

I N D E XCity Council - May 12, 1970

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Ava Cripe
Minute Secretary

i.

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Adjourned at 9:50 P.M. to Thursday, May 14, 1970
at 4:00 P.M.

* * * *

May 12, 1970

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 12, 1970, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

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

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

3. FLAG SALUTE:

At the request of Mayor Miller, Water System Manager Borgwat led in the salute to the flag.

4. INVOCATION:

The Reverend H.R. Percy, St. Andrew's Episcopal Church, gave the invocation for the meeting.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Not yet received.

6. APPROVAL OF DEMANDS:

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

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

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resolution or ordinance in regular order. The motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

8. COUNCIL COMMITTEE MEETINGS - None.

COMMENDATIONS:

9. RESOLUTION of the City Council of the City of Torrance commending Bernard Donahue for his outstanding 40 year career of dedicated service as an educator, coach and administrator.

Following remarks of praise for Mr. Donahue, Mayor Miller requested that City Clerk Coil assign a number and read title to:

RESOLUTION NO. 70-106

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE COMMENDING BERNARD DONAHUE FOR HIS OUTSTANDING 40 YEAR CAREER OF DEDICATED SERVICE AS AN EDUCATOR, COACH AND ADMINISTRATOR.

Mayor Miller moved for the adoption of Resolution No. 70-106. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

10. STATE SOCCER CHAMPIONSHIP.

RESOLUTION congratulating the Torrance Bruins on winning State Championship in Division I.

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

RESOLUTION NO. 70-100

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CONGRATULATING THE TORRANCE BRUINS SOCCER TEAM OF THE SOUTH BAY REGION ON WINNING THE 1969-70 CALIFORNIA STATE CHAMPIONSHIP IN DIVISION I OF THE AMERICAN YOUTH SOCCER ORGANIZATION.

Councilman Johnson moved for the adoption of Resolution No. 70-100. His motion, seconded by Councilman Uerkwitz, was unanimously approved by roll call vote.

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

RESOLUTION NO. 70-101

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CONGRATULATING THE RIVIERA VULTURES SOCCER TEAM OF THE SOUTH BAY REGION ON WINNING THE 1969-70 CALIFORNIA STATE CHAMPIONSHIP IN DIVISION III OF THE AMERICAN YOUTH SOCCER ORGANIZATION.

Councilman Johnson moved for the adoption of Resolution No. 70-101. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

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

RESOLUTION NO. 70-102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CONGRATULATING THE NORTH TORRANCE KANGAROOS SOCCER TEAM OF THE SOUTH BAY REGION ON WINNING SECOND PLACE IN DIVISION II OF THE 1969-70 CALIFORNIA STATE CHAMPIONSHIP OF THE AMERICAN YOUTH SOCCER ORGANIZATION.

Councilman Johnson moved for the adoption of Resolution No. 70-102. His motion, seconded by Councilman Uerkwitz, was unanimously approved by roll call vote.

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

RESOLUTION NO. 70-103

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CONGRATULATING THE TORRANCE WOODPECKERS SOCCER TEAM OF THE SOUTH BAY REGION ON WINNING SECOND PLACE IN DIVISION III OF THE 1969-70 CALIFORNIA STATE CHAMPIONSHIP OF THE AMERICAN YOUTH SOCCER ORGANIZATION.

Councilman Johnson moved for the adoption of Resolution No. 70-103. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

PROCLAMATION:

10A. "REALTOR WEEK" - May 17 - 23, 1970.

So proclaimed by Mayor Miller.

PRESENTATION:

11. Award of permaplaque commending the Torrance Junior Woman's Club for their presentation of a memorial plaque in memory of Torrance Service Men who lost their lives in Vietnam.

Presentation of the permaplaque was made, on behalf of the Council, by Councilman Uerkwitz who commended this fine group for their outstanding community contribution by way of this memorial plaque. There was grateful acceptance by Mrs. Leon Taylor for the Torrance Junior Woman's Club. A vocal presentation by the Choral Group of the Torrance Junior Woman's Club followed.

NONCONTROVERSIAL ITEMS:

(Considered separately: Items 16, 19, 20, and 22A.)

12. EXPENDITURES OVER \$300:RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following items:

1. \$378.63 to IBM for 3 gross of IBM typewriter ribbons as requested by the Central Services Division for central stock to be used by all City Departments "as needed".
2. \$1171.80 to Motorola Communications & Electronics, Inc. for one only mobile vehicle radio complete as requested by the Police Department.
3. \$3793.20 to Champion Chevrolet for one only Fire Department Rescue Unit as requested by the Fire Department as a replacement unit for a unit totalled recently in a vehicle accident.
4. \$401.36 to Park-Son, Inc. for five each 6" water valves as requested by the Water Department for stock.
5. \$341.15 to Pacific States Cast Iron for 6 each 6" water tees and 90° ells as requested by the Water Department.

13. Contract Extension for Traffic Signal Parts with Econolite Corporation - Reference Cooperative contract with Los Angeles County.

RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the extension of Torrance's agreement until August 31, 1970.

14. Request of John W. Gallareto, Developer of Tract #30602, for reimbursement of drainage fees.

RECOMMENDATION OF CITY ENGINEER:

That drainage improvement fund fees in the amount of \$2,613 be reimbursed to the developer.

15. GAS TAX APPROPRIATION for relocation of Gas Pipelines.

RECOMMENDATION OF CITY ENGINEER:

That \$1,428 be appropriated to pay Standard Oil Company's cost of relocation of gas pipelines in Maple Avenue north of Sepulveda Boulevard.

16. (Considered separately.)

17. RELEASE OF SUBDIVISION BOND - Tract No. 23394.

Subdivider: Bradford Investment Company.

Bonding Company: The Travelers Indemnity Company

Bond No. 1502160 - Amount: \$12,400.00

RECOMMENDATION OF CITY ENGINEER:

That the subject bond be released.

- 18. FINAL TRACT MAP NO. 30638.
 Subdivider: T.I. Properties.
 Engineer: Engineering Service Corporation
 Location: 190th Street w/o Entradero.
 No. of Lots: 1

RECOMMENDATION OF CITY ENGINEER/PLANNING DIRECTOR:

That subject final tract map be approved.

- 19. (Considered separately.)
- 20. (Considered separately.)
- 21. AWARD OF CONTRACT - Storm drains and Street Improvements in Earl Street at Maricopa Street - (Job No. 70029) (B70-18).

RECOMMENDATION OF CITY ENGINEER:

- 1. That the contract be awarded to Norman T. Ruggles and all other bids be rejected; and
- 2. That an additional \$3,000 be appropriated from the Drainage Improvement Fund to cover costs.

- 22. AWARD OF CONTRACT - Del Amo Boulevard from Crenshaw to Van Ness - (Job No. 67051) (B70-14)

RECOMMENDATION OF CITY ENGINEER:

That the contract be awarded to Ken H. Jones and all other bids be rejected.

- 22A. (Considered separately).
- 23. CLAIM of Robert Barron, owner of The Branch Office, for fees of \$1,918.08 paid under protest for the Tipplers Tax.

RECOMMENDATION OF CITY CLERK:

That the above claim be denied and referred to the City Attorney.

- 24. CLAIM of Shoji Goi for property damages.

RECOMMENDATION OF CITY CLERK:

That the above claim be denied and referred to the City Attorney.

- 25. CLAIM of Southern California Gas Company for property damages.

RECOMMENDATION OF CITY CLERK:

That the above claim be denied and referred to the City Attorney.

- 26. CLAIM of Arnold A. Katz for minor son, Howard, for personal damages.

RECOMMENDATION OF CITY CLERK:

That said claim be denied and referred to the City Attorney.

27. CLAIM of Fred Schweisinger for property damages.

RECOMMENDATION OF CITY CLERK:

That said claim be denied and referred to the City Attorney.

MOTION: Councilman Sciarrotta moved for the approval of agenda items #12,13,14,15,17,18,21,22,23,24,25,26, and #27 as recommended. His motion was seconded by Councilman Wilson, and carried as follows:

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

NOES: COUNCILMEN: None.

Considered at this time:

19. RIVIERA PARK IMPROVEMENT (Torrance-Redondo Beach Boundary).

RECOMMENDATION OF CITY ENGINEER:

That Council appropriate \$1,872.00 from the General Fund for final costs on the subject improvement.

Questioned by Councilman Surber was the expenditure of \$590.63 for a Bronze Plaque, with the City of Torrance Share \$295.31, without the Council having been contacted for approval of same. City Engineer Weaver confirmed that this is an "after the fact" situation, the City of Redondo Beach should have sought such approval, but failed to do so.

16. STORM DRAIN CONSTRUCTION IN SOUTHEAST TORRANCE.

RECOMMENDATION OF CITY ENGINEER:

That \$15,000 be appropriated from the Drainage Improvement Fund for storm drain construction in 233rd Street east of Arlington Avenue.

Mayor Miller questioned what happens to these funds once a Drainage District has been completed -- City Engineer Weaver clarified that this particular area is in a special drainage district set up by ordinance; the funds for the acquisition of the property actually came from these special drainage funds, and in order to make the district balance, the proceeds from the sale of the property should be reimbursed to the district.

- 22A. AWARD OF CONTRACT - TO SECOND LOWEST BIDDER FOR DEMOLITION AND SITE CLEARANCE FOR WIDENING OF DEL AMO BOULEVARD (Informal Bid).

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That Council accept the second lowest bids as underlined in May 12th communication, and reject all others.

Building and Safety Director McKinnon clarified that the low bidder, National House Wrecking Company, approved by Council on April 28 as low bidder and awarded the contract in connection with demolition and site clearance on Del Amo Boulevard, was unable to provide the necessary insurance -- hence the subject submittal.

20. PURCHASE OF RUBBISH TRUCKS.

City Manager Ferraro requested that Recommendation #1 of the Finance Director be deleted, since that option can no longer be exercised - the recommendation, therefore, is as follows:

RECOMMENDATION OF FINANCE DIRECTOR:

1. That Council approve an award to Ray Gaskin Service for three only replacement packer trucks in the amount of \$40,383.66 including tax.
2. That Council appropriate \$40,383.66 from the present Equipment Revolving Fund for the purchase of these vehicles.

MOTION: Councilman Sciarrotta moved that agenda items #16, #19, #20, and #22A be approved as recommended. His motion was seconded by Councilman Brewster, and carried as follows:

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

NOES: COUNCILMEN: None.

PLANNING AND ZONING HEARINGS:28. ZC 69-22, TORRANCE PLANNING COMMISSION.

Change of zone from A-1 and M-1 to C-R, C-2, C-3 PP, and M-L on the west side of Western Avenue north of the San Diego Freeway.

PLANNING COMMISSION RECOMMENDS APPROVAL.

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

Mayor Miller announced that this is the time and place for the public hearing on ZC 69-22, and inquired if anyone wished to be heard.

Mr. Frank Burk, a general contractor representing Mr. Tom and Jim Phillips, owners of property at 17831 South Western Avenue, stated that the subject property had been purchased by Messrs. Phillips for the purpose of locating a manufacturing building thereon. At the time of purchase (July, 1969) the zoning was checked and found satisfactory -- plans were submitted January 2, 1970 and approved -- construction was started on February 20, 1970, with the building now ready for occupancy within approximately 25 days. Confirmation that this occupancy will be possible, in view of the proposed zone change, was requested by Mr. Burk.

The type of manufacturing proposed, Mr. Burk continued, is that of electrical plastic components, which is permitted in an M-1 zone -- the business presently is located in El Segundo.

Discussion followed on appropriate procedures, as well as the need for a determination as to whether or not this type of business is permitted in the M-L zone. A continuance of one week was recommended; Mr. Burk indicated this would be satisfactory.

Noted as well was the communication of May 12th from Mr. Kenny Uyeda (item 28A) requesting that his property at the northwest corner of 185th Street and Western Avenue be included in ZC 69-22. Planning Director Shartle pointed out that Mr. Uyeda's property had never been advertised in this regard, and that it would be necessary to do so as a separate case.

There was further discussion, with Councilman Brewster stating that he had toured the subject area this date, the only change being the Phillips' building during a year and a half -- no benefit will be gained by holding the matter for one week; it merely being a matter of referring to a Code Book relative to uses in the M-L zone.

It was agreed that this determination would be made in the course of the meeting; the Council to proceed with the agenda at this time.

(See Pages 10,11, and 12.)

29. APPEAL OF CONDITIONAL USE PERMIT 70-11, JOSEPH R. CORSARO.
Appeal of certain conditions of approval of request to add a canopy to an existing Mobil Oil service station at the southwest corner of Hawthorne Boulevard and 230th Street. PLANNING COMMISSION APPROVED CUP 70-11 SUBJECT TO CERTAIN CONDITIONS.

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

A communication from property owners directly across the street opposing the appeal was noted.

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

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

It was the comment of Councilman Johnson that this appears to be a case where the proponents are being asked to do too much -- condition #2 requiring veneering of the building and condition #3 requiring veneering of the columns of the canopy should be deleted, in his opinion. This represents considerable expense when all that is requested is a canopy; the station does not look too bad and could be remedied with paint and cleanup.

Planning Director Shartle commented that these standards are generally applied to all stations, and have been applied in other cases where only the installation of canopies has been involved. Conditional Use Permit standards were then detailed by Mr. Shartle for the information of the Council.

Councilman Wilson commented that he, for one, would be for upholding such standards, as recommended by both the Planning Department and the Planning Commission.

Councilman Uerkwitz ascertained that the proponent had been notified of this hearing, his absence being somewhat unusual. He then MOVED to concur with the recommendation of the Planning Commission for approval, subject to conditions. The motion was seconded by Councilman Surber.

A SUBSTITUTE MOTION was offered by Councilman Johnson: That Council approve CUP 70-11, with the deletion of conditions #2 and #3, on the grounds that he feels the City is asking too much reconstruction and modification for the amount of work to be accomplished. The substitute motion died for lack of a second.

Roll call vote on the main motion was as follows:

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

(Further discussion - See Pages 12 and 13.)

* * * *

At 7:40 P.M. Councilman Sciarrotta moved to recess as the City Council and reconvene as the Redevelopment Agency. The motion was seconded by Councilman Uerkwitz, and there were no objections. The Council returned to its agenda at 7:41 P.M.

* * * *

A point of privilege was requested by Councilman Sciarrotta in that the following item be considered at this time:

ADDENDUM ITEM:

45. PUBLIC PRESENTATION RE: AIR CONDITIONING EQUIPMENT OWNED BY MR. ALBERT GIANNI.

Councilman Sciarrotta MOVED to reconsider the matter of the Gianni screening of air conditioning equipment. (City Attorney Remelmeyer confirmed that Mr. Sciarrotta had originally voted with the prevailing side.) The motion was seconded by Councilman Surber. The motion carried, with roll call vote as follows:

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

In review of the circumstances Councilman Sciarrotta commented that at the Council meeting of April 28th he had voted to relieve Mr. Gianni of requirement #9 on CUP 69-16 after Building and Safety Director McKinnon had indicated that the red tile roof would have to be torn down to fulfill the requirement. The requirement was placed on Mr. Gianni after the roof was built, according to Mr. Sciarrotta, and this operation would cost the owner between \$8000 and \$10,000. Councilman Sciarrotta then described his on the site visits of the property, and his advice to homeowner Mrs. Noall to patiently wait in view of the requirement that the equipment be painted red which probably would blend in with the remainder of the

building. She was further promised that if it did not Councilman Sciarrotta would see what could be done about it. A visit with Mr. Gianni was also made by Mr. Sciarrotta to explain the discontent of the neighbors with the appearance of the roof, and that should painting the equipment not perform the desired miracle, it would be necessary for him to arrive at some manner of screening the equipment, short of tearing down the roof.

Councilman Sciarrotta further advised that he again visited the premises after the painting was done, and while it did improve the appearance somewhat, the neighbors were still dissatisfied. Consequently Mr. Gianni was again approached and advised of this dissatisfaction.

The consent of the Council was requested by Councilman Sciarrotta that Mr. Gianni, the parties concerned, Mr. Gianni's attorney, Building and Safety Director McKinnon, and Planning Director Shartle confer at this time to listen to Mr. Gianni's presentation; after the discussion both sides to report to the Council to enter the findings and conclusions in the Council minutes, with the Council to render the decision in this matter. There were no objections, and all interested parties departed from the Council Chambers to the Employees' Lounge to confer.

The Council now returned to:

28. ZC 69-22.

Planning Director Shartle advised that the business is a plastic manufacturing business (the melting of plastics for the manufacture of electrical components) and that the M-L zone does allow plastic manufacturing as well as the manufacture of electrical components, but it does restrict the melting or any odorous use of plastic and requires a Conditional Use Permit. Mr. Shartle concluded that the Phillips' business use would be permitted in the M-L zone by Conditional Use Permit.

The "ready for occupancy" status of the building was again reviewed -- Mr. Shartle stated that with a building virtually ready for occupancy, being constructed under present ordinances, there is no question about his being able to occupy it, in his opinion -- further, it will be approximately six weeks before the subject ordinance is effective, and it could be assumed that a business license would be honored for a building that had been constructed; however, there might be problems on future expansion.

It was the suggestion of Councilman Johnson that action be taken on all the other properties, with the exception of the Phillips' property, deleting this from the consideration, leaving it M-1 for the time being, and then start the process for the conditional use permit.

Councilman Brewster reminded the Council that one of the reasons the Planning Commission has recommended these zone changes along Western Avenue is not only to upgrade that eastern edge of

the City and the entrance thereto but also to protect the R-1 developments immediately behind these properties -- which is also one of the reasons for getting away from the M-1 and going to M-L, C-R, C-2 and C-3 Precise Plan, and results in controls which protect the residential development to the west.

Mr. Brewster then inquired if Mr. Phillips could assure the Council that his building is going to be constructed in such a way that odors and noises will be contained inside, there should be no problems.

Councilman Johnson reiterated that the proponents went in in good faith under the M-1 zoning, and are now handicapped by the proposed zone change; it does not seem fair to him -- Mr. Johnson is certainly in favor of rezoning the rest of the property, but a hardship should not be imposed on these people who started out in good faith.

It was the suggestion of Planning Director Shartle that if it be the intent of the Council to pursue the M-L zoning, and it is desired to hold the Phillips' property for a conditional use permit, that the ordinance on the balance of the area be adopted, with instructions to process the conditional use permit to Mr. Phillips.

It appears to Councilman Surber that the Council is remiss, what with the subject building practically constructed, these matters should have been taken care of before now, and there should be cooperation shown to facilitate this situation.

Councilman Uerkwitz stated that it does not seem to him that the zone can be retroactive, and how can the zone be changed with this structure already so substantially constructed?

The following action resulted:

MOTION: Councilman Sciarrotta moved to approve ZC 69-22, zoning all properties M-L with the exception of the Phillips' property, the Phillips' property to be held in abeyance until a conditional use permit application has been processed. The motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

There was further discussion regarding the above action -- City Attorney Remelmeyer inquired if it is the intent of the Council to continue consideration of the Phillips property, or has the discussion for the future concluded? It was the suggestion of Planning Director Shartle that they be permitted to hold the zoning on this particular property until the proponent has applied for a conditional use permit, processed through the Planning Commission, with action taken by the Commission -- either the action would be final there or appealed to the Council -- once that has been accomplished, the zone change could be brought back for Council consideration. Mr. Remelmeyer pointed out that the present zone, M-1, does not require a conditional use permit.

In an attempt at clarification of the intent of the motion, Councilman Brewster stated that it adopted the Planning Commission's recommendation, with the exception of the Phillips' property -- a second motion which tables any further action on the Phillips' property for a period of four to six months would be the solution.

MOTION: Councilman Brewster moved that any zoning action on the property of Tom and Jim Phillips at 17831 Western Avenue be tabled for a period of six months. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

Considered, out of order, at this time:

BUILDINGS, STRUCTURES, AND SIGNS:

36. Appeal of Case S70-16. Chuck Norris Karate for 240 square ft. wall sign to be located at 22542 Hawthorne Boulevard.

Attorney Richard Knickerbocker was present on this matter to request that it be sent back to the Sign Review Committee. Mayor Miller MOVED to concur with the request; his motion was seconded by Councilman Wilson, and there were no objections.

* * * *

The hour being 8:05 P.M. Mayor Miller ordered a 10-minute recess.

* * * *

With the arrival of the proponent, the Council returned to:

29. APPEAL OF CONDITIONAL USE PERMIT 70-11, JOSEPH R. CORSARO.

Councilman Wilson moved to reopen the public hearing. His motion was seconded by Councilman Uerkwitz, and there were no objections. Mayor Miller inquired if anyone wished to be heard.

Mr. Lee Hanley, Mobil Oil Corporation, 9901 Paramount Boulevard, Downey, was present. Mayor Miller advised him of the earlier action taken by the Council, concurring 6-1 with the Planning Commission recommendation. Mr. Hanley then described their concern with the cost represented by the conditions imposed and its effect on their budget; relief from same was requested. Mr. Hanley advised that their budget is some \$5000, with the conditions imposed it will run approximately \$7000 additional.

A motion was offered by Councilman Johnson: That Council grant the appeal of CUP 70-11, subject to all Staff conditions with the exception of conditions #2 and #3. The motion died for lack of a second.

MOTION: Councilman Wilson moved to concur with the recommendation of the Planning Commission for approval of CUP 70-11, subject to all Staff conditions, including those of the Planning Department and the City Engineer. The motion was seconded by Councilman Brewster.

It was noted by City Engineer Weaver that the 25 ft. radius dedication required by Engineering will necessitate the relocation of a sign pole.

There was further review of the general upgrading of service stations in the City, as well as the cost of the recommended requirements.

The motion carried, with roll call vote as follows:

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

NOES: COUNCILMEN: Johnson, Uerkwitz.

PLANNING AND ZONING MATTERS:

30. RESOLUTION approving a Variance from parking restrictions - Planning Commission Case No. V 70-2, Lee B. Balaam.

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

RESOLUTION NO. 70-107

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A VARIANCE FROM THE PROVISIONS OF DIVISION 9, CHAPTER 3, ARTICLES 2 AND 3 OF THE TORRANCE MUNICIPAL CODE, AS APPLIED FOR BY LEE B. BALAAM IN PLANNING COMMISSION CASE NO. V 70-2.

(Auto parts sales shop and engineer rebuilding business, 1324 Cabrillo Avenue).

Councilman Uerkwitz moved for the adoption of Resolution No. 70-107. His motion was seconded by Councilman Sciarrotta, and carried as follows:

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

NOES: COUNCILMEN: Surber.

31. RESOLUTION approving a variance from the parking restrictions - Planning Commission Case No. V 70-5 - Helen V. Geubtner.

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

RESOLUTION NO. 70-108

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A VARIANCE FROM THE PROVISIONS OF DIVISION 9, CHAPTER 3, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE, AS APPLIED FOR BY HELEN V. GEUBTNER IN PLANNING COMMISSION CASE NO. V 70-5.

(Bridal Gown Shop, 2906 Redondo Beach Boulevard).

Councilman Wilson moved for the adoption of Resolution No. 70-108. His motion, seconded by Councilman Sciarrotta, carried as follows:

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

32. RESOLUTION approving a variance from parking restrictions - Planning Commission Case No. V 70-3 - Goodyear Tire and Rubber Company.

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

RESOLUTION NO. 70-109

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A VARIANCE FROM THE PROVISIONS OF DIVISION 9, CHAPTER 3, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE, AS APPLIED FOR BY GOODYEAR TIRE & RUBBER COMPANY IN PLANNING COMMISSION CASE NO. 70-3.

Councilman Wilson moved for the adoption of Resolution No. 70-109. His motion, seconded by Councilman Uerkwitz, carried as follows:

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

33. ORDINANCE declaring a moratorium on the construction of buildings and structures on property located adjacent to Santa Cruz Court and declaring the presence of an emergency.

Mr. Walter Kroneberger was present to reiterate his previously voiced objections at the April 28th Council meeting -- to pass such an ordinance, criminal in nature, is violation of due process of law; not one reason has been suggested to this Council of anything other than a broad generality as to why a moratorium should be declared for this area to reconsider the zoning that has been in effect for the last fourteen years.

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

ORDINANCE NO. 2079

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING A MORATORIUM ON THE CONSTRUCTION OF BUILDINGS AND STRUCTURES ON PROPERTY ADJACENT TO SANTA CRUZ COURT AND DECLARING THE PRESENCE OF AN EMERGENCY.

Councilman Johnson moved for the adoption of Emergency Ordinance No. 2079 at its first and only reading. His motion, seconded by Councilman Uerkwitz, carried as follows:

AYES: COUNCILMEN: Brewster, Johnson, Sciarrotta,
Surber, Uerkwitz, and Wilson.
NOES: COUNCILMEN: None.
ABSTAIN: COUNCILMEN: Mayor Miller.

34. ORDINANCE reclassifying property described in Zone Change Case 70-2. Change of zone from A-1 to C-3 on property located on the west side of Hawthorne Boulevard midway between 236th Street and 238th Street. (Noriyoshi Matsui, et al).

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

ORDINANCE NO. 2080

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 WEST SIDE OF HAWTHORNE BOULEVARD MID-
WAY BETWEEN 236TH STREET AND 238TH STREET,
AND DESCRIBED IN ZONE CHANGE 70-2.
(Noriyoshi Matsui, et al)

Councilman Uerkwitz moved for the approval of Ordinance No. 2080 at its first reading. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

PERSONNEL MATTERS:

35. Policy regarding Medical Recheck Standards for Safety Members over age 40.

MOTION: Councilman Sciarrotta moved to approve the subject policy inasmuch as it met with the approval of all concerned. The motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

BUILDING, STRUCTURES AND SIGNS.

36. Appeal of Case S70-16. Heard earlier in the meeting.

REAL PROPERTY:

37. City Manager Letter regarding Architectural Contract for Fire Station No. 3 recommending that the requirement for Errors and Omissions Insurance be deleted.

MOTION: Councilman Uerkwitz moved to concur with the above recommendation of the City Manager. His motion was seconded by Councilman Wilson.

Councilman Johnson commented that of concern to him is the fact that this now places the decision on how much insurance is going to be required on these public buildings in the City Manager's office -- it rightfully belongs in the City Attorney's office, in the opinion of Mr. Johnson. Further, it should not be deleted in its entirety; there can be Errors and Omissions, and the City will be held liable for those. City Attorney Remelmeyer advised that the recommendation by the City Manager was to delete the requirement for Errors and Omissions insurance from this particular contract only.

The motion carried, with roll call vote as follows:

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

NOES: COUNCILMEN: Johnson.

Added by City Attorney Remelmeyer was the fact that Mr. Brady was in attendance to discuss insurance matters should the Council deem it appropriate at this time. In view of the necessary length of such a presentation, the City Attorney was directed to arrange it for pre-Council discussion at a later date.

38. Finding and determining public interest and necessity require acquisition of certain real property for public street purposes (Ocean Avenue at Sepulveda Boulevard - Millard).

RECOMMENDATION OF SR. DEPUTY CITY ATTORNEY:

That the City Council does not consider or adopt a resolution authorizing condemnation at this time.

Sr. Deputy City Attorney Smith advised that as a result of a meeting with Mr. A. Rogers Stoneman alternatives were developed that are worthy of exploration; it being the feeling of Mr. Stoneman that the existence of a resolution, if adopted, might be coercive in nature.

MOTION: Councilman Brewster moved to concur with the above recommendation of the Sr. Deputy City Attorney, the matter to be returned to the Council at the discretion of the Sr. Deputy City Attorney. The motion was seconded by Councilman Uerkwitz, and there were no objections.

Mr. Stoneman was present to distribute copies of a memorandum prepared by him, dated May 12, 1970, and to express appreciation to the Sr. Deputy City Attorney for recommending postponement of a resolution.

FISCAL MATTERS:

39. 1970-76 (Six-Year) Capital Improvement Program Proposals.

Representing the League of Women Voters, Mrs. James Pierson, 5620 Bartlett Drive, requested that the Council undertake a program for the development of a long range comprehensive

plan to cover park and recreation needs of the City now and for the future -- a professional study preferably by an outside consultant firm to be made; such a study should be made before any public hearings are held, and it was requested that the Council immediately begin this process by setting aside funds for such a study.

It was the consensus that such a study be investigated by Director of Recreation Van Bellehem with a report back to Council as to cost, etc.

It was the opinion of Councilman Johnson that it would be of value to determine the pulse of the people and the level of their interest -- this seems to him the correct time to put across a park and recreation bond issue; the need for professional help was acknowledged by Mr. Johnson, but before that time he would like to know the views of the people. The pending public hearing, recommended at the May 5th meeting, was pointed out by Councilman Sciarrotta.

Councilman Wilson pointed out that in addition to parks and recreation there are many other areas that must be considered in regard to the Capital Improvement Program -- how does this relate to the Goals Committee, a Master Plan for the City, etc. and how the priorities are to be determined, with a need for Council orientation to the total program?

It was agreed to hold this item in abeyance pending a report from the Director of Recreation and the public hearing, with the City Manager directed to schedule the hearing during the week of June 22nd -- to be invited as well; Park and Recreation Commissioners, potential consultants, and members of the Goals Committee.

COMMUNITY AFFAIRS:

40. Proposed amendments to the By-Laws of the Independent Cities of Los Angeles County.

Councilman Johnson elaborated upon the contents of his May 7th communication regarding this matter, and then MOVED for adoption of the subject resolution. The motion was seconded by Councilman Surber.

It was the comment of Councilman Sciarrotta that this Council appears to be joining all kinds of things -- the membership in the League of California Cities seems to him more in line with the City's activities -- the subject membership seems superfluous to Mr. Sciarrotta.

Councilman Surber requested that Staff furnish a list of present memberships in the various organizations.

The motion carried, with roll call vote as follows:

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

ITEMS NOT OTHERWISE CLASSIFIED:

41. Summary of Proposition No. 1 - Health Science Construction Bond Act.

It was agreed that the Council would act individually in this matter. Councilman Johnson MOVED to file the subject memorandum; his motion was seconded by Councilman Uerkwitz, and there were no objections.

42. RESOLUTION authorizing the City Clerk to destroy certain City records, pursuant to Sections 34090, 34090.5 and 34090.7 of the Government Code

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

RESOLUTION NO. 70-110

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE CITY CLERK TO DESTROY CERTAIN CITY RECORDS AND DOCUMENTS PURSUANT TO THE STATE OF CALIFORNIA.

Councilman Sciarrotta moved for the adoption of Resolution No. 70-110. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

43. RESOLUTION requesting Board of Supervisors to make such amendments in the proposed 1970-71 County Budget as will enable them to maintain or reduce the present property tax rate.

Councilman Wilson, at whose request the subject resolution was prepared, reiterated his concern for the proposed property tax increases and the fact that this resolution expresses such complaint with the hope that action will be taken which will relieve the property owner of this increased burden.

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

RESOLUTION NO. 70-111

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE BOARD OF SUPERVISORS OF LOS ANGELES COUNTY TO MAKE SUCH AMENDMENTS IN THE PROPOSED 1970-71 COUNTY BUDGET AS WILL ENABLE THEM TO MAINTAIN OR REDUCE THE PRESENT PROPERTY TAX RATE.

Councilman Wilson moved for the adoption of Resolution No. 70-111. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

It was the comment of Councilman Uerkwitz, at the time of his "yes" vote, that he was certainly pleased to see that the attitude of the Council has changed since this same action was asked for back when another city was supported, prior to the election, and at that time that Council said it was "none of our business" -- Councilman Uerkwitz fully supports this action, and it appears that there is a new attitude towards taxes now.

44. RESOLUTION requesting State Legislature adopt Assembly Bill 1562 providing reimbursement to Police and Fire Departments for assistance in controlling a Civil Disturbance declared a State Emergency by Chief Administrator of State University, State College, or Junior College.

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

RESOLUTION NO. 70-112

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE STATE LEGISLATURE ADOPT ASSEMBLY BILL 1562 PROVIDING REIMBURSEMENT TO THE POLICE AND FIRE DEPARTMENTS FOR ASSISTANCE IN CONTROLLING A CIVIL DISTURBANCE DECLARED A STATE OF EMERGENCY BY A CHIEF ADMINISTRATOR OF ANY STATE UNIVERSITY, STATE COLLEGE OR JUNIOR COLLEGE.

Councilman Brewster moved for the adoption of Resolution No. 70-112. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

The Council now returned to:

45. GIANNI AIR CONDITIONING EQUIPMENT.

Building and Safety Director McKinnon reported on the meeting ordered earlier in the evening -- both sides were heard in the issue involving the air conditioning equipment. It was explained to the group by Mr. Gianni that he was prepared to screen the three individual air conditioning units on the roof using expanded aluminum 6 ft. high around the units. Mr. McKinnon explained that the expanded aluminum is a sheet of metal that has been stamped and stretched out so that there are openings in it; the openings described were a maximum 3/4." -- this was agreeable as to the screening.

There was conversation as to the soundproofing, Mr. McKinnon continued, and it was agreed that this arrangement would help the situation -- this would be better than a solid fence inasmuch as the holes aid the soundproofing. It is not completely certain that this will relieve the sound condition, but there was agreement

that if after the screening is placed around the units, should it be intolerable to the people, Mr. Gianni will consult with an acoustician for some remedy. Staff and members present were not capable of setting decibel rates nor do they feel they were competent at the time to say what noise level would be acceptable.

Further, according to Mr. McKinnon, both parties agreed to the screening effect, feeling that it would satisfy the aesthetic values in consideration, with the noise problem drastically reduced with the proposed screening, and along with the understanding that the services of an acoustician would be sought, if necessary, to see if something more could be done.

In conclusion, Director of Building and Safety McKinnon stated that there was total agreement among all those present.

Mrs. James Noall, 18038 Wilton Place, spoke at this time to thank Councilman Sciarrotta and the other members of the Council for giving the residents an opportunity to be heard. Mrs. Noall stated that they were in full agreement with the preceding remarks of Mr. McKinnon.

At Councilman Brewster's question as to whether or not Mr. Gianni, by having agreed to do these things above outlined, has fulfilled the condition from which he was originally appealing, Director of Building and Safety McKinnon responded that the above represents a compromise -- the condition states "screening all equipment" which would include the duct work, and many other impossible things; the above represents screening the air conditioning units themselves and the objectionable parts thereto, with action on the noise delayed, it being hoped that the screening will cut down the sound to a tolerable level.

Mr. Gianni confirmed his understanding of what had transpired.

MOTION: Councilman Sciarrotta moved that the Council accept the modified condition as outlined by Building and Safety Director McKinnon. The motion was seconded by Councilman Surber.

Prior to roll call vote on the motion, Mr. Darryl Nelson, 18029 Wilson Place, questioned the absence of screening around the ducts, it being his understanding that in the interest of beautification there would be complete screening. Mrs. Noall added that this was her understanding as well. Building and Safety Director McKinnon commented that the proposed screening would detract from the overall appearance were it over the ducts -- it was his understanding, and the group was directly questioned three times, that only the three units on the roof were to be screened, which does not include the duct work.

Mr. Gianni, 2115 West 182nd Street, referred those present to other buildings in Torrance with duct work, including City buildings.

Mrs. Noall voiced no further objections, and the Council proceeded with its vote on the motion, which carried, as follows:

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

It was the comment of Councilman Brewster that his "no" vote was for the reason that there should perhaps be further discussion to make sure of an agreement of the minds.

ORAL COMMUNICATIONS:

46. City Manager Ferraro requested that the Council appropriate a sum not to exceed \$3000.00 from the General Fund for special materials for Armed Forces Day. Councilman Uerkwitz so MOVED; his motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

47. An Executive Session for the purpose of labor negotiation matters, immediately following this meeting, was requested by City Manager Ferraro.

48. Permaplaqued Certificates of Election were presented, with much pleasure, to Mayor Miller and Councilmen Brewster, Sciarrotta, and Surber, by City Clerk Coil.

49. A suggested program which would permit senior citizens on pensions to ride the buses free of charge was called to the attention of the City Manager by Councilman Johnson to be included in an earlier ^{suggestion} relative to senior citizen participation for evaluation.

50. Councilman Johnson advised that it is proposed to add 1/2¢ to the present 5¢ sales tax, the 1/2¢ to be charged by Los Angeles County for the purpose of financing rapid transit. City Attorney Remelmeyer will report back on this.

51. Councilman Sciarrotta requested that a resolution be permaplaqued for Mr. George Brewster for his well spent years on the Planning Commission. There were no objections, and it was so ordered.

52. Councilman Surber expressed his concern relative to a meeting at North High of the ACLU and the Black Panthers -- he was present at the meeting and was distressed at what he heard. Mr. Surber intends to pursue why the City's school facilities were made available to these type of people; the involvement of City policemen (present at this meeting) makes it City business.

53. Congratulations to the Daily Breeze were extended by Councilman Uerkwitz for their public service in advertising in a positive manner the contributions of the Police Department.

54. Mrs. Stella Billings, 4129 West 178th Street, responded to the above remarks of Councilman Surber re: the North High meeting, stating that it was explained at that meeting that

they were being given a chance to present their viewpoints, just as is afforded Birchers, to which she objects. Councilman Surber reiterated his objections and his intent to uncover the circumstances in this matter.

55. Councilman Wilson confirmed that there will be appropriate notification for the Commission interviews scheduled for Thursday, May 14th.

56. The passing of Lewis C. Torrance, Jr. of the pioneer Torrance family was noted by Mayor Miller, with a request to the City Manager that a letter of sympathy be sent to the family.

57. A communication on the "Ride Along Program" was referred to the City Manager for reply by Mayor Miller, the author of the letter being Mr. Gerald Baker.

58. Mr. William Largent inquired if proper precautions have been taken in reference to the Armed Forces Day Parade on May 16th. It was confirmed that this had been done.

There being no further business, Mayor Miller entertained a motion to recess into Executive Session, assuring the audience that the Council will merely return to formally adjourn, and that no further business will be transacted.

At 9:30 P.M. Councilman Sciarrotta moved that the Council recess for an Executive Session. The motion was seconded by Councilman Brewster, and approval was unanimous.

The Council returned at 9:50 P.M. Councilman Brewster MOVED to adjourn to Thursday, May 14, 1970, at 4:00 P.M. His motion was seconded by Councilman Sciarrotta, and approval was unanimous.

* * *

Vernon W. Coil

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

APPROVED:

Ken Miller

 Mayor of the City of Torrance

Ava Cripe
 Minute Secretary

22.

Council Minutes
 May 12, 1970