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Adjourned at 9:40 P.M.

Ava Cripe
Minute Secretary

ii.

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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, December 15, 1970, 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 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, Mr. Dick Miller led in the salute to the flag.

4. INVOCATION:

Reverend Daniel B. Weaver, Jr., Del Amo Southern Baptist Church, provided the invocation for the meeting.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of the regular Council meetings of November 24th and December 1st be approved as recorded. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

6. APPROVAL OF DEMANDS:

Councilman Johnson moved that all properly audited demands be paid. His motion was seconded by Councilman Sciarrotta, with roll call vote 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

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Councilman the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

8. COUNCIL COMMITTEE MEETINGS:

Police, Fire, and Public Safety: Councilman Uerkwitz advised that there will be a recommendation from this committee within thirty days re: employee awards.

Transportation: Councilman Surber requested that Staff assemble the information from the Bus Department in order that there may be a progress report -- Mr. Surber would like to have a meeting of the Transportation Committee in approximately thirty days.

Action taken by Councilman Sciarrotta, during the absence of the Council, was reported by him: The County Board of Supervisors was requested to look into the wishes of the Torrance Riviera residents regarding apartments on the beach -- Supervisor Chace went to bat on this matter, and it is hoped that apartments will not be built on the beach. Also, in view of many telephone calls requesting such action, Councilman Sciarrotta sent telegrams to Washington, D.C. legislators urging that the SST Project continue. It was noted by Councilman Surber that California took a strong stand supporting the SST at the Atlanta convention.

Charter Review Committee: It was reported by Councilman Wilson that their next meeting is scheduled for January 6th, with School Board representatives in attendance.

Goals Steering Committee: Councilman Wilson advised that tentative plans are being made to acquaint Torrance citizens with proposed goals. It is hoped that the next newsletter will have a questionnaire for response by citizens and further help to formulate goals for the City. The next meeting of the Goals Steering Committee has been scheduled for January 7th at 4:30 P.M.

* * * *

(Considered, out of order, at this time)

BUILDINGS, STRUCTURES, AND SIGNS:

21. ORDINANCE to provide structural and metallurgical safety standards for tanks used for storage of crude petroleum and the inspection thereof.

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

ORDINANCE NO. 2177

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9, CHAPTER 7, ARTICLES 9 AND 10, SECTIONS 97.9.13, 97.10.2 AND 97.10.3 OF THE TORRANCE MUNICIPAL CODE TO PROVIDE

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STRUCTURAL AND METALLURGICAL SAFETY STANDARDS
FOR TANKS USED FOR STORAGE OF CRUDE PETROLEUM
AND THE INSPECTION THEREOF; AND REPEALING
EMERGENCY ORDINANCE NO. 2164.

Councilman Johnson moved for the approval of Ordinance No. 2177 at its first reading. His motion was seconded by Councilman Uerkwitz.

Prior to roll call vote, Mr. George Kurtz, 2211 Torrance Boulevard, on behalf of the Petroleum Producers Association, thanked the Council for the opportunity to review the proposed ordinance -- this has been discussed with members of the Association, and, as indicated in Deputy City Attorney Allen's communication, a number of agreements have been returned, and Mr. Quale is proceeding with inspection of the tanks.

Further, on behalf of the Association, Mr. Kurtz wished each Council member a happy holiday season.

Roll call vote was unanimously favorable.

COMMENDATIONS:

9. RESOLUTION commending 17-year-old Jeff Wise for his courageous conduct in rescuing Roy Efurd from a burning garage.

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

RESOLUTION NO. 70-240

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE COMMENDING 17-YEAR-OLD JEFF WISE FOR HIS COURAGEOUS CONDUCT IN RESCUING ROY EFURD FROM A BURNING GARAGE.

Councilman Uerkwitz moved for the adoption of Resolution No. 70-240, to be permaplaqued. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

COMMUNITY AFFAIRS:

10. RESOLUTION supporting the National Safety Council's Holiday Safety Program and urging all citizens to do everything in their power to prevent accidents during the Holiday Season.

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

RESOLUTION NO. 70-241

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SUPPORTING THE NATIONAL SAFETY COUNCIL'S HOLIDAY SAFETY PROGRAM AND URGING ALL OUR CITIZENS TO DO EVERYTHING IN THEIR POWER TO PREVENT ACCIDENTS DURING THE HOLIDAY SEASON.

Councilman Sciarrotta moved for the adoption of Resolution No. 70-241. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

HEARINGS - OTHER THAN PLANNING AND ZONING:

11. VACATION OF A PORTION OF THE ALLEY EAST OF VISTA MONTANA (known as Via Corona) IN TRACT NO. 23988.

RECOMMENDATIONS OF CITY ENGINEER:

1. That following the public hearing scheduled for 5:30 P.M. on December 15, 1970 the attached Resolution ordering the vacation of a portion of the alley (known as Via Corona) east of Vista Montana be approved, and adopted; and
2. That Tentative Parcel Map No. 1088 be approved and recorded.

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

Mayor Miller announced that this is the time and place for the public hearing on the subject matter, and inquired if anyone wished to be heard. There was no response.

Councilman Sciarrotta moved that the hearing be closed. His motion was seconded by Councilman Brewster, 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. 70-242

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF A PORTION OF THE ALLEY (KNOWN AS VIA CORONA) EAST OF VISTA MONTANA IN TRACT NO. 23988 IN THE CITY OF TORRANCE.

Councilman Wilson moved for the adoption of Resolution No. 70-242. His motion, seconded by Councilman Uerkwitz, was unanimously approved by roll call vote.

MOTION: Councilman Wilson moved to concur with the above recommendation of the City Engineer, that Tentative Parcel Map No. 1088 be approved and recorded. His motion was seconded by Councilman Uerkwitz, and approval was unanimous.

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HEARINGS - PLANNING AND ZONING:12. ZONE CHANGE 70-22, TORRANCE CITY COUNCIL.

- A. Change of zone from M-1 to M-L on property located between Del Amo Boulevard and Spencer Street on the west side of Madrona Avenue.
- B. RESOLUTION requesting approval of the application for Land and Water Conservation Funds for the purpose of acquiring the Delthorne Park site.

Item 12A was first considered. Mayor Miller noted the request of the Assistant City Manager for a further continuance until February 2, 1971, at 5:30 P.M. for the reason that the appraisal report on the subject property is not due until January 15, 1971.

Mayor Miller then inquired if anyone wished to speak on this matter.

Mr. Chris Sorenson was present and stated that they have no objection to the continuance; he urged that this matter soon be resolved in view of the tax burden on this property.

MOTION: Councilman Johnson moved to concur with the Staff request for continuance to February 2, 1971. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

As to Item 12B, Mayor Miller requested that City Clerk Coil assign a number and read title to:

RESOLUTION NO. 70-243

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE APPLICATION FOR LAND AND WATER CONSERVATION FUNDS FOR THE PURPOSE OF ACQUIRING THE DELTHORNE PARK SITE AND REQUESTING THE STATE DEPARTMENT OF PARKS AND RECREATION TO TAKE THE NECESSARY ACTION IN THIS BEHALF.

Councilman Johnson moved for the adoption of Resolution No. 70-243. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

13. ZONE CHANGE 70-25, FINANCIAL SAVINGS AND LOAN ASSOCIATION.

- A. Change of zone from M-2 to R-2 PP, R-2 P-D PP, R-3 P-D, R-3 PP, R-3 P-D PP, and R-4 PP. RECOMMENDED FOR DENIAL BY PLANNING COMMISSION.
- B. PROPOSED AMENDMENT TO MASTER PLAN NO. 1 covering the same areas and zones mentioned in ZC 70-25. RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION.

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

Mayor Miller announced that this is the time and place for the public hearing on Zone Change 70-25, and invited those who wish to speak on this matter to come forward at this time.

First to speak was Mr. F.C. Fuller, 23050-B Nadine Circle, who pointed out that one of the most serious problems in Torrance at the present time is a good tax base -- were the subject property zoned residential, Torrance would benefit by way of direct and indirect taxes some 3/4 million dollars, with approximately \$250,000 in direct taxes alone.

The denial of this request by the Planning Commission is somewhat hard to understand, Mr. Fuller continued, in that the townhouse development concept met with their favor. As a resident of this area, with residential development surrounding this area, a buffer zone would be welcomed between the current industrial property and the existing residences. It was further noted by Mr. Fuller that airplanes do not pass over the subject property, which should alleviate any objections in this regard.

Added by Mr. Fuller was the comment that the proposed development will be an adult community; it will not add to the school burden. The controls to insure adult only occupants were reviewed by the Council, it being noted by Mayor Miller that the City cannot legally restrict a development to "no children"; this can only be done by the owners of the property -- should the owners change their mind at a later date they would have the right to do so.

The president of the Torrance League of Women Voters, Mrs. Louis Lanzer, stated that their planning study some two years ago incorporated their vital concern for compatible land uses in the vicinity of the Torrance Municipal Airport -- because of this concern, they strongly urge denial of the subject request, as well as any future attempts to zone this property for residential use. In conclusion, Mrs. Lanzer stated that it has taken the City years to remedy the planning errors made in the Meadow Park area at the northern approach to the Airport -- because of stipulations in the deed from the Federal Government, the Torrance Municipal Airport is a permanent part of this City; if it is to be an asset to the City, rather than a plague, its neighbors must be chosen carefully, and airports and residences do not make good neighbors.

The proponent, Mr. Scott Watt, 16917 Western Avenue, Gardena, outlined their objective to rezone the subject 29 acres to R-2 PD for development as adult-oriented community similar to that of New Horizons. Noted by Mr. Watt was the Planning Department comment: "If the Council does not concur with the recommended denial and choose to approve this petition, the Planning Department suggests that the zone change be to R-2 P-D (PP)....." and the fact that this is their request and will represent 14½ units per acre. It is their belief, Mr. Watt continued, that this is the highest and best use of the property; the proposed development will be an asset to the community and give Torrance a chance to mirror new ideas that are now evolving in other cities by way of planned development. Further, it is felt that this would have a positive effect on the surrounding property. Mr. Watt then displayed a rendering of the proposed development, and outlined the amenities thereof.

At Councilman Uerkwitz' request, Mr. Watt advised regarding the "adults only" requirement that control will be along the lines of New Horizons, developed in 1963 and still childless -- there will be CC & Rs relative to age on the proposed development.

Mr. Bob Schulman, proponent as well, reiterated his presentation before the Planning Commission rebutting the nine specific objections voiced by the Planning Department. In the opinion of Mr. Schulman rezoning to townhouse development would be the best use for the property, that the project is a tremendous asset for the City of Torrance and represents new ideas, and is something that would enhance Torrance's reputation.

Added by Mr. Schulman, at Councilman Uerkwitz' question, was that the units will cost approximately \$27,000 to \$33,000, and will be a two-story type unit for the most part.

Representing New Horizons, the chairman of the Civic Affairs Committee, Mr. Roland Libby, 23027-B Nadine Circle, advised that the plans for the proposed development have been approved by the Board, and urged Council approval of the request. The objections voiced are marginal ones, in Mr. Libby's opinion -- the Airport presents an outer fringe influence and is not a paramount factor. Further, there are now apartment houses in the area; there is bus service; the land is close to the Del Amo Shopping Center -- the property lends itself much more to a residential-type development than to industrial development -- the proposed development would be welcome neighbors.

Mr. Jim Mashaka (?), 1307 West 147th Street, Gardena, stated that he is partowner of seven commercial stores in North Torrance, and that he is in favor of the proposed project. He, as a shopping center owner, is aware of the need for people -- every day people are leaving for Orange County cities in view of the competition offered by prices for residential development. The development of New Horizons gained national recognition, and is a matter of pride for the community -- the proposed development will be similar to New Horizons and represents progress, insuring that Torrance remains a fine place to live.

Next to speak was Mrs. Vera Powell, 2909 West 235th Street, who indicated her approval of the proposed development -- she would not approve, however, R-3 or R-4 development for the entire parcel; there is no need for such mass development. The proposed project, in the opinion of Mrs. Powell, is the best use of the land and would be welcomed by the existing residential developments.

Mr. Dan Butcher, 2371 Torrance Boulevard, stated that the land should be rezoned in the manner desired by the proponent -- Mr. Butcher has always been of the opinion that residential is the highest and best use for this property, primarily for the reason that for some eight years he has owned the adjoining property, unsuccessfully attempting to sell it to manufacturing during that period of time. At Councilman Wilson's question as to whether or not Mr. Butcher would seek like rezoning for his property were the subject request approved, Mr. Butcher indicated that he probably would.

Mr. Don Wilson, Room 390 Del Amo Financial Center, stated that he is the owner of approximately 27 acres of M-2 property westerly of Crenshaw Boulevard in this same general area, and that he is in favor of the proposed development (although he is not necessarily in favor of the restriction against children). It was suggested by Mr. Wilson that perhaps Torrance should no longer be referred to/a city of industry, in view of the tremendous shopping center, noting a recent reference in the Los Angeles Times to the effect that "industry has been riding along to the detriment of the homeowners on taxes".

Mrs. Johnnie Ardeceri (?), 2866 - 230th Street, acting president, Palo del Amo Homeowners Association, stated that the proponent made a presentation to their Board of Directors prior to application to the City for a zone change -- there were no objections indicated by the Board nor were any objections voiced by residents after the facts were presented in their newsletter.

Speaking at this time was Mr. Roy Bear, 1505 Crenshaw, the designer of the subject project, who stated that he attended the meeting of the Marble Estates Homeowner Association on this matter, and no objections were voiced by the people present. Mr. Bear added that this was not, however, an official Board meeting.

A resident (name unintelligible), 2949 - 226th Street, reported on her observance of vast amounts of industrial land in Torrance and an apparent shortage of residential property; there is plenty of commercial development but it does not seem to her there are enough people to go to these commercial areas. The proposed development would be convenient for the 35-and-over set, and seems a good idea to her.

Mr. Bob Von Orstrand, 2883 - 235th Street, stated that he does not favor any industrial zoning in this area; it should be residential -- there has been sufficient time to develop the property industrially were it so desired, why not turn to something else to see what can be done? The subject idea appears pretty good to him.

There being no one else who wished to be heard, Councilman Sciarrotta moved that the hearing be closed. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

It was the comment of Councilman Sciarrotta that there are many important considerations in this matter -- first, the removal of the tracks on Madrona Avenue, if the subject land remains industrial the chances of such removal will be less than if the land is otherwise zoned. Next, the Council should consider the immense amount of taxes which will result from the value of the real estate; as well as the sales tax that will generate to the shopping center -- noted by Mr. Sciarrotta was the fact that 450,000 sq. ft. of business is now being built, and preferable to industry; the ecology battle was also reviewed by him, along with the comment that perhaps industry does not belong in the center of the City.

The proposed project appears worthwhile to Councilman Sciarrotta in that it will have its own recreation facilities, and the less services that must be provided people, the more likable the project.

It was further stated by Councilman Sciarrotta that an adult community presents less problems to the Police Department, and there are less burdens, if any, for the schools. The New Horizons development was then commended by Mr. Sciarrotta, and in view of the close relationship between these two developments, the low density represented, and the overall merits of the project, there should be serious consideration on the part of the Council prior to arriving at a decision.

Councilman Wilson commented that the proposal appears to be a very attractive one, and would prove of benefit, in the short run, to the City -- but in terms of the long haul, what would use of this M-2 land for residential development mean? The future of the Airport, Dr. Wilson continued, is yet undetermined -- and there likely is a need for protection for the City against any future suits for noise or nuisance that might be created by the Airport in the event such change takes place. City Attorney Remelmeyer commented that in the event the change of zone is approved the City Manager, City Attorney, and Staff should be requested to make a study with regard to conditions that should be placed on the development -- one of which would perhaps be an avigation easement, acoustical construction, etc.

It was further noted by Councilman Wilson that instead of just 29 acres, most likely some 109 acres will be before the Council for rezoning, in the event of approval -- what would this mean to the City in terms of revenue, potential job opportunities, etc. when compared to a like 29-acre industrial area?

Councilman Uerkwitz would concur that the subject area cannot be considered without consideration of the adjacent area as well -- another serious consideration is that regarding the schools, which, hopefully, at some future date will be incorporated in packages such as this, along with the recreational areas.

Questioned by Councilman Uerkwitz was whether or not the R-3 development on 235th Street considered the buffer zone for the industrial? City Manager Ferraro responded that this was true -- on the original master plan both sides of the street were so zoned as a transition from the R-1 to the north and industrial to the south, with compromise through the years.

Continuing, Councilman Uerkwitz added that it is now proposed to leap over the so called buffer with residential development which leaves the problem of the space between the railroad tracks and the boulevard already partially developed as industrial. Mr. Uerkwitz then acknowledged the built-in buffer represented by a golf course in the proposed development, and while this particular project answers those questions, those same questions would have to be answered on the adjacent property. Further acknowledged by Mr. Uerkwitz was the support evidenced by the homeowner associations and adjacent residents which now somewhat colors the initial plan of maintaining such a buffer zone. However, Councilman Uerkwitz is of the opinion that the airplanes will cause problems, regardless of statements to the contrary.

Councilman Johnson commented that this situation is similar to that involving Apple Avenue a short time ago where the neighborhood was given an opportunity to decide what they desired for their neighborhood, with a much larger area represented in the subject case, and apparently in favor of the project. Mr. Johnson added that so long as the people are happy, and there is no substantial interference to the adjacent neighborhood, it would seem that the project would be a very acceptable one.

The success of New Horizons, Marble Estates and Palo del Amo, was also noted by Councilman Johnson who deemed them showplaces in Torrance -- it would seem that the subject project is taking the same direction and would only enhance these showplaces.

Further, Mr. Johnson continued, enough time has been given for industrial developers to come in to pick up this land; he recalled that he had held out for such land, until such time as a sufficiently worthwhile project appeared.

A further point, according to Councilman Johnson, is that of the small business people who need support -- it is of concern to him that if people are not allowed to come in, the purchasing power might dwindle to a point where smaller businesses might have some difficulty surviving.

Councilman Johnson indicated that he would support the project; it is a good one, one that will enhance the City and return to the City substantial revenue and good citizens.

It was the comment of Councilman Surber that people have just about been priced out of Torrance -- it would seem that the proposed development would result in attracting good people to Torrance. Further, the property has been dormant for many years, with nothing to indicate that it will not remain so for another twenty years. In conclusion, Councilman Surber stated that the townhouse concept is quite acceptable to the Council, and approval of this request could encourage other developers to follow suit. While he is reluctant to go against Planning Staff and Commission recommendations, Councilman Surber is in favor of the proposed project.

Mayor Miller stated that it would be necessary for him to be the "bad guy" in that he has been involved in the development of this land for a considerable period of time, and watching it go -- it originally started out as a compromise in the Wilson/Watt tract, with compromises travelling all the way to 235th Street, it being the intent to hold some kind of industrial tax-base property for what was considered the good of the City. In retrospect, Mayor Miller feels honor-bound to live with the commitments made.

Questioned by Mayor Miller was whether or not those people opposing the freeway and supporting more development in the community realize that this throws another 300-600 cars on Maple Avenue representing automobiles of residents going to work, shopping, etc. as against a controlled type industry with morning and evening arrivals and departures.

It was added by Mayor Miller that the lack of interest by industry is not based on the location but, rather, on the cost of the land.

In conclusion, Mayor Miller stated these considerations are all part of an overall concept of a "balanced community" held by him -- acknowledging the sincere desire of the people affected to buffer their property with something of like nature -- however, the Mayor further stated that he has a responsibility greater than this, a responsibility that must consider what is desired in the community and the extent of certain types of development -- from the industrial point of view, one cannot justify taking this land off the tax base and throw something else into the Redevelopment area as a substitute. It all boils down, according to Mayor Miller, that he now must live with some of the things which he helped create, and must, therefore, oppose the subject request.

Councilman Brewster indicated concurrence with the preceding remarks made by Mayor Miller, adding that Torrance is a community which has continued to grow and to develop, with the values maintained, and one of the reasons they have been maintained is because there is a plan, in some sense of the word, and while it has been a struggle, a reasonably good job has been done of sticking to that plan and maintaining the proper kind of balance between commercial, industrial, and residential development. In the opinion of Councilman Brewster some very cogent, germane, and telling arguments came out of the Planning Commission and the Planning Department on this case -- Mr. Brewster further feels that many of the residents in this area have really only heard one side of the issue, and have not heard all the ramifications on the other side; a lot of figures have been presented to them, many of them based on gross and rather argumentative assumptions, highly questionable at best.

Added by Councilman Brewster was his concern about the wholesale attack that has occurred on C-2 and M-2 properties of late -- it is his opinion that because this balance has been maintained a good tax base has been maintained in the City.

Further, there is no doubt, Councilman Brewster continued, that if there is a roll-back procedure here, if the subject 29 acres go, then one is really talking about 111 acres, and that is a sizable piece of property out of the industrial land bank. On the other hand, Mr. Brewster added, he does very much appreciate the concern of those people in this area as to the compatibility of development in that area, which discussion is probably germane to agenda item #14 on tonight's agenda.

Discussion followed on industrial land elsewhere in Torrance, the R-3 buffer at the subject location, etc., and the following action resulted:

Councilman Surber moved to approve a change of zone on ZC 70-25 from M-2 to R-2-PD (PP), subject to conditions, one item of which would be the acoustical treatment, and, secondly, the granting of an aviation easement.

The motion was seconded by Councilman Johnson, but failed to carry, with roll call vote as follows:

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

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The hour being 7:00 P.M., a 5-minute recess was ordered by Mayor Miller.

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14. ZONE CHANGE 70-26, TORRANCE PLANNING COMMISSION.
- A. Change of Zone from M-2 to M-2 PP or M-1 PP or M-1.
RECOMMENDED BY PLANNING COMMISSION THAT THE NORTHERLY
100 FEET BE ZONED M-2 PRECISE PLAN.
- B. PROPOSED AMENDMENT TO MASTER PLAN NO. 1 covering the
 same area and zones mentioned in Zone Change 70-26.
- C. PROPOSED AMENDMENT TO MASTER PLAN OF STREETS AND
HIGHWAYS covering the same areas and zones mentioned
 in Zone Change 70-26.

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

Mayor Miller announced that this is the time and place for the public hearing on the subject matter, and invited those who wished to speak in this regard to come forward at this time, with the change of zone to be first considered.

Representing New Horizons, Mr. Roland Libby, 23027-B Nadine Circle, stated they are anxious that the zoning be changed to at least M-1 Precise Plan, or whatever will afford the best control and the most logical development of the area. As to the Master Plan, it is their feeling that Garnier Street should stay in the Master Plan and be part of the plan as it now exists, and not deleted.

It was added by Mr. Libby that the situation has changed since the Master Plan was developed some six years ago, there now being a slightly different set of circumstances -- now, with the hospital going in on Lomita Boulevard and the further development of Del Amo Center, there is a different concept and lends itself much more to residential development or an M-1 development at the least, rather than M-2 which now seems to be out of the question.

Mr. Don Wilson read aloud a letter received by him from Coldwell-Banker which stated, in part: "...any change from M-2

zone currently in effect may adversely affect the ultimate value of your property because it limits the number and types of uses for the property which in turn limits the marketing base...." Mr. Wilson then elaborated upon the early history of the subject property, at which time certain agreements were made -- Mr. Wilson has held to his; the Council should hold to theirs.

It was added by Mr. Wilson that while the Planning Commission recommended 100 ft. M-2 Precise Plan will probably not help him, it will not hurt him.

Next to speak was Mr. Dan Butcher, 2371 Torrance Boulevard, who referred to the previous case and the reluctance to change the zone because of the agreement made years ago and the buffer established at that time -- now it appears in this case that it is felt that a buffer is needed to buffer the buffer. It was Mr. Butcher's opinion that any change of zone would make his property less valuable, and he, therefore, objects to such change.

Mr. Ted Sparks, R.G. Harris Company, stated that they are very much in favor of the proposed alterations to the Master Plan -- they have always been opposed to Garnier Street. Mr. Sparks added that he felt Mr. Libby's objections would be overcome with the advent of Madrona Street which will accommodate the industrial traffic.

Representing Financial Savings and Loan, Mr. George Newhouse requested clarification as to what would happen in this area in the event Garnier Street is deleted, which was furnished by Sr. Planner Hagaman; he was assured that he would not be landlocked. Mr. Newhouse added that he is against any change in the present zoning.

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

MOTION: Councilman Wilson moved to concur with the recommendation of the Planning Commission on item 14-A: that the northerly 100 feet be zoned M-2 PP; the remainder of the property to remain M-2. The motion was seconded by Councilman Sciarrotta.

Prior to roll call vote, it was the comment of Councilman Johnson that he would be opposed to making any changes on any of these items, including the street pattern recommendation, in view of the circumstances just passed, except perhaps to tack on the Precise Plan aspect. It is Mr. Johnson's opinion that the M-2 Precise Plan would give controls that presently do not exist with the M-2; further, the Council should now wait for another plan, rather than to make changes such as the elimination of Garnier Street. Councilman Johnson indicated that he would oppose any change in this consideration, other than the adding of the Precise Plan to the M-2.

Roll call vote was unanimously favorable.

Next considered was Item 14B - Proposed Amendment to Master Plan No. 1:

MOTION: Councilman Sciarrotta moved to concur with the recommendation of the Planning Commission: To approve the proposed amendment to Master Plan No. 1 as reflected in Zone Change 70-26. The motion was seconded by Mayor Miller, and carried, with roll call vote as follows:

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

NOES: COUNCILMEN: None.

ABSTAIN: COUNCILMEN: Johnson (the matter was not clear to him).

Item 14C: - Proposed Amendment to Master Plan of Streets and Highways.

There was extensive review of the action taken by the Planning Commission, as well as overall consideration of the street pattern. It was specifically pointed out by City Attorney Remelmeyer that there must be consideration at the next budget session of the purchase, or formation of an assessment district, of property from 238th Street down to Lomita Boulevard, the reason being that Mr. R.G. Harris, the owner of M-2 property on Lomita Boulevard where Garnier Street would go through, objects violently to the City's putting that street there, and there could be an inverse condemnation situation. Added by Mr. Remelmeyer was that it is doubtful that Mr. Harris can be forced to dedicate free of charge to the City as a condition of getting a building permit -- so the street will have to be acquired by purchase and probably should be so acquired within the next year. Mr. Sparks stated that they have applied for a building permit, and legal action has been held off pending the action to be taken at this time.

MOTION: Councilman Wilson moved to concur with the recommendation of the Planning Commission on Item 14C. The motion was seconded by Councilman Sciarrotta.

Prior to roll call vote on the motion, Councilman Brewster recommended approval of the Advance Planning and Traffic Team's recommendations 1 through 4, as outlined on Pages 1 and 2 of the December 15th communication regarding this matter. It was noted by Councilman Brewster that it differs from the Planning Commission recommendation in that it adds an east-west connection at the north end of Telo, over to Early and then over to Madrona, and, in essence, represents Plan A.

A SUBSTITUTE MOTION was offered by Councilman Brewster: That the Council concur with the Advance Planning and Traffic Team recommendations, adding that 238th Street also be deleted from the plan. The motion was seconded by Councilman Uerkwitz, and carried, with roll call vote as follows:

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

NOES: COUNCILMEN: Johnson, Surber.

PLANNING AND ZONING MATTERS:

15. TIME EXTENSION REQUEST for Conditional Use Permit 69-4, Total Concepts Corporation.

Deputy City Attorney Allen advised that Mr. Howard, the attorney in this matter, requested that this matter be continued to the December 22nd meeting. Councilman Sciarrotta moved that the subject request be granted. His motion was seconded by Councilman Wilson, and there were no objections.

16. ORDINANCE re: temporary use permits.

Councilman Brewster recommended that this ordinance be referred to the Planning Commission for their comments and recommendation; he so MOVED. His motion was seconded by Councilman Uerkwitz, and there were no objections.

17. ORDINANCE extending the prohibiting of the use of property in the Del Amo Business District unless there has been approved a precise plan of development, and declaring the presence of an emergency.

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

ORDINANCE NO. 2178

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXTENDING THE PROHIBITING OF THE USE OF PROPERTY IN THE DEL AMO BUSINESS DISTRICT UNLESS THERE HAS BEEN APPROVED A PRECISE PLAN OF DEVELOPMENT AND DECLARING THE PRESENCE OF AN EMERGENCY.

Councilman Sciarrotta moved for the adoption of Emergency Ordinance No. 2178 at its only reading. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

STREETS AND SIDEWALKS:

18. CARSON STREET IMPROVEMENT AT WESTERN AVENUE, NORTHWEST CORNER.

RECOMMENDATION OF CITY ENGINEER:

That Denn Engineers be retained to prepare plans and specifications for building remodelling at the referenced location.

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

RESOLUTION NO. 70-244

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

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AGREEMENT BETWEEN THE CITY OF TORRANCE AND
DENN ENGINEERS FOR ENGINEERING SERVICES FOR
BUILDING REMODELLING AT CARSON STREET AND
WESTERN AVENUE.

Councilman Wilson moved for the adoption of Resolution No. 70-244. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

BUILDINGS, STRUCTURES AND SIGNS:

19. ORDINANCE amending provisions of Chapter 8 of the Code relating to Signs.

It was the request of Councilman Johnson that this item be held for one week to permit further study. There were no objections, and it was so ordered.

20. Recommendation from Council Public Works Committee regarding Sign Review Committee Process.

RECOMMENDATION OF COUNCIL PUBLIC WORKS COMMITTEE:

1. No change be made in the Committee until the new Ordinance has been operative for three months, after which the Committee will again review the situation to determine what change has been made in the case load.
2. In the three-month period the Planning Department will prepare a report on practices in other cities regarding the entire field of aesthetics and environment.
3. The City Council authorize this Committee to consider the total question of how matters affecting aesthetics and environment should be handled and controlled in the City of Torrance.

Following verbal elaboration on the Committee's deliberations, Councilman Brewster MOVED for adoption of the subject report as presented. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

21. ORDINANCE re: safety standards for oil tanks.

Heard earlier in the meeting.

REAL PROPERTY:

22. PROPOSED VACATION OF STORM DRAIN EASEMENT IN LOT 89, LA FRES TRACT (Petitioner and Beneficiary: Don Wilson Builders). RESOLUTION declaring its intention to vacate subject storm drain easement.

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

RESOLUTION NO. 70-245

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE DECLARING ITS INTENTION TO VACATE A

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PORTION OF A STORM DRAIN EASEMENT IN LOT 89,
LA FRESA TRACT IN THE CITY OF TORRANCE;
FIXING A TIME AND PLACE FOR A HEARING THEREON
AND PROVIDING FOR THE PUBLICATION OF THIS
RESOLUTION.

Councilman Uerkwitz moved for the adoption of Resolution No. 70-245. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

23. RESOLUTION authorizing and directing the Mayor and City Clerk to execute and attest that certain contract for acquisition appraisal between the City and Laurence Sando.

RECOMMENDATION OF CITY MANAGER/ASST. CITY MANAGER/CITY ATTORNEY:

That Laurence Sando be employed for this assignment. Mr. Sando is available and his fee will not exceed \$3,000.00. If contract is approved, then adoption of subject resolution is requested.

RECOMMENDATION OF FINANCE DIRECTOR:

Approval of the above recommendation should include an appropriation of \$3,000 from the General Fund Unappropriated Reserve. If other financing (i.e. Federal or State) is subsequently obtained, this appropriation can, of course, be cancelled and the General Fund reimbursed.

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

RESOLUTION NO. 70-246

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN CONTRACT FOR ACQUISITION APPRAISAL BETWEEN THE CITY AND LAURENCE SANDO.

Councilman Sciarrotta moved for the adoption of Resolution No. 70-246. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

MOTION: Councilman Johnson moved to concur with the above recommendation of the Finance Director and appropriate \$3,000 from the General Fund Unappropriated Reserve. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

24. RESOLUTION authorizing an Agreement for Entry between the City and Boise Cascade Building Company for entry onto 235th Street to construct temporary pavement thereon.

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

RESOLUTION NO. 70-247

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK

TO EXECUTE AND ATTEST AN AGREEMENT FOR ENTRY BETWEEN THE CITY AND BOISE CASCADE BUILDING COMPANY, FOR ENTRY ONTO 235TH STREET TO CONSTRUCT TEMPORARY PAVEMENT THEREON.

Councilman Johnson moved for the adoption of Resolution No. 70-247. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

25. RESOLUTION authorizing Quitclaim Deed, containing additional covenants and use restrictions, from City to Redevelopment Agency, and repealing Resolution No. 70-138.

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

RESOLUTION NO. 70-248

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AND AUTHORIZING THE EXECUTION OF A QUITCLAIM DEED, CONTAINING ADDITIONAL COVENANTS AND USE RESTRICTIONS, TO THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE FOR A PORTION OF AIRPORT CLEAR ZONE PROPERTY, AND REPEALING RESOLUTION NO. 70-138 RELATING TO THE SAME MATTER.

Councilman Wilson moved for the adoption of Resolution No. 70-248. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

* * * * *

At 8:05 P.M. Councilman Sciarrotta moved to recess as City Council, and reconvene as the Redevelopment Agency. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

The Council resumed at 8:07 P.M. at which time Councilman Sciarrotta MOVED that the Council go into an Executive Session relating to litigation. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

The Council returned to its agenda at 8:25 P.M. to consider:

TRAFFIC AND LIGHTING:

26. RESOLUTION re: Artesia Freeway.

City Manager Ferraro requested that the findings of the City Traffic Engineer be incorporated in the subject resolution, as follows:

"A) Inform the State Division of Highways that the City of Torrance does not want a Route Study at this time;

"B) Request the State Division of Highways to reevaluate the validity of the Freeway Master Plan in the South Bay Area;

"C) Request the State Division of Highways to furnish the City Staff with the following data:

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- "1. Projected freeway traffic volumes (Staff spent considerable time furnishing the State data for the LARTS study, with nothing received back).
- "2. Effect on surface streets if the freeway is not built.
- "3. Effect on surface streets if the freeway is built.
- "4. Other alternatives to building the freeway.
- "5. How deletion of the Artesia Freeway would affect the metropolitan area.
- "6. Where will the money go if the freeway is not built. Can the City receive these funds to improve surface streets?
- "7. Should the Artesia Freeway study corridor be changed to eliminate the proposed freeway triangle?
- "8. Should the area be expanded to include the old Pacific Coast Freeway?
- "9. Other alternatives to relieving the San Diego Freeway (e.g. widening San Diego Freeway)."

It was the suggestion of Councilman Brewster that paragraphs 4 and 5 of the resolution be revised to read:

"WHEREAS, another freeway in the same area of North Torrance would have an adverse impact upon the environment in that it would reduce the already critically low amount of oxygen-producing plant life in the area; and

"WHEREAS, the Artesia Freeway would displace many persons by destroying their homes and ruining a much-needed residential area of the City; and..."

Councilman Brewster stated that the above would eliminate the argumentative references and leave only factual statements. The Council was in agreement that this wording would be preferable.

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

RESOLUTION NO. 70-249

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FINDING AND DETERMINING THAT THE CONSTRUCTION OF THE ARTESIA FREEWAY THROUGH THE CITY OF TORRANCE WOULD BE DETRIMENTAL TO THE BEST INTERESTS OF THE CITIZENS OF TORRANCE AND URGING THE DIVISION OF HIGHWAYS TO REMOVE THE CITY OF TORRANCE FROM CONSIDERATION AS A POSSIBLE ROUTE FOR SUCH FREEWAY.

Councilman Uerkwitz moved for the adoption of Resolution No. 70-249, with the incorporation of the City Traffic Engineer's findings, and the above recommended revisions. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

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It was the comment of Councilman Sciarrotta, at the time of his "yes" vote, that it should be called to the attention of the North Torrance residents that if the freeway stops at Normandie, that they will have to put up with all the traffic that will be using Artesia as an east-west thoroughfare which will be another Hawthorne Boulevard. His "yes" vote is in deference to the wishes of the residents who do not want the freeway.

Noted by Councilman Johnson was the fact that there has been no reply from the State Division of Highways on the requested public hearing for 107; it was his request that Staff firm up a date.

Councilman Brewster reported that the Intercities Highway Committee took a vote encouraging this study, at which time the City of Torrance abstained since there had been no direction from Council -- Mr. Brewster then requested permission to report this action back to this Committee. There were no objections.

27. RESOLUTION declaring intention to order corrections and modifications in the Assessment Diagram relating to the Torrance Boulevard Street Lighting Improvement District.

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

RESOLUTION NO. 70-250

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO ORDER CORRECTIONS AND MODIFICATIONS IN THE ASSESSMENT DIAGRAM RELATING TO THE TORRANCE BOULEVARD STREET LIGHTING IMPROVEMENT DISTRICT.

Councilman Sciarrotta moved for the adoption of Resolution No. 70-250. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

28. RESOLUTION re: agreement between City and Wilbur Smith and Associates.

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

RESOLUTION NO. 70-251

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BETWEEN THE CITY AND WILBUR SMITH AND ASSOCIATES FOR PROFESSIONAL ENGINEERING SERVICES TO THE CITY FOR THE PREPARATION OF PLANS AND SPECIFICATIONS FOR THE INSTALLATION OF STREET LIGHTING, PARKING LOT LIGHTS, AND TRAFFIC SIGNALS IN THE MEADOW PARK REDEVELOPMENT DISTRICT.

Councilman Uerkwitz moved to adopt Resolution No. 70-251. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

MOTION: Councilman Sciarrotta moved to approve an appropriation of \$6,500 from the State Gas Tax Fund and \$2,000 from the monies previously advanced from the Alcoholic Beverage Consumption Tax Fund. The motion was seconded by Mayor Miller, and roll call vote was unanimously favorable.

FISCAL MATTERS:

29. Appointment of an Independent Auditor for the 1970-71 Fiscal Year.

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

RESOLUTION NO. 70-252

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BY AND BETWEEN THE CITY OF TORRANCE AND COTTON AND FRANCISCO, FOR AUDITING SERVICES FOR THE FISCAL YEAR 1970-71.

Councilman Sciarrotta moved for the adoption of Resolution No. 70-252. The motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

PARK AND RECREATION:

30. INTERNATIONAL SURF FESTIVAL.

RECOMMENDATION OF DIRECTOR OF RECREATION:

That the Council authorize the City's participation in the 1971 International Surf Festival and appropriate \$1,780 from the General Fund Unappropriated Surplus as the City's share in this project.

MOTION: Mayor Miller moved to concur with the above recommendation of the Director of Recreation. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

DATA PROCESSING:

31. REPORT regarding Selection of Computer Hardware recommending adoption of RESOLUTION authorizing an agreement with Honeywell; and a RESOLUTION modifying agreement with IBM.

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

RESOLUTION NO. 70-253

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN HONEYWELL INFORMATION SYSTEMS, INC. AND THE CITY OF TORRANCE REGARDING THE INSTALLATION AND MAINTENANCE OF ELECTRONIC DATA PROCESSING EQUIPMENT.

Councilman Johnson moved for the adoption of Resolution No. 70-253. His motion was seconded by Councilman Surber.

Prior to roll call vote on the motion, Mr. Rick Viggers, NCR, referred to their requested reevaluation, which has been accomplished -- unless the Council desires to further pursue the matter, they are very appreciative of the opportunity to present their proposal, and now have no further request to make.

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

Councilman Johnson then MOVED that the sum of \$1,5000.00 be appropriated from the General Fund Contingency Reserve to defray part of the total and one-time cost of equipment installation and removal. The motion was seconded by Councilman Surber, 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. 70-254

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MODIFICATION OF AN AGREEMENT BETWEEN IBM CORPORATION AND THE CITY OF TORRANCE (AGREEMENT NO. W68342).

Councilman Uerkwitz moved for the adoption of Resolution No. 70-254. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

ITEMS NOT OTHERWISE CLASSIFIED:

32. Recommendations from Ad Hoc Legislative Liaison Committee of the City Council regarding Development of Legislative Program.

RECOMMENDATIONS OF AD HOC LEGISLATIVE LIAISON COMMITTEE:

1. That until another group might be agreed upon, this Ad Hoc Committee will serve as the City of Torrance Committee on Proposed Legislation and State, County, and Federal Affairs.
2. That the committee be known officially as the Legislative Liaison Committee.
3. That the Council authorize investigation of the feasibility of obtaining parttime representation in these matters for the City both in Sacramento and Washington.

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4. That due to the manner in which legislative process operates to change legislation as it goes through the various committees, etc., the visitation program outlined above should be authorized in connection with the Potential Legislative Program adopted by the Council; and, further, that the Council Committee Chairman and any interested Councilmen be authorized to meet with key legislators without further authorization from the Council, provided the Council has already made a decision on the subject.
5. That for the remainder of this fiscal year the sum of \$10,000 be appropriated from the General Fund for this program.

It was suggested by Councilman Uerkwitz that the duties of the Legislative Analyst, recommended by the Committee, be added to the duties of the City Treasurer. City Attorney Remelmeyer pointed out that the City Treasurer's duties are set forth in the Charter, and that this would be a matter for determination by the City Manager and the City Treasurer, with Council approval. Mayor Miller referred this matter to the City Manager.

MOTION: Councilman Sciarrotta moved that the recommendations of the Ad Hoc Legislative Liaison Committee be adopted in principle; that the City Manager be authorized to present to the Council, through this committee a definite plan for carrying out the program outlined in the December 7th communication on this matter; and that the sum of \$10,000 be appropriated from the General Fund for starting the program. The motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

33. Los Angeles County-City of Torrance Civic Center Authority City Hall.

RECOMMENDATION OF DEPUTY CITY ATTORNEY:

1. That Council move to approve the recommendation of the Building and Safety Director that the contract be awarded to Collins and McPherson to construct the City Hall addition with Alternates Numbers 1,3,4, and 5 in the amount of \$2,281,000.
2. Adopt the Resolution Approving Certain Leases as to form.
3. Adopt the Resolutions Approving the Sale of \$2,990,000 Revenue Bonds by the Los Angeles County-Torrance Civic Center Authority.

MOTION: Councilman Wilson moved to concur with the above recommendations of the Deputy City Attorney. The 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. 70-255

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE, CALIFORNIA, APPROVING CERTAIN
LEASES AS TO FORM.

It was noted by Deputy City Attorney Allen, prior to taking action on the above Resolution, that a revised Page 2 is necessary for the subject lease; copies of the revised page were furnished the Council.

MOTION: Councilman Sciarrotta moved for the adoption of Resolution No. 70-255, as revised. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

City Clerk Coil, at Mayor Miller's request, assigned a number and read title to:

RESOLUTION NO. 70-256

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE, CALIFORNIA, APPROVING THE SALE
OF \$2,990,000 REVENUE BONDS BY THE LOS ANGELES
COUNTY-TORRANCE CIVIC CENTER AUTHORITY.

Councilman Uerkwitz moved for the adoption of Resolution No. 70-256. His motion was seconded by Councilman Johnson.

Prior to roll call vote on the motion, City Treasurer Rupert noted that throughout the resolution there is reference to the "trustee" -- on page 3 it is stated "'Trustee' means Bank of America National Trust and Savings Association or its successor for the time being as Trustee hereunder." -- Mr. Rupert further advised that the original recommendation of the Bond Counsel was that a trustee not be named, nor that a paying agent be named, until after the sale of the bonds. It was subsequently decided by O'Melveny and Myers, according to Mr. Rupert, that this was not proper and that the trustee should be named in the resolution and ordered that it be done. This gave his office two days, Mr. Rupert continued, to solicit informal bids for this trustee function -- Mr. Rupert feels it quite meaningful in that there is a schedule of fees involved in this relationship of the trustee to the agency, amounting to approximately \$6000 per year for a 25-year issue. City Treasurer Rupert noted a need to pass the resolution because of going to bond by January 14th or 15th, but Mr. Rupert expects a fee schedule within the next 48 hours from the Bank of America and one other institution, and requested that the resolution be passed subject to the acceptance of that fee schedule. Councilman Uerkwitz so MOVED, and his motion was seconded by Councilman Johnson.

Possible delays that might result were noted by Deputy City Attorney Allen; it was his recommendation that the resolution be approved as is, with the condition that the authority not name the trustee until such time as the financial information has been received. This met with the approval of the Council.

Roll call vote on the resolution was unanimously favorable.

SECOND READING ORDINANCES:34. ORDINANCE NO. 2161.

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

ORDINANCE NO. 2161

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING CHAPTER 3 OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE AND SUBSTITUTING A NEW CHAPTER 3 THEREFOR ADOPTING AND AMENDING THE UNIFORM PLUMBING CODE AND APPENDICES A, B, D, E, F, AND G, 1970 EDITION.

Councilman Sciarrotta moved for the adoption of Ordinance No. 2161 at its second and final reading. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

35. ORDINANCE NO. 2162.

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

ORDINANCE NO. 2162

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING CHAPTER 9 OF DIVISION 8 OF THE TORRANCE MUNICIPAL CODE AND SUBSTITUTING A NEW CHAPTER 9 THEREFOR ADOPTING AND AMENDING THE UNIFORM MECHANICAL CODE AND APPENDICES A AND C, 1970 EDITION, VOLUME II.

Councilman Sciarrotta moved for the adoption of Ordinance No. 2162 at its second and final reading. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

36. ORDINANCE NO. 2176.

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

ORDINANCE NO. 2176

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 33.3.1 OF THE TORRANCE MUNICIPAL CODE WHICH PROVIDES FOR A LICENSE TAX FOR THE DISTRIBUTION OF HANDBILLS.

Councilman Sciarrotta moved for the adoption of Ordinance No. 2176 at its second and final reading. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

NONCONTROVERSIAL ITEMS:37. EXPENDITURES OVER \$300:A. BUDGETED ITEMS:

1. \$432.29 to Germain's for 1500 pounds of various mixes of grass seed as requested by the Park Department to check bare soil erosion.
2. \$1608.58 to Complete Refrigeration and Air Conditioning Company for modification of the air conditioning and heating system of Fire Station #1 Alarm Office and Equipment Room.
3. \$305.31 to Entenmann & Rovin for 25 Police badges as requested by the Police Department.
4. \$787.03 to ACS Air Compressor Service and Mfg. Company for one only air compressor as requested by the Building Maintenance Department for use of the City paint truck.
5. \$304.26 to Lanco for various Tennant sweeper repair parts as requested by the City Airport for the Airport power sweeper.
6. \$595.18 to Fusecote Company for 12 only various size hydrant barrels and miscellaneous water pipe fittings as requested by the Water Department.
7. \$1124.50 to Oranco Supply Corporation for various water sprinkler system replacement parts and hardware for the Los Angeles County Health program as it relates to sprinkler and water systems requirements as requested by the Park Department.
8. \$725.31 to a U.S. Government surplus outlet called Defense Surplus Sales, Fleet Station in San Diego, for 100,000 rounds of used .45 caliber ammunition brass casings as requested by the Police Department for use on the practice range.
9. \$445.16 to Avery Label Company for a reorder of 5,000 City of Torrance equipment labels as requested by the Finance Department for use in coding and identifying City equipment.
10. \$622.73 to Gardena Hardware for 300 pounds of Borax hand soap, 4 dozen shovels, 1 dozen picks, 6 each rakes, 90 feet of two different types of roller chain needed for stock as requested by the City Garage.
11. \$445.00 to Zumar Industry for 24 large traffic signs and 500 sign mounting buckles as requested by the Traffic and Lighting Department for stock.

12. \$1313.48 to Santa Fe Bag Company for 10,000 each 50-lb. burlap sand bags as requested by the Street Department to combat flooding caused by the recent storm.
13. \$461.04 to LaVigne-Taylor Company for 190 each replacement plastic lenses for Lok fixtures located in the City Libraries as requested by the Traffic and Lighting Department.
14. \$369.25 to Engineered Fibreglass Company for fabrication of one only fibreglass tank for the Airport crash rig as requested by the Fire Department as a replacement item.
15. \$334.67 to Business Supplies Corporation for 30,000 data processing cards as requested by the Central Services Division.

B. SPECIAL EXPENDITURES:

16. \$327.85 to Superintendent of Documents, Government Printing Office for 368 government publications.
17. \$3011.66 to University Microfilms for various microfilm subscriptions.
18. \$1036.37 to Campbell & Hall, c/o Harry R. Wilson, for 148 adult books and 10 juvenile books.

38. EMPLOYEE INSURANCE COMMITTEE REPORT.

RECOMMENDATION OF EMPLOYEE INSURANCE COMMITTEE:

1. That the City accept the group health insurance coverage proposed by Blue Cross and Phoenix Mutual as mentioned herein; and
2. That the group dental insurance plan be further considered by the committee and that a later recommendation be made to the City Council on this matter.

CITY MANAGER NOTE:

It is recommended that Bill Delaney be declared the broker for the health insurance coverage on the basis that, of the two brokers, he is the only one who is a resident of the City of Torrance. This is in line with past Council policy.

39. RENEWAL OF BLANKET EQUIPMENT FLOATER INSURANCE POLICY EXPIRING DECEMBER 18, 1970.

RECOMMENDATION OF CITY CLERK:

That the quotation of United States Fire Insurance Company, Lund Company Broker of Record, for Blanket Equipment Floater Insurance be accepted at an annual premium of \$2,552, based on a three-year policy term, subject to annual review, and that all other quotations be rejected.

40. CLAIM of John J. Minich for false arrest charges.

RECOMMENDATION OF CITY CLERK:

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

41. IMPROVEMENT OF CRENSHAW BOULEVARD (east side) from 231st Street to 232nd Street.

RECOMMENDATION OF CITY ENGINEER:

That \$3,500 be appropriated from Gas Tax Funds for the subject construction.

42. RELEASE OF SUBDIVISION BOND - TRACT NO. 29617.

Subdivider: Manor Inc. (Frank Caminetti)

Bonding Company: Hartford Accident & Indemnity Co.

Bond No. 3279336, Amount \$17,000.00

RECOMMENDATION OF CITY ENGINEER:

That subject bond be released.

43. SOIL INVESTIGATION FOR FIRE STATION NO. 3 -
3535 - 182nd Street.

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That the low bidder, Foundation Engineering Company, Inc., be awarded the contract for the soil investigation and foundation recommendation for the proposed Fire Station No. 3, and that \$600 be appropriated from the General Fund for this work.

44. AWARD OF CONTRACT - 1971 Budgeted Vehicles.
Reference Bid #B70-63.

RECOMMENDATIONS OF FINANCE DIRECTOR:

1. That Bid Items 1,2,12 and 13 be awarded to Ray Vane (South) Inc. for 8 police cars (plain color); 16 police cars (black and white); 2 Fire Department sedans; and 1 Fire Department stake-out vehicle -- in the total amount of \$83,294.50, including tax.
2. That Bid Items 3,5,8,9, and 10 be awarded to Claude Short Dodge of Santa Monica for 4 only 1/2-ton pickup trucks; 4 only 2-ton trucks; 4 only 3/4-ton pickup trucks and 1 only utility van in the amount of \$45,141.88 including tax.
3. That Bid Item 7 be awarded to Tom Roady (Dodge) Inc. of Gardena for one only 12-passenger van in the amount of \$4063.61 including tax.
4. That Bid Item 11 be awarded to International Harvester Company for one only 10-wheel dump truck in the amount of \$13,738.84 including tax.
5. That Bid Item 6A for 1 only 4-door sedan be awarded to Butler Buick in the amount of \$2,639.20 including tax.

The total expenditure amount required is \$148,878.03 for the bids as listed above. The total budget provision for these vehicles is \$140,406.00 which is \$8,472.03 below the

amount required. It is recommended that the City Council approve these bids and authorize an additional appropriation of \$7,118.20 from the vehicle replacement reserve and \$1,353.83 from the General Fund Unappropriated Surplus to cover these purchases. The \$1,353.83 from the General Fund is necessary in order to cover the increased cost of Fire Department vehicles which are not financed by the Vehicle Replacement Fund.

45. AWARD OF CONTRACT - DIESEL FUEL AND VARIOUS LUBRICATING OILS
REFERENCE BID #B70-60 (\$21,436.23 Annual Expenditure)

RECOMMENDATION OF FINANCE DIRECTOR:

1. That Council approve of the awarding of a contract for 800 gals. of motor oil series 3; 400 gals. automatic transmission oil - Dexron; 200 gals. automatic transmission oil - Ford; 1500 gals. turbine oil; 1000 lbs. 90 and 140 lb. gear oil; and 1000 gal. stoddard solvent to Admiral Oil Company of San Pedro in the amount of \$2435.68 including tax. (Items 4,5,6,7,9, and 11 respectively).
2. That Council approve the awarding of items 1,2 and 10 (100,000 gals. Diesel #1; 20,000 gals. Diesel #2; and 200 gals. Kerosene) to Phillips Petroleum Company in the amount of \$15,787.44 including tax.
3. That Council approve of the awarding of a contract for items 3 and 8 (5000 gals. motor oil 10 + 30 and 600 gals. torque fluid) to Texaco, Inc. in the amount of \$3213.11 including tax.

46. APPROPRIATION FOR CONSTRUCTION OF 24-INCH MAIN ALONG
SEPULVEDA BOULEVARD FROM WESTERN AVENUE TO CRENSHAW BLVD.

RECOMMENDATION OF WATER SYSTEM MANAGER:

That Council approve an appropriation of \$190,000 from the Water Revenue Fund to construct approximately 6,300 feet of 24-inch water main along Sepulveda Boulevard from Western Avenue to Crenshaw Boulevard.

MOTION: Councilman Sciarrotta moved to concur with the recommendations on agenda items #37, 38, 39, 40, 41, 42, 43, 44, 45, and #46. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

ADDENDA ITEMS:

47. RESOLUTION commending Los Angeles County Sheriffs Department for assistance on Airport Days.

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

RESOLUTION NO. 70-257

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE THANKING AND COMMENDING THE LOS ANGELES COUNTY SHERIFF PETER J. PITCHESS, HIS DEPARTMENT, AND THE LOS ANGELES COUNTY SHERIFFS EXPLORERS FOR THEIR PARTICIPATION AND ASSISTANCE IN TORRANCE AIRPORT DAYS 1970.

Councilman Surber moved for the adoption of Resolution No. 70-257, to be permaplaqued. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

Particularity noted by Councilman Surber was the tremendous job done by these people, and while recognition is somewhat tardy, their efforts are most sincerely appreciated.

The need for appropriate presentation on December 21st was noted by Airport Manager Egan -- Councilman Uerkwitz will oblige.

48. JEFFERSON LEASE AMENDMENTS.RECOMMENDATION OF AIRPORT MANAGER/CITY ATTORNEY:

That the time to present the subject leases to the Council be extended from December 15, 1970 to February 1, 1971, and that the time for construction of the four million dollar requirement be extended from April 1, 1971 to June 1, 1971.

MOTION: Councilman Sciarrotta moved to concur with the above recommendation of the Airport Manager and City Attorney. His motion was seconded by Mayor Miller, and there were no objections.

49. METROPOLITAN WATER DISTRICT LINE TO BE LOCATED IN PORTION OF VAN NESS AVENUE.RECOMMENDATION OF CITY ENGINEER:

That Council approve the subject proposal and authorize the the depositing of the funds to the Van Ness Project account to be used in the second phase of this street improvement.

Following clarification by City Engineer Weaver, Councilman Uerkwitz MOVED to concur with the above recommendation of the City Engineer. His motion was seconded by Councilman Surber; there were no objections, and it was so ordered.

ORAL COMMUNICATIONS:

50. Director of Recreation Van Bellehem extended an invitation to the Council to attend the California Park and Recreation Society award dinner on Thursday, December 17th, in Santa Monica. Councilman Wilson indicated that he would plan to attend, on behalf of the Council.

51. Building and Safety Director McKinnon introduced, with much pleasure, the recently appointed Sr. Structural Plans Examiner, Mr. Bill Trude.
52. City Clerk Coil advised that a list of commissioners whose terms are expiring will be before the Council on December 22nd -- the Council directed that Mr. Coil proceed with the usual manner of notification.
53. City Treasurer Rupert reported on a recent Rose Parade Sponsors Preview get-together in Pasadena -- it was Mr. Rupert's confident prediction that Torrance will be the recipient of a Sweepstakes Award on New Years Day.
54. Councilman Brewster referred to Information Item C - Transit System Income and Expense Statements - noting that the situation looks serious; however, Information Items D (Harrison Street Traffic Problems) and F (Speed, Noise and Access on Palos Verdes Boulevard) are very encouraging, with positive steps being taken, and commendation is in order.
55. The victory of the Torrance Wild Mustangs in again winning the Southern California and National Six Pitch Championship was noted by Councilman Brewster, who MOVED that an appropriate resolution be drafted. His motion was seconded by Councilman Wilson, and there were no objections.
56. The resignations of Commissioners Silence and Saville were noted, with regret, by Councilman Johnson, who MOVED for the preparation of proper resolutions and permaplaques. His motion was seconded by Councilman Sciarrotta, and there were no objections.
57. The merits of a "Teen Center" were discussed by Councilman Johnson, with location of such a center perhaps on the 4+ acres of park, and such a project to be pursued by the Torrance Youth Council. Councilman Johnson thereupon referred this matter to management, with a joint recommendation to be returned from management, the Park and Recreation Commission, the Youth Welfare Commission, and the Torrance Youth Council.
58. Councilman Johnson referred to the communication to the Council from H. Ostly's office recommending a change in policy relative to the selling of tax-deed land, and requested that management return with a recommendation so that a resolution may be prepared in the hope of persuading the County Board of Supervisors to return to the former policy.
59. Councilman Sciarrotta requested that management investigate the fact that Mr. Griswold has some possibly needed land along Sepulveda for widening, and that he has indicated a willingness to swap land -- a recommendation as to the feasibility of such an arrangement is desired by Mr. Sciarrotta.
60. Councilman Surber reported the highlights of the National League of Cities convention in Atlanta -- the enthusiasm for local control, the fact that "revenue sharing" was of top priority, the SST program, etc.

61. A need for clarification relative to procedures on Junior Citizens Day was noted by Councilman Uerkwitz -- it was the consensus of the Council that a special agenda be prepared for the students, with enactment by them in the Council seats (and the Council in the audience), following the regular business.
62. Councilman Wilson extended congratulations to the new Los Angeles City Schools Superintendent, Mr. Johnstone, a Torrance resident -- The Council joined in these congratulations.
63. Prominence achieved by North High's basketball team in winning the Beverly Hills Tournament involving some 16 schools was reported by Councilman Wilson -- further, the North High drill team won the sweepstakes award at the Camarillo Christmas Parade. It was the request of Councilman Wilson that tile plaques be given in recognition of these achievements.
64. A problem with the Edison Company excavation was reported by Councilman Wilson, on Ainsworth Street, with substantial holes in evidence minus proper barricades. City Traffic Engineer Horkay will follow through on this matter.
65. Councilman Wilson presented an extensive report relative to local control and the role of SCAG in this regard. Dr. Wilson then requested that Staff furnish the Council with a complete and authoritative evaluation of current reevaluation studies of SCAG in order that the Council may take a position that would enhance the continuation of self-government at the local level and not have it imposed by a higher authority.
66. Mayor Miller referred to a communication received by him from Supervisor Chace regarding the 1971-72 budget for the improvement of Crenshaw Boulevard and the possibility of a joint venture with Torrance in this undertaking -- the Mayor thereupon referred this letter to Staff for a background report, to be returned to the January 5th Council agenda.
67. Mayor Miller reported on his attendance this date at a Committee of Mayors meeting with the Board of Supervisors with a prepared statement regarding the mandating of programs by the State at the expense of local public agencies -- copies of this material were furnished the Council for their information.
68. Mr. Tim Scott, 127 Via Monte d'Oro, requested permission for the South Bay Group (high school and college-age young adults) to present the City of Torrance with a Christmas gift - a clean Torrance Boulevard - by permitting them to pick up the litter on Torrance Boulevard from Palos Verdes Drive east on Monday, December 21st. This generous offer was referred to the City Manager, with the gratitude of the Council.

The meeting was regularly adjourned at 9:40 P.M.

Ava Cripe
Minute Secretary

32.

City Council
December 15, 1970

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

APPROVED:

Mayor of the City of Torrance