

I N D E X

City Council - June 3, 1969 - 5:30 P.M.

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Ava Cripe  
Minute Secretary

i.

Council Minutes  
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Adjourned at 9:00 P.M.

June 3, 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, June 3, 1969, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Responding to roll call by City Clerk Coil were: Councilmen Beasley, Johnson, Miller, Sciarrotta, Uerkwitz, Wilson, and Mayor Isen. Absent: None.

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

3. FLAG SALUTE:

At the request of Mayor Isen, Mr. Bob Flora, led in the salute to the flag.

4. INVOCATION:

Reverend Wally Kornegay, First Church of the Nazarene, the Minister for the Month of June, was welcomed by Mayor Isen. The invocation was then given by Reverend Kornegay.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of the regular meetings of May 20, 1969 and May 22, 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, seconded by Councilman Johnson, 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.

8. COUNCIL COMMITTEE MEETINGS - Noted.

A brief explanation of Council procedure was given by Mayor Isen for the benefit of those at a Council meeting for the first time.

\* \* \* \*

Numerous requests to hold Item #15, Appeal of CUP 69-16, Albert D. Gianni, to a later hour was noted by Mayor Isen; he will so oblige. Mayor Isen stated that he would likewise hold the presentation for Police Officer George B. Surber at the later hour so that a large audience may join in these congratulations.

\* \* \* \*

9A. Request of Four Square Church re: Fireworks Permit.

Reverend Hooper White, 2150 West Sepulveda, was present to request permission of the Council to file a late application for a Fireworks Permit, the notice apparently having gone astray.

Assistant City Manager Scharfman pointed out that the allotted 33 fireworks permits have already been allowed. Discussion followed on the usual procedures, as well as the shortage of time remaining.

MOTION: Councilman Sciarrotta moved that the right to file an application be granted the Four Square Church. His motion was seconded by Councilman Wilson, and there were no objections.

Further action was taken in a MOTION by Councilman Johnson: That the application of the Four Square Church be granted, provided that it complies with all the rules, regulations, and requirements of the License Department. The motion was seconded by Councilman Wilson. There were no objections, and it was so ordered.

NONCONTROVERSIAL ITEMS:

10. AWARD OF CONTRACT - City Annual Requirements for Fine Printing Paper and Paper Goods - Reference Bid B69-15.
11. WINDOW CLEANING SERVICE - Rejection of all bids - Reference Bid B69-25.

RECOMMENDATION OF FINANCE DIRECTOR:

Because a single bid for all buildings will probably be lower in price than processing a second bid for the buildings overlooked, it is requested that Council approve of the rejecting of all bids and authorize Purchasing to rebid the Window Cleaning Service.

12. OIL WELL BOND NO. 1375695.RECOMMENDATION OF LICENSE SUPERVISOR:

That Oil Well Bond #1375695 of the Torrance Building and Maintenance Company be terminated and released.

13. CLAIM of Ray Wilson Company for vehicle damages sustained on February 28, 1969 at 1875 - 190th Street.

RECOMMENDATION OF CITY CLERK that said claim be DENIED and referred to the City Attorney.

14. EXPENDITURES IN EXCESS OF \$300:A. BUDGETED:

1. \$1858.58 to Automatic Printing Company for 769,600 Library book transaction slips requested by the City Librarian for use in the Library charging system.
2. \$695.81 to California Fireworks Display Company for the aerial fireworks display held on May 16, 1969.
3. \$8000.76 to the Joslyn Pacific Company for delivery of 48 Marbelite lighting poles requested by the Traffic & Lighting Department for use in upgrading Walteria area lighting district #9.
4. \$2366.28 to Consolidated Electric for 48 mercury luminaires and 48 concrete pull boxes requested by the Traffic and Lighting Department for use in upgrading Walteria Lighting District #9.
5. \$615.21 to Anderson-Bevier Company, Inc. for parts to repair fire unit #109 as requested by the Fire Department.

B. REIMBURSABLE:

6. \$403.73 to Hersey-Sparling Meter Company for one only 2" water meter with check valves on main and intermediate flow lines with an all bronze case. Payment has already been received from L. McBride for this service.

C. SPECIAL EXPENDITURES:

7. \$725.36 to H. Beman Lord of Lord Book Representatives, Inc., c/o M.W. Chapman, for 354 assorted titles.

MOTION: Councilman Uerkwitz moved to concur with recommendations in approval of agenda items #10 through #14. His motion was seconded by Councilman Sciarrotta, and carried as follows:

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

NOES: COUNCILMEN: None.

REAL PROPERTY:

18. Letter of May 19 from Chris Sorensen Realty re: possible purchase of Litrov property by the City, with the City Manager's recommendation for referral.

MOTION: Councilman Sciarrotta moved that this matter be referred to the City Manager for study and recommendation. The motion was seconded by Councilman Miller, and there were no objections.

AIRPORT MATTERS:

21. ROLLING HILLS PLAZA COMPANY REQUEST FOR AMENDMENT OF LEASE NO. 6 FROM COMMERCIAL TO INDUSTRIAL USES.

AIRPORT MANAGER'S RECOMMENDATION:

That the concept of industrial uses on Lease #6 be given favorable consideration in principle. (Concurred in by Airport Commission).

Mr. Alvin Howard, 3345 Wilshire Boulevard, Los Angeles, was present on this matter. Councilman Miller took advantage of the opportunity to inquire as to the status of the Anza Avenue dedication involving another of Mr. Howard's clients -- Mr. Howard advised that the legal description is being checked, and, hopefully, the escrow will close on June 16th; there are other contracts to be prepared relative to the drainage, but all seems to be moving along satisfactorily.

MOTION: Councilman Johnson moved to concur with the Airport Manager's recommendation as above stated. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

22. LEASE PROPOSALS FROM FRUDENFELD/BRITTAIN AND WING AIRCRAFT CO.

RECOMMENDATION OF ANTS:

That the proposal of Wing Aircraft for the leasing of approximately eight acres on the north side of the Airport be accepted and staff be directed to negotiate a lease for same with Wing Aircraft, and that Messrs. Frudenfeld and Brittain be notified of the necessity of the City declining to accept their proposal. (Concurred in by Airport Commission.)

At Mayor Isen's request, City Manager Ferraro outlined the long range benefits and financial advantages to the City in the recommended Wing Aircraft lease. The specific terms of the proposals were reported by Airport Manager Egan.

MOTION: Councilman Sciarrotta moved to concur with the above recommendation. His motion was seconded by Councilman Beasley.

Prior to roll call vote on the motion, Councilman Uerkwitz expressed his concern regarding a possible conflict of interest problem -- noting that the Airport Commission minutes reflect that Commissioner Bell had participated in the discussion on this matter and had then

abstained from voting because of a "possible conflict of interest". City Attorney Remelmeyer confirmed that Commissioners should not indulge in discussions in matters where they must abstain; in fact, properly, they should leave the room.

Roll call vote on Councilman Sciarrotta's motion was unanimously favorable.

Discussion returned to any possible influence on the action taken by the Council by Commissioner Bell's remarks: The Council was individually polled and unanimously responded that they had not been influenced by Mr. Bell's comments.

It was the comment of Councilman Johnson that the above discussion should serve notice on other Commissioners and Councilmen who might find themselves in a similar situation, and enlighten them as to the proper procedure.

PLANNING, AND ZONING MATTERS:

16. DEL AMO MASTER PLAN COMMITTEE  
Communication re: moratorium on construction, erection or location of buildings within the Del Amo Business District pending development of a Master Plan.

MOTION: Councilman Johnson moved to concur in concept with the recommended criteria, considered to be an interim measure and subject to a time limit of one year. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

STREETS AND SIDEWALKS:

17. RELEASE OF SUBDIVISION BOND - TRACT NO. 23065.  
(Bond No. B-452567 - \$14,000) Subdivider: Redondo Land Co.

RECOMMENDATION OF ACTING CITY ENGINEER:

That subject bond be released.

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

AIRPORT MATTERS:

19. CITY HANGAR A-20 (MASTER SPECIALTIES) PAVING AND DRAINAGE IMPROVEMENT.

RECOMMENDATION OF AIRPORT MANAGER:

1. That an attitional \$1,000 be appropriated from Airport Retained Earnings for the curing of certain drainage and sewage problems on the Master Specialties Company leasehold.
2. That the Purchasing Department be authorized and directed to execute a contract with the low bidder, Vigueros Paving (determined by informal bid) for \$1450 for paving and drainage improvements around City Hangar A-20 (Master Specialities).

Councilman Beasley moved to concur with the recommendations of the Airport Manager. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

20. CONSTRUCTION OF FLOOD ABATEMENT STRUCTURES ON THE AIRPORT.

RECOMMENDATION OF THE AIRPORT MANAGER:

That the City Council make an appropriation not to exceed \$2,000 from the Airport Retained Earnings and direct the Engineering Department to proceed with the subject construction by informal bid.

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

SECOND READING ORDINANCES:

23. ORDINANCE NO. 1984.

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

ORDINANCE NO. 1984

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 AT 2121 WEST CARSON STREET, AND DESCRIBED IN ZONE CHANGE 69-2.

(Henry Mahler)

Councilman Johnson moved for the adoption of Ordinance No. 1984 at its second and final reading. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

24. ORDINANCE NO. 1985.

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

ORDINANCE NO. 1985

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 13.10.2 OF THE TORRANCE MUNICIPAL CODE PROVIDING FOR THE APPOINTMENT AND TERM OF MEMBERS OF THE CIVIL SERVICE COMMISSION.

Councilman Uerkwitz moved for the adoption of Ordinance No. 1985; his motion, seconded by Councilman Miller, was unanimously approved by roll call vote.

PROCLAMATIONS:

25. TORRANCE ADOPTION WEEK - JUNE 2-8, 1969.
26. "TEENAGERS FOR HIRE" WEEK - JUNE 9 THROUGH JUNE 16, 1969.

Mayor Isen so proclaimed.

ADDENDUM:

27. ORDINANCE declaring a moratorium on construction in the Hawthorne/Skypark Area.

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

ORDINANCE NO. 1986

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING A MORATORIUM ON CONSTRUCTION OF BUILDINGS OR STRUCTURES IN AN AREA BOUNDED BY HAWTHORNE BOULEVARD ON THE WEST, MADISON STREET ON THE EAST, 234TH STREET ON THE NORTH, 236TH STREET ON THE SOUTH, AND DECLARING THE PRESENCE OF AN EMERGENCY.

Councilman Miller moved for the approval of Ordinance No. 1986 at its first reading. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

The following two items were considered together:

28. Request of Peter Lacombe, Attorney for Petroleum Lakes Glazer re: Oil Code compliance.
29. Request of Peter Lacombe, Attorney for Chanslor-Western Oil, Standard Oil, and Getty Oil re: Oil Code compliance.

Mr. Lacombe's letters of June 2nd and June 3rd requesting a waiver of the fee for the second inspection, in view of the time involved in modifying the facilities at many sites, was reviewed by the Council.

Clarification was furnished by Building and Safety Director McKinnon, in that the ordinance provides that an inspection be made by May 1st; all in compliance would be issued a certificate so stating; any that were not and necessitating a second inspection in thirty days would have to pay a \$25.00 penalty; the next inspection would cost \$50.00, and then \$75.00. It is, therefore, Mr. Lacombe's request that the fee now due be waived and that that amount would be put into the fencing; he has also stated that the work will be completed by July 1st in the case of Petroleum Lakes Glazer. In the case of Chanslor-Western, Standard, and Getty Oil Company, the date is approximately July 1, 1969.

Discussion followed on the precedent-setting aspect of such approval, and the consensus was that the fee effective after the May 1st inspection could not be waived.

MOTION: Councilman Sciarrotta moved that the communications be referred to the City Attorney and Building and Safety Director. His motion was seconded by Councilman Beasley, and there were no objections.

PRESENTATIONS:

9. Award of Permaplaque Resolution No. 69-71, congratulating Los Angeles Police Officer George B. Surber for receiving the Medal of Valor.

On behalf of the Council and the entire City, Mayor Isen presented to Officer Surber a permaplaque congratulating him on receiving the Medal of Valor. Officer Surber, a proud Torrance resident, expressed his gratitude for this recognition, and in turn introduced his two sons, Highway Patrolman Ron Surber and Torrance High School Senior David Surber.

\* \* \* \*

The hour being 6:10 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. A general recess followed at 6:11 P.M., following an announcement by Mayor Isen that there would be an executive session for the purpose of legal advice during the recess.

\* \* \* \*

The Council reconvened at 6:45 P.M.

PLANNING AND ZONING HEARINGS:

15. CUP 69-16, ALBERT D. GIANNI - HEARING ON APPEAL:  
Request for a conditional use permit to allow the on-premise sale of alcoholic beverages in connection with a bona fide restaurant on property located at 2115 West 182nd Street, and described as a portion of Lot 67, McDonald Tract, Rancho San Pedro. DENIED by the Planning Commission.

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

Mayor Isen requested that the affirmative of the issue, the proponent and his advocates speak first, opponents next, and then rebuttal by the proponent.

Representing the proponent, Mr. John Foley, attorney at law, stated that his client is asking for a lawful use in a lawful zone, and it is their desire to arrive at a compatible arrangement for both the C-2 and the R-1. The first class dinner house proposed by Mr. Gianni will represent a substantial investment, and there is certainly no intent to destroy the area. Mr. Foley then described

the physical characteristics of the proposed restaurant, the high quality structure proposed, and the strict controls that will be in force. Further pointed out by Mr. Foley was the need for such an establishment proposed by Mr. Gianni -- there not presently being in Torrance a restaurant large enough to accomodate banquet affairs. In conclusion, Mr. Foley stated that from the standpoint of compatibility, this is it.

Mr. Carlton Nesbitt, 18216 Wilton Place, stated that, in his opinion, the subject development is a first class job as to construction; he cannot visualize this property being a problem to anyone in the area, and he is not opposed to the request.

Next to speak was Mr. William F. Hunter, 17122 Spinning Avenue, who stated that he is speaking for residents in the affected area, following which he outlined a number of diversified uses that he had heard were proposed for the subject property, and an overall aura of evil surrounding the project, along with points made by the opposition which did not appear valid; hence his research in this matter. Mr. Hunter then presented a petition bearing 240 signatures, along with a colored map indicating those in favor of the project, those opposed, and those indifferent. The petition states that the signers are "for free enterprise" and request approval of the subject CUP.

Mr. Hunter then reviewed some of the objections voiced at the Planning Commission hearing, noting that the "Safe Route" proposed by the School District does not permit school children to go on the north side of 182nd Street, and with Hamilton School on the opposite side of the street, he fails to see the hazard to school children, either from the standpoint of danger or morality. Further noted by Mr. Hunter was the need for such banquet facilities as are proposed, as well as the absence of neighborhood pressure when like establishments went in in the area. In conclusion, he stated that he feels all the requirements of the Planning Department have been met; the property is properly zoned, and that the proponent is entitled to have such a restaurant; he, and the residents he represents, endorse the favorable passage of this petition.

The designer of the subject restaurant, Mr. W.A. Pollock, 2225 Sepulveda, outlined the many efforts put forth to make this development compatible to the R-1, and that the construction is first class and should prove a decided asset to the neighborhood.

Mr. Nick Drale stated that Mr. Gianni has developed the corner of 182nd Street and Van Ness into a fine shopping center; Mr. Drale cannot conceive of Mr. Gianni hurting this community, labelling him one of Torrance's finer citizens. He urged approval of the request.

Mr. Gianni came forward at this time to clarify the situation relative to the fence on the north side of the property, advising that the fence had been built thusly at the insistence of the people living in the house there because they wanted air. If he builds a 6 ft. fence, Mr. Gianni continued, a jail effect will result for those people; he is perfectly willing to build the fence but it seems an injustice to them. Mr. Gianni then reiterated his intention to provide a quality restaurant.

Mayor Isen at this time invited the opposition to speak.

Mr. Bill Gaugh, 18206 Taylor Court, responded, stating that presentations will be forthcoming on reasons for denial of the subject CUP which incorporate possible nuisances, traffic, and compatibility to surrounding development. He then introduced the first speaker:

Mrs. Kay Arriaga, 18316 Fairview Lane, who reviewed the untiring past efforts of the residents over the last six years in opposition to those things which they have felt incompatible with their residential area. Charts were displayed to indicate the progress of these efforts and the success achieved. Mrs. Arriaga also recited the circumstances of the previous requests of Mr. Gianni, and their efforts in this regard. As to the current and subject request, Mrs. Arriaga stressed that they are not opposed to a restaurant, and they are well aware of the C-2 zoning; they are opposing the advent of the serving of liquor into an established residential area.

The controls afforded by way of the Conditional Use Permit were discussed -- Deputy Attorney Smith advised that there are provisions in the Code that provide for the revocation of the Conditional Use Permit upon the happening of certain events and the holding of a hearing on the matter.

Mrs. Robert Tracey, 18522 Illinois Court, spoke on the hazard aroused by the additional traffic that will be generated by the proposed restaurant. Charts were presented and described in this regard.

The presentation returned to Mr. Gaugh, with flip charts containing pertinent information regarding the area. Mr. Gaugh reiterated the concern of the residents for the serving of liquor, emphasizing again that they are not objecting to the restaurant.

The next speaker was Mr. Richard Bentley, 17101 Illinois St., representing Mr. William Accord (18042 Haas Avenue) who referred to the noise problem -- specifically, the noise of opening and closing car doors at 2:00 A.M., gunning up motors and moving out of an area. Mr. Bentley restated that the opposition is to the granting of a liquor license, not a restaurant. Mr. Bentley added that he also represents 200 members of the LDS Church in this area, who join in this opposition to a liquor license.

Mr. Fred Brossmer, Associate Minister, Torrance First United Methodist Church, stated that approval of the subject request will result in property depreciation, increased traffic and noise, and are very real and important concerns to be considered by this Council, as is the example that will be set by the action taken.

Mrs. Virginia Beck, 2005 West 181st Street, stated that she is not opposed to the restaurant but to the issuance of a liquor license.

Mr. R.F. Jones, 2610 West 181st Street, representing Boy Scout Troop #242, outlined the need of the Boy Scouts to travel this area, and the over-ambitious undertaking represented by the request.

Mr. Jim Noall, 18039 Wilton Place, stated that the proposed restaurant will be only 50 ft. from his bedroom window; with the serving of liquor it will remain open until 2:00 A.M. and the other businesses close at 9:00 P.M. It is felt this will interfere with his sleep, and will not be an asset should he sell his house. Mr. Noall referred to Mr. Gianni's earlier remarks regarding the block wall, stating that he has never been contacted in this regard; it was put up by PM Property on Mr. Noall's property.

Mr. Ogawa, 2070 West 181st Street, stated that the proposed restaurant will be within 35 ft. of his daughter's bedroom; the serving of liquor until 2:00 A.M. would certainly affect his child's sleeping conditions, and jeopardize their health and well being. Mr. Ogawa added that he would like a 6 ft. east wall. (It was noted that such a wall is one of the Planning Department conditions.)

Mrs. Richard Piker, 18203 Taylor Court, advised that there is considerable noise at the present time, and it will not be eliminated with the serving of liquor; headlights present further annoyance; and the effect on property values are of further concern.

Mr. Jim Hodson, 2131 West 183rd Street, owner of two apartment buildings on 182nd Street, commented that he feels the restaurant will eventually wind up a banquet hall for 650 people; such a place open until 2:00 A.M. could not be desirable for the neighborhood.

Speaking next was Mr. Warren Bachmann, 17043 Cerise, who advised that he is a Scoutmaster for Troop #242, and involved in nightly church activities as well, and additional traffic will present many problems to this residential area.

Mr. Kenneth Wertz, 18403 Wilton Place, outlined the undesirable aspects presently faced by the North Torrance area -- the closeness of the San Diego Freeway, the traffic situation that develops from AiResearch, the smell and noise from the Mobil Refinery -- Mr. Wertz does not feel that another 300 cars are needed to enter the area and slam 600 car doors at all hours of the night.

By way of rebuttal Mr. Foley stated that many fears are in evidence and few facts, and pointed out the control afforded the Council should any undesirable aspects develop. In conclusion, Mr. Foley alluded to the democratic processes in this country, and the need to resolve these matters in the most compatible manner possible.

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

Councilman Wilson first congratulated the homeowners group for their very impressive presentation. Dr. Wilson was in agreement that there is a need for such a facility in Torrance, but he does not feel this is the proper location for it in view of all the problems that would be generated in terms of traffic, abutment to R-1 development,

the proximity of the proposed restaurant to neighborhood bedrooms -- in consideration of the total problem this would not be in the best interest of Torrance nor perhaps in the interest of Mr. Gianni, having reservations as to the success of a family restaurant in this area and which might necessitate his turning to another type of business. In conclusion, Councilman Wilson stated that in reference to what is one's right also must be considered as it applies to others and their rights; in this case there is a definite impingement on the rights of others even though it is the proponent's property and the proponent's money, this would not be fair in terms of general welfare of the total community -- it is a very beautiful residential area and it is understandable the desire to retain it as such. Councilman Wilson cannot support the proposed project.

Joining in complimenting the group on their fine presentation, Councilman Johnson felt it most commendable. Mr. Johnson feels in this instance that the zoning is generally proper; there is a need for the facility. Further, a great many of the fears will be dispelled when the operation is underway, and that the Council does have sufficient controls to be able to assure the people that they will be protected should problems arise. Councilman Johnson further stated that the proponent has done all that he has been asked to do to protect the adjoining neighbors; he does not feel that there will be a devaluation of the property since this has not been apparent in other neighborhoods. Councilman Johnson's vote will be "yes".

Councilman Miller stated that the Council has in the past approved cocktail lounges next to residential areas, with each case weighed on its individual merit and appropriate restrictions imposed -- with no record of complaints. However, before the institution of the Conditional Use Permit, the complaints were numerous. Mr. Miller referred to the CUP controls, and in approving this, he assumed responsibility for such action and assured the residents that he would reconsider this action should valid complaints develop. It is Mr. Miller's feeling that the proponent, with proper zoning of his property, in all fairness should be given the right to attempt this project, with the right of the residents to return to the Council ever present.

In agreement with Councilman Wilson as to possible overbuilding in this section of the City, Councilman Sciarrotta also noted that the circumstances which invented the CUP make it possible for the residents to protest -- otherwise the proponent could have routinely gone about this project without any need for hearings. Mr. Sciarrotta affirmed that he will be one of the first to take appropriate action if problems develop. It seems only fair that Mr. Gianni be given an opportunity to proceed with his restaurant, Councilman Sciarrotta concluded, reaffirming his willingness to listen to any complaints.

Councilman Uerkwitz pointed out the expertise of the ABC officials -- if they find no objections to such a license then Mr. Gianni must given an opportunity to determine whether or not this will be a success. Should it prove objectionable, that is the reason for the Conditional Use Permit control, and this Council would not hesitate to use that control. Mr. Uerkwitz does not believe that the issue of the liquor is sufficient reason for denying the CUP until it is known that there is a problem.

Mayor Isen commented that were this an attempt to expand the shopping center by a change of zone, denial would inevitably result. Mayor Isen reiterated that considerably more objectionable uses could be employed at this location with no hearings required. It is the Mayor's hope that the public relations can be improved and that the community can learn to work in harmony. It further seems to him that under all of this there is the battle of prohibition and local option, and it must be faced that liquor is a legal commodity. The other uses proposed by Mr. Gianni were a bad start, but a restaurant, in the proper zone, has merit. At Mayor Isen's request, Mr. Gianni read aloud his letter of January 28, 1969 wherein he outlines his plans for a restaurant, representing an investment of \$250,000. Mayor Isen joined in agreement that if there are violations from ABC or in the neighborhood, following proper hearings, Mr. Gianni, or anybody else, would be out of business.

MOTION: Councilman Beasley moved to concur with the recommendations of the Planning Department for approval of CUP 69-16, subject to Staff conditions. The motion was seconded by Mayor Isen.

Prior to roll call vote on the motion, Councilman Miller inquired as to the condition pertaining to the fence, in view of the earlier discussion. Councilman Beasley noted that only one house was involved, a matter of a few bricks, and should be easily resolved, it being understood that it should be to the satisfaction of the residential property owner.

The motion carried, with roll call vote as follows:

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

ORAL COMMUNICATIONS:

30. An appropriate presentation to License Supervisor Hill in view of the Silver Star awarded his son, Allan Hill, killed in VietNam, was recommended by Councilman Johnson. It was agreed that an appropriate Resolution be prepared, with the manner of presentation yet to be determined.

31. Recent action of the South Bay Councilmen's Association was reported by Councilman Uerkwitz -- approval of naming the Freeway running down Manchester the "El Segundo" Freeway.

32. In reference to the requested information furnished on the low-flying jets, Mayor Isen thought this very good as far as it went. He further requested that the Airport Commission make a study of the jet situation, and make in-depth recommendations pertaining thereto.

33. To Lennie Shapira, Torrance Youth Council, Mayor Isen requested his cooperation in regard to material to be furnished Western City Magazine, along with the assistance of Sr. Administrative Assistant Jackson.

The meeting was regularly adjourned at 9:00 P.M.

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

Albert J. ...  
Mayor of the City of Torrance