, GIVING NOTICE THEREOF, AND RESCINDING AND REPEALING RESOLUTION NO. 69-75.

(232nd Street Assessment District No. 1)

Councilman Johnson moved for the adoption of Resolution No. 69-104. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

PERSONNEL MATTERS:

24. Administration reorganization #8.

It was unanimously agreed that this matter be referred to the Civil Service/Personnel Committee.

- 24A. Request for Executive Session re: wages, salaries, and fringe benefits.

Will follow regular Council meeting, as earlier announced.

ITEMS NOT OTHERWISE CLASSIFIED:

26. Commission Vacancies.

Mayor Isen recalled that every Commission had been reformed by the new Council, with the exception of the Civil Service Commission, and inquired if the Council would like to so conform this Commission.

MOTION: Councilman Sciarrotta moved that the Civil Service Commission appointments be handled in the same manner and form as the other Commissions, with a proper ordinance brought back. The motion was seconded by Councilman Johnson. There were no objections, and it was so ordered.

27. Commission Attendance Report for 1968. Noted.

28A. Police Department Training Request.

Mayor Isen recommended that this item be referred to the new Police and Fire Committee; Chief Koenig advised that the application deadline is May 15th, hence immediate action is required.

Councilman Sciarrotta MOVED that the request from the Chief of Police on behalf of Lt. Darrell Lanham to attend Northwestern University Traffic Institute in Evanston, Illinois, be granted. The motion was seconded by Councilman Wilson.

Prior to taking action on the motion, a lengthy discussion followed. First questioned was the short notice to the Council on a matter of this magnitude, and it was requested that this not happen again. Of concern to Mayor Isen was the fact that the \$3000 cost indicated does not include Lt. Lanham's salary, nor that of the man who will replace him in his absence; further, there is no guarantee that Lt. Lanham would not take a promotional examination offered by another public agency.

It was the comment of Councilman Johnson that a certain amount of this type training is necessary, that it should be delegated to well chosen people, people who will continue to build the department, and recommended approval of the request.

City Manager Ferraro outlined his investigation of the subject request, which resulted in the recommendation before the Council, adding that there is no nearby institution providing such training.

Speaking at this time Lieutenant Lanham assured the Council of his intention to remain with the City of Torrance, pointing out that the application itself requires that he remain with the City for a minimum of three years.

Councilman Beasley stated that he feels this quite a heavy expenditure to send one man to school for a training course, which actually represents a cost of \$25,000 -- the people of Torrance simply do not require that of a police officer, and that there are enough training facilities in Southern California to furnish anything needed in any phase of police work.

The costs, both direct and indirect, were further discussed, as well as the likely shifting of personnel and its effect on the 1969-70 budget.

A SUBSTITUTE MOTION was offered by Councilman Beasley: That the subject communication be filed. His motion was seconded by Mayor Isen, but failed to carry, with roll call vote as follows:

AYES: COUNCILMEN: Beasley, Mayor Isen.  
NOES: COUNCILMEN: Johnson, Miller, Sciarrotta, Uerkwitz,  
and Wilson.

Councilman Sciarrotta's MOTION to grant the request was approved, with roll call vote as follows:

AYES: COUNCILMEN: Johnson, Miller, Sciarrotta, Uerkwitz,  
and Wilson.  
NOES: COUNCILMEN: Beasley; Mayor Isen.

It was the comment of Councilman Beasley that he deems this a reckless expenditure of money; further, he feels it very poor judgment on the Council's part to invest that much money in one person for training when there are so many facilities in Southern California which can provide virtually the same training, defying anyone to prove differently to him.

Differing with Councilman Beasley, Councilman Wilson commented that police science has become a science; this is an institute that has been recognized and is perhaps the only one in the country offering the type of program that is needed.

Mayor Isen's "no" vote was for the reason that it was tossed at the Council, with many questions remaining in his mind; if it is truly effective it could be done just as well a year later -- further, this comes at a time when the Council is practically scrounging to get money, with deep worry about taxes, etc. It seems to Mayor Isen that this is in the luxury class -- although in agreement with the theory of police education -- and cannot be afforded this year.

The only method of improvement, Councilman Sciarrotta stated, for an organization as important as the Police Department (and the Fire Department) is to give the employees a chance to specialize and be in a position to train other individuals -- how otherwise can departments be improved? The accepted practice of sabbatical leave for teachers was described as well by Mr. Sciarrotta.

Councilman Miller recalled the period in the Police Department when the lack of supervisory personnel was painfully felt and there was an absence of enthusiasm for any kind of schooling -- the picture has now changed, proper education is necessary, and proper education costs money.

31. Executive and Exempt Salary Study Procedures.

It was agreed that this matter be referred to the Civil Service/Personnel Committee.

There was discussion pertaining to the Council Committees per se, and it was the consensus of the Council that the word "Personnel" be added to the title of the Civil Service Committee, which will permit appropriate flexibility.

ORAL COMMUNICATIONS:

37. City Manager Ferraro specifically called the attention of the Council to Information Item B, Income and Expense Statement for the bus system.

38. It was the recommendation of Councilman Johnson that there be some manner of helping senior citizens of this community to become more involved in civic programs, especially the recreation programs. He feels that only a small number of people are presently participating, with the problem of transportation precluding participation by a larger number. It is proposed by Councilman Johnson that senior citizens, duly registered as a member of the Senior Citizen organization in Torrance, be permitted free bus transportation to and from official recreation functions of the City and/or to senior citizen facilities on a drop-in basis. Further, in order to augment the program, it is Councilman Johnson's opinion that one or more mini-buses could be purchased in due course and operated by the City to provide an on-call dispatch for senior citizens desiring the above described service.

A nominal amount of dues are presently charged senior citizens, Councilman Johnson continued, for association membership; increasing these dues by a small amount could largely offset the cost of the mini-buses.

Further noted by Mr. Johnson was the original intention to use Joslyn Center as a senior citizen facility, but that there will be considerable difficulty in using the area for that purpose because of the inability of the senior citizens to get to and from the building because of needed transportation.

Councilman Johnson then requested that the above recommendation be studied by Staff, the City Manager, and the Director of Recreation, with a report to be furnished on the feasibility of employing a system of helping senior citizens, by way of City transportation, to get to and from recreation facilities.

39. Councilman Johnson noted that May is Senior Citizen Month and requested that the proper Proclamation be prepared.

40. Councilman Miller reminded the Council of the Realty Board Breakfast on Monday, May 19th, where they will be honored guests.

41. A reminder regarding Armed Forces Day, May 16th and 17th, was offered by Mayor Isen.

42. The honoring of General and Mrs. Omar Bradley by the Board of Supervisors was reported by Mayor Isen who was in attendance for this occasion. Mayor Isen took this opportunity to extend the gratitude of this Council and the City of Torrance to entertain such a famous guest on Armed Forces Day.

Mr. Willbanks, Torrance Chamber of Commerce, volunteered the information that figures just received indicate that Torrance's Armed Forces Day Parade is now the largest in the nation.

At 10:30 P.M. Councilman Uerkwitz moved to recess for a personnel session. His motion was seconded by Councilman Sciarrot and there were no objections.

The Council reconvened at 11:35 P.M. to formally adjourn the meeting.

\* \* \* \*

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

Albert Isen

Mayor of the City of Torrance

