

I N D E XCouncil Meeting held June 23, 1964, 8:00 p.m.

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Edith Shaffer  
Minute Secretary

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Torrance, California  
June 23, 1964

MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES AND PRESENTATIONS:

1. CALL TO ORDER:

A regular meeting of the Torrance City Council was held on Tuesday, June 23, 1964, at 8:00 p.m., in the Council Chambers of City Hall.

2. ROLL CALL:

Those responding to roll call by City Clerk Coil were:  
COUNCILMEN: Beasley, Lyman, Miller, Olson, Sciarrotta, Vico, and Mayor Isen. City Manager Ferraro and City Attorney Remelmeyer were also present.

3. FLAG SALUTE:

At the request of Mayor Isen, Assistant City Attorney Knickerbocker led the salute to our flag.

4. INVOCATION:

The Reverend Ed Harness of Southern Baptist City Mission opened the meeting with an invocation.

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved the minutes of the regular meeting held June 16, 1964, be approved as written. His motion was seconded by Councilman Vico and carried, there being no objections.

6. APPROVAL OF DEMANDS:

Councilman Beasley moved all regularly audited bills be paid. His motion was seconded by Councilman Vico and carried as follows:

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

7. MOTION TO WAIVE FURTHER READING:

Councilman Sciarrotta moved that after the Clerk has given a number and read title to any resolution or ordinance on tonight's agenda, the further reading thereof be waived, reserving and guaranteeing to each councilman the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Beasley and carried by unanimous roll call vote.

Mayor Isen made a brief explanation of Council procedure for the benefit of the large audience and introduced J. Walker Owens, General Manager of the Torrance Chamber of Commerce, who stated the function of the Chamber of Commerce and introduced the present President, George Post. Mr. Post had for presentation to Mayor Isen, a preview copy of the first general descriptive brochure in the history of Torrance. Through the courtesy of a number of advertisers, about ten thousand copies of this 64-page brochure will be available for distribution.

Mayor Isen accepted the preview copy of what Mr. Post described as the finest thing to come out of Torrance for a long time, and acknowledged the help from many sources.

HEARINGS:

8. PROPOSED BUDGET FOR THE CITY OF TORRANCE - Second Public Hearing.

Mayor Isen announced this is the time for the second public hearing on the proposed annual budget and invited any interested members of the public to speak.

Mr. Sam Hunegs, Director of Council 20, American Federation of State, County and Municipal Employees, Office address 2847 West Eighth Street, Los Angeles 5, reviewed the requests made at Council work sessions and referred to what he understood to be requests for increases in the salaries of the City Manager and his Assistants. City Manager Ferraro explained the misunderstanding and specifically stated the requests encompass about 350 members of the City's force. In effect, the Fire and Police Department would be of equal comparability and another salary survey will be conducted and filed with the Council in January of 1965 after complete information has come in on assessed valuation and revenues.

Mr. Wayne Bluemel, a Torrance resident and employee of the Los Angeles School Board, asked that the Torrance City Council take sufficient time to come to a proper recommendation. Mayor Isen said a system has been worked out which is equitable and most of the employees agree to the proposed increases for 325 employees of 2½% to 7%. There are 240 employees whose salaries are now at or above the average of the comparable surveyed cities: Pasadena, Glendale, Inglewood and Santa Ana.

Lt. Fischer of the Torrance Police Department, speaking for no group, distributed a written document to the councilmen and read what he considers to be inequities and inconsistencies in the salaries of the supervisory personnel in the Police Department.

Mr. Hunegs read a detailed list of increases and a decrease in one case, and stated as to the rank and file of workers who keep City Hall going, there was no recommendation of increase.

City Manager Ferraro asked to see the written information from which Mr. Hunegs spoke, as he repeated it is erroneous, in that there is no salary cut and no recommendation for increases in the Management echelon. He asked and Councilman Miller agreed, that the misunderstanding, if such it is, should be cleared up at this meeting.

After examining the lists quoted, City Manager Ferraro stated evidently the comparison is being made between last year at this time and the new proposed ordinance. There have been at least twelve study or work sessions by the Council and Staff and the proposals made for this fiscal year are believed to be equitable, Mayor Isen said.

Councilman Schrotta summarized the question as to salary increases: it is either a matter of raising the tax rate or keeping the salaries as they are for now, with a reappraisal in January.

Mr. Robert White of 3242 Torrance Boulevard, representing the Los Angeles County Federation of Labor, likened the City of Torrance to a place of business and stated he did not believe any of the Torrance employees were overpaid for the excellent job they perform.

Mr. White's theory was that the comparison should be made with local industry, rather than other municipalities. He believed all employees should receive the 2% increase which would represent the increase in the cost of living during the past year. Mayor Isen reminded Mr. White that the employees' group has indicated a preference for a re-evaluation in January.

The labor representatives present this evening said they would return at the time of re-evaluation in December or January.

Mr. Mel Hone, representing the Torrance Police Officers Association, thanked the Council for the long hours and effort which it has spent on this subject, but called to their attention that the figures being considered do not take into consideration the increases which are currently being granted in the comparative cities. Mayor Isen said, in effect, without making any guarantees that "it will not be a cold January".

Mr. Jay Nielson, representing the Torrance Fire Department also thanked the Council on behalf of his department, for the time and work and the recommendation of the City Manager which those he represents feel are quite equitable. They are looking forward to negotiations in January.

Mr. Dick Cahill, President of the Torrance Miscellaneous Employees, said he feels the members of his group are being left out. He does not approve of the survey on a job-for-job basis.

Mayor Isen asked City Manager Ferraro to check with the Council in October or November as to what cities to use in comparative figures.

Councilman Beasley moved to close the hearing and his motion, seconded by Councilman Sciarrotta, carried, there being no objection.

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

RESOLUTION NO. 64-121:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 1964-65; AUTHORIZING EXPENDITURES FOR ITEMS SPECIFIED THEREIN AND APPROPRIATING FUNDS THEREFOR.

Councilman Miller moved to waive further reading of Resolution No. 64-121 and his motion, seconded by Councilman Lyman, carried by unanimous roll call vote.

Councilman Sciarrotta moved to adopt Resolution No. 64-121 and his motion, seconded by Councilman Lyman, carried by unanimous roll call vote.

Mayor Isen commended the Council for the long hours of work with the employees' groups and predicted a happy conclusion based on new procedures and the feeling of the Council toward the employees.

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

ORDINANCE NO. 1498

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING ORDINANCE NO. 1399 WHICH ADOPTED A UNIFORM THREE-STEP PAY PLAN AND MADE A CHANGE IN THE SALARIES OF THE VARIOUS CLASSES OF EMPLOYMENT IN THE SERVICE OF THE CITY OF TORRANCE, AND ANY AMENDMENTS THERETO.

Councilman Miller moved to waive further reading of Ordinance No. 1498. His motion was seconded by Councilman Beasley and carried by unanimous roll call vote.

Councilman Miller moved to approve Ordinance No. 1498 at this, its first reading and his motion, seconded by Councilman Olson, carried by unanimous roll call vote.

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

RESOLUTION NO. 64-122

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADOPTING A UNIFORM THREE-STEP PAY PLAN FOR THE SALARIES OF THE VARIOUS CLASSES OF EMPLOYMENT IN THE SERVICES OF THE CITY OF TORRANCE FOR THE FISCAL YEAR 1964-1965.

Councilman Sciarrotta moved to adopt Resolution No. 64-122 and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote. (City Attorney Remelmeyer stated it was not necessary to specifically waive further reading as to resolutions.)

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

ORDINANCE NO. 1499

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTIONS 18B, 20B, and 21B OF APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" TO INCREASE THE APPLICATION FEE FOR A VARIANCE FROM \$35 to \$50, FOR A USE PERMIT FROM \$35 TO \$50, AND FOR A CHANGE OF ZONE FROM \$50 to \$100.

Councilman Olson moved to waive further reading of Ordinance No. 1499. His motion was seconded by Councilman Beasley and carried by unanimous roll call vote.

Councilman Beasley moved to approve Ordinance No. 1499 at its first reading. His motion was seconded by Councilman Olson and carried by unanimous roll call vote.

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

ORDINANCE NO. 1500

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING CHAPTER 35 TO "THE CODE OF THE CITY OF TORRANCE, 1954" TO IMPOSE A TAX UPON THE PRIVILEGE OF TRANSIENT OCCUPANCY AND PROVIDING FOR THE COLLECTION THEREOF.

Councilman Sciarrotta moved to dispense with further reading of Ordinance No. 1500. His motion was seconded by Councilman Beasley and carried by unanimous roll call vote.

Councilman Beasley moved to approve Ordinance No. 1500 at its first reading. His motion was seconded by Councilman Olson and carried by unanimous roll call vote.

Mayor Isen commented that eventually other cities would adopt a similar "bed tax" and Assistant City Manager Scharfman reported that at least five cities in the County have already done so.

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

ORDINANCE NO. 1501

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 16.4 OF CHAPTER 16 TO CHANGE THE NAME OF "LICENSE INSPECTOR" TO "LICENSE DIRECTOR"; AMENDING THE FOLLOWING SECTIONS OF CHAPTER 16 TO PROVIDE FOR AN INCREASE FOR A BUSINESS LICENSE TAX ON THE FOLLOWING BUSINESSES AND TRADES: SECTION 16.20 "SCHEDULE OF LICENSE TAXES"; SECTION 16.24 (a) and (b) "UNCLASSIFIED BUSINESS; SECTION 16.150 "GENERALLY"; SECTION 16.153 "PAWNBROKER"; SECTION 16.154 "SECONDHAND DEALERS"; SECTION 16.157 "BILLIARD OR POOL HALL"; SECTION 16.158 "BOWLING ALLEY"; SECTION 16.159 "BUILDING MAINTENANCE"; SECTION 16.162 "CUTLERY GRINDING"; SECTION 16.164 "DRIVING SCHOOL"; SECTION 16.167 "FINANCE AND LOAN COMPANIES"; SECTION 16.170 "HOUSE CLEANING"; SECTION 16.171 "JANITOR SERVICE"; SECTION 16.180 "WINDOW CLEANING"; SECTION 16.403 "AWNING INSTALLATION AND MAINTENANCE"; SECTION 16.409 "CARPET INSTALLATION"; SECTION 16.410 "CARPENTER"; SECTION 16.449 "TREE TRIMMER"; REPEALING SECTION 16.174 ENTITLED "PAINTERS" AND SUBSTITUTING A NEW SECTION 16.455 RELATING TO THE SAME MATTER; REPEALING SECTION 16.176 ENTITLED "SCREENS, WINDOW AND DOOR - INSTALLATION AND SERVICE" AND SUBSTITUTING A NEW SECTION 16.456 RELATING TO THE SAME MATTER AND ADDING SECTION 16.184 TO PROVIDE FOR A BUSINESS LICENSE TAX FOR NEW CAR DEALERS.

Councilman Sciarrotta moved to dispense with further reading of Ordinance No. 1501. His motion was seconded by Councilman Lyman and carried by unanimous roll call vote.

Councilman Beasley moved to approve Ordinance No. 1501 at its first reading. His motion was seconded by Councilman Vico and carried by unanimous roll call vote.

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

ORDINANCE NO. 1502

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 16.400 OF CHAPTER 16 OF "THE CODE OF THE CITY OF TORRANCE, 1954" TO PROVIDE FOR AN INCREASE IN THE BUSINESS LICENSE TAX ON APARTMENT HOUSE, BUNGALOW COURTS, COURTS, HOTEL, MOTEL, ROOMING HOUSE, ETC.

Councilman Sciarrotta moved to dispense with further reading of Ordinance No. 1502. His motion was seconded by Councilman Olson and carried by unanimous roll call vote.

Councilman Sciarrotta moved to approve Ordinance No. 1502 at its first reading. His motion was seconded by Councilman Olson and carried by unanimous roll call vote.

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

RESOLUTION NO. 64-123

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 4 OF RESOLUTION NO. 63-294 ESTABLISHING THE RATES FOR REFUSE COLLECTION AND SUBSTITUTING A NEW SECTION 4 THEREFOR WHICH ESTABLISHES NEW RATES FOR REFUSE COLLECTION.

Councilman Miller moved to dispense with further reading of Resolution No. 64-123. His motion was seconded by Councilman Vico and carried by unanimous roll call vote.

Councilman Miller moved to adopt Resolution No. 64-123 and his motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote.

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

ORDINANCE NO. 1503

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING CHAPTER 36 TO "THE CODE OF THE CITY OF TORRANCE, 1954" TO IMPOSE A TAX UPON THE USE OR CONSUMPTION OF CIGARETTES AND PROVIDING FOR THE COLLECTION THEREOF.

Councilman Sciarrotta moved to dispense with further reading of Ordinance No. 1503. His motion was seconded by Councilman Olson and carried by unanimous roll call vote.

Councilman Lyman moved to approve Ordinance No. 1503 at its first reading. His motion was seconded by Councilman Sciarrotta and carried by unanimous roll call vote.

City Manager Ferraro asked permission to make a statement with respect to the overall budget. He stated the budget started with \$10,863,000 approximately. Following workshop sessions, it appeared because of the vagaries of the County Tax Assessor in what the assessed valuation would be, there would have to be additional revenue, so the Council approached the budget from two ends: 1. to cut the budget down and 2. to provide additional revenues to the City of Torrance. The budget now adopted amounts to \$10,100,000. There has been added through cigarette tax, bed tax, increased rubbish fees, increased business license fees and a host of other engineering and direct service charges approximately \$500,000. The \$10,100,000 budget adopted by the council allows a tax rate of 1.238 per \$100 assessed value to remain the same. The County has increased its rate and the school district has the 45¢ override. This is the fourth or fifth straight year where the property tax has remained stationary. Los Angeles' tax rate is \$2.11. In the last four years Torrance has had a 25% increase in population and

with the average increase of 450 persons per month, Torrance will be the third largest city in Los Angeles County. Only Los Angeles City exceeds the number of increase per year.

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A short period of "in place" recess was declared at 9:15 following which Mayor Isen announced the order of business would be changed somewhat to accommodate persons with other plans:

11. CASE NO. 64-42 - CHANGE OF ZONE - WESTCHESTER ENTERPRISES (Henry Griswold) Third and final hearing for a change of zone from A-1 to R-3 (PD) on a portion of Rancho San Pedro, located on the east side of Susanna Avenue at Opal Street. Recommended for approval.

Mayor Isen stated a letter had been received from Planning Director Shartle stating a telephone conversation from Redondo Beach revealed some access problem and requesting that Case No. 64-42 be held over until rescheduled and the applicant requested to contact the City of Redondo Beach concerning access. Mr. Griswold was present and had no objection.

Councilman Miller moved to hold Item 11 until rescheduled by the Planning Director. His motion was seconded by Councilman Sciarrotta and there was no objection.

Mr. Frank Jurkovich, 4705 Cathann Avenue, asked for notice of the time the case will come up.

\* \* \* \* \*

Mayor Isen asked City Attorney Remelmeyer if there would be any objection to holding the hearings on Cases 64-40 and 64-41 simultaneously (Items 12 and 13 on the agenda), as the arguments for and against apply to both. Mr. Griswold had no objection and the City Attorney said in that case, it would be proper.

12. CASE NO. 64-40 - CHANGE OF ZONE - WESTCHESTER ENTERPRISES (Henry Griswold). Third and final hearing for a change of zone from A-1 to C-3 on a portion of Rancho San Pedro, located on the west side of Anza between Sepulveda Boulevard and Cathann. Recommended for denial.

13. Case No. 64-41 - CHANGE OF ZONE - WESTCHESTER ENTERPRISES (Henry Griswold). Third and Final hearing for a change of zone from A-1 to R-3 (PD) on a portion of Rancho San Pedro, located between Sepulveda Boulevard and Cathann, westerly of Kathryn Avenue. Recommended for approval.

Mayor Isen announced this would be a joined public hearing and in order to expedite it, first the proponents would speak and then those who object.

City Clerk Coil said he had just been handed a petition containing names of 615 property owners and three letters protesting the two cases as well as Case No. 64-45, plus the letters listed on the agenda previously received.

Mrs. Ethel Kovach of 21730 Barbara Street, presented letters from Mr. and Mrs. John T. Scheliga, Jr., Mr. and Mrs. Dean C. Ewalt and herself, all protesting.

Mr. Carol Terry (or Cherry) who gave his business address as 22410 Hawthorne Boulevard spoke on behalf of Mr. Griswold

and thanked the Planning Commission for the manner in which it conducted its hearings. He said R-1 will overcrowd the schools and R-3 PD will produce more green area and be the highest and best use of the property as planned by the proponent. This is a very heavily traveled corner but he expressed confidence that the Traffic Engineer could take care of traffic problems. He asked consideration of what is the highest and best use of the property as being the prime concern.

Mr. Joseph T. Allen, realtor of 4807 Torrance Boulevard, read a letter he had written and not mailed. In effect, he favored the developments by such men as Henry Griswold, Don Wilson, C. N. Cake and Ray Watt who have done so much to make tax producing properties within the City. He said there is no way to halt progress in such a growing community; but the intersection of two 100 foot boulevards is not a place to raise a family; it should be made commercial. He was definitely in favor of the petitioner. His letter was filed on order of the Council and will be considered in connection with Case No. 64-45 also.

City Clerk Coil also read a letter written by Mr. and Mrs. John T. Scheliga, Jr., protesting from the standpoint of traffic, crowding of schools, and apartment houses in general.

Other names were read as objectors:

Mr. and Mrs. Neil Sapler	21633 Readbeam Avenue
Mr. and Mrs. Lucente	21726 Barbara St.
Mr. and Mrs. K. B. Buchanan	21733 Barbara St.
Mr. and Mrs. Roger E. Thaxton,	21734 Barbara St.
Mr. and Mrs. Jimmy Livingston	21738 Barbara St.
Mr. and Mrs. Ganus Higarty,	21737 Barabara St.
Mr. and Mrs. John G. Wood,	21742 Barbara St.
Mrs. Melvin E. Brittnacher,	21610 Marjorie Avenue
Mrs. Theresa M. Coon,	21401 Howard Avenue
Mr. Arthur F. Coon,	21401 Howard Avenue, and
Mr. and Mrs Robert T. Bosnak,	21828 Barbara St., all of Torrance.

Mrs. Shirley M. Jenson of 22422 Anza Avenue, said she feels a developer should either get the proper zone changes made prior to developing, or conform to the area. She said condominiums are now accepting children because they could not sell to adults only.

Mr. Frank Jurkovich of 4705 Cathann, President of the Homeowners Association of the Southwood Tract, stated the people he represents are unanimously opposed to the spot zoning as asked for in cases 64-40 and 64-41 and are supported by the homeowners in Southwood Riviera, Walteria, Ellinwood, and the Riviera Homeowners Association.

Mr. Robert E. Allen of 21805 Dewey Avenue, stated his sympathy with the other objectors, deploring the spot zoning. He would like to see this property be put into single homes. Councilman Beasley reminded him Anza Avenue is on the Master Plan of Highways as a major thoroughfare, and has been for ten or fifteen years. Traffic Engineer Whitmer confirmed Mr. Beasley's statement as to Anza Avenue and its place within the County Highway system. The demand is there for a north-south artery and must be furnished by Torrance.

Mayor Isen asked that those who speak, assume agreement with the points already made and bring up only new points of argument.

Rose Ann Markert, 22029 Anza Avenue, pointed out this property is directly across the street from Sepulveda Elementary School. True, there is much traffic, but more is not desired which would jeopardize the safety of the school children.

Mrs. Frank Jurkovich of 4705 Cathann Avenue, spoke with respect to the commercial phase of the proposed development, which she thought unnecessary and unwise and she pointed out the various shopping centers, gas stations and satellite stores which are well within reach.

Mr. Robert Mulford of 3913 Cathann Avenue, stated the results of a survey he recently took of the area. There are numerous gas stations, liquor stores, groceries, drug stores, major department stores and sufficient of hospitals, banks and other service facilities. There are thousands of feet available on Hawthorne south of Sepulveda, for commercial use and there is no reason for commercial in this residential area. Mr. Mulford quoted from an article in the 8th of January issue of U. S. News and World Report on "Overbuilding" as to both cases, stating office vacancies are above the accepted safe limits of ten percent. He stated there are within a mile radius of the corner under consideration, 50 apartment buildings, and 62% of them have "vacancy" signs. The apartment buildings range from triplexes to 150 unit buildings. All the three bedroom apartments are rented and there are 100 2-bedroom apartments vacant. He cited this as clear reason for denying additional apartments in this area, and respectfully requested that both cases be denied.

Mr. Wm. Uerkwitz, representing the Southwood Riviera Homeowners Association, stated when this problem came up, his group established a committee to investigate. He concurred in the figures set forth by others herein and supported the recommendation of the other homeowners groups, as being against spot zoning, and the commercial phase is not warranted.

Mrs. Phyllis Cloyd of 22410 Anza, said she can walk to either of two supermarkets in ten minutes and the ten minute walk would cure the headache for which the aspirin was needed. She does not drive but enjoys bicycle riding. She spoke of the importance of establishing roots for school children, and the problem of delinquency because of lack of home security.

Mr. Wilson Butte of 3883 Bluff Street, of the Walteria Civic Organization spoke in support of the other homeowners groups.

Mr. Leland Norville of 5114 Lee Street, said he moved out here because he did not want to live in the metropolitan area; he was stacked in bunks in the Navy; and while he does not want to step in the way of progress, he would favor bringing in some outside people to make a Master Plan. He does not know if the opinions expressed this evening are all valid. He would like to keep this as near residential as possible.

Mr. Lee Richardson of 4402 Cathann, feels the character of the neighborhood is at stake. He has lived in the area seven years and is definitely against what he claims would be spot zoning. He referred to the brochure presented by Mr. George Post earlier in this meeting and stated the Council is in a better position to make this a truly great city.

Mr. Albert Maher of 22509 Evalyn Avenue, spoke as to the three cases. He attended the two planning Commission hearings and noted the recommendations of the Planning Commission are to deny 64-40; to approve 64-41 and deny 64-45. He protested the manner of handling the hearings and considered the results a steam roller decision. Mayor Isen reminded him at both levels the people have spoken on the cases jointly.

Mr. Walter I. Wittel of 4640 Cathann, said no one had brought out to his satisfaction the fact that the entire tract is involved. He spoke principally from the standpoint of overcrowding of schools and shuffling of students from one to another.

There being no objection, Mr. Allen's case, No. 64-45, was considered to have been commented on in conjunction with the other two, 64-40 and 64-41. The voting will be separate as to each.

The proponent's representative, Mr. Terry, who spoke at the first part of the hearing, spoke in rebuttal, saying the schools will be overcrowded in any event. There would be 30 condominium apartments, or if this goes R-1, 39 houses. Under PD, there will be more green area, 2 to 1 parking, and probably 25 condominium apartments of \$30,000 value and not a high child ratio.

On motion of Councilman Olson, seconded by Councilman Lyman, there being no objection, the hearing was ordered closed.

As to Item 12, Case No. 64-40, Councilman Beasley moved to concur in the recommendation of the Planning Commission, which is to deny. Councilman Miller seconded and roll call vote was unanimously favorable.

As to Item 13, Councilman Lyman moved to concur in the recommendation of the Planning Commission for approval of R-3, upon approval of a conditional use permit and precise plan. His motion was seconded by Councilman Beasley.

Councilman Sciarrotta voiced the belief that the older the apartments get; the greater the likelihood of occupancy by families with children, even of under age minors as tenants.

Councilman Lyman felt it was completely out of the question for the area to be R-1. Mr. Lyman is a native Los Angeleno and states it is a fact of life that there will be more and more people and must be more and more schools.

Councilman Olson said there is R-1 on both sides of the street and in each direction. While he does not vote in opposition to the Planning Commission lightly, there was a difference of opinion at that level also.

Roll call vote was:

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

NOES: COUNCILMEN: Miller, Olson and Sciarrotta.

Councilman Miller asked just how much R-3 Torrance needs; where will the line be drawn. He said he had asked several months ago for a survey or report of R-3 versus other zonings. Because of the overload of work in the Planning Department, the answer has not come. He did not see why the people of the area could not sit down and talk this over with the City Planners and find out what sort of compromise could be reached. A committee should be appointed to study this with Mr. Griswold, subject to whatever the vote may result. For this reason, he cast his negative vote.

Councilman Sciarrotta said his vote is "No" so as to be consistent with his position on the subject.

Mayor Isen stated he has gone along with the homeowners for a long time. He believed residences would constitute a greater tax problem and larger hazard than by the use of a strict precise plan. He too favored a committee to discuss use of the entire area.

Obviously, he said, residential zoning adds more children than does condominium. In the interests of fairness to everyone, Mayor Isen said he believed with a really strict precise plan and a lot of green space, much more can be accomplished than with R-1. The residential character was established at a time when no one realized the possibilities of the particular intersection. He said he would like to postpone his vote until a committee had worked out an arrangement on the entire proceeding. City Attorney Remelmeyer said it would not be practical to abstain at this time. Mayor Isen thus voted "Yes", expressing complete agreement with the statement of the Planning Director.

City Manager Ferraro called attention to the motion which was to concur in the recommendation of the Planning Commission and Mayor Isen agreed that is his vote, to concur in R-3 zoning with the requirement that it carry a precise plan approved by the Planning Commission. Planning Director explained this would allow apartments and density can be controlled, but it would not allow a condominium development. He still wanted the matter to go to committee and suggested in that the matters will come to the Council again on ordinances, a committee of three from the neighborhood to meet with Mr. Shartle and Mr. Griswold's representatives to see if something better can be worked out. Either Frank Jurkovich, or his wife, and Leland Norville were mentioned.

14. CASE NO. 64-45 - CHANGE OF ZONE - JOSEPH T. ALLEN. Third and Final hearing for a change of zone from R-1 to C-3 on property located east and west sides of Anza Avenue and southerly of Sepulveda Boulevard. Recommended for denial.

Mayor Isen announced this is a public hearing and the Council will assume the opinions expressed here tonight would also apply to this case. There was no objection.

Councilman Sciarrotta moved to close the hearing and his motion, seconded by Councilman Lyman, carried, there being no objection.

Councilman Sciarrotta moved to concur in the recommendation of the Planning Commission, to deny and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

A ten-minute recess was declared at 10:35 and Council reconvened at 10:45.

18. WAIVER NO. 64-25 - COTE d'AZUR (Ken Bragg), 635 Paseo de la Plaza, requesting waiver of fence height to construct a 6 foot high decorative fence along the Paseo de la Playa frontage. Recommended for approval.

First to speak was Mr. Bragg who said he was speaking for 87 homeowners. He said the request first came up before Council in October and the waiver was denied because of unresolved differences with a few of the neighbors. The request is now to solve the same continuing trespass problem, although several changes have been made in the proposal, he said, expressly to try to cooperate with the neighbors. One is a decorative iron fence instead of a wall and two gates, in through one and out through the other, to minimize the possibility of traffic jams; and so that most of the guests can park in the guest parking, and not in the street. These should cure the three major complaints as he understood them from a previous session. No solution was deemed necessary to the question regarding the stairs to the beach.

Mr. Bragg presented for filing petitions containing 131 owners names and 30 from the adjoining area and a map which shows the number of people he contacted. He discussed both proposed plans with the people to whom he talked and only two out of 30 turned him down, & did not agree.

Mr. Fred Bruner of 638 Paseo de la Playa, put up an exhibit on the blackboard to illustrate the location. He expressed sympathy to the problems of the apartment occupants but does not think the waiver will solve the problem, but will create additional other problems. It will not stop access; many people besides surfers walk down to the beach here and there is nothing at the bottom of the steps to indicate climbing them would constitute trespass. There is some plan for automatic control at certain times, but there is nothing definite. He did not think the waiver would stop vandalism; there is nothing to stop anyone from entering the garages. It would also throw guest parking and parking of emergency vehicles off to the street. The NO PARKING on one side of the street would increase the hazards and accidents on this sharp right angle curve. He says there have been eight or more collisions in the time he has been acquainted with the area, and he had them marked on the exhibit.

Shirley Jenson gave a letter she had prepared on the subject to City Clerk Coil and he read it aloud. She asked for denial of the waiver and suggested a guard be posted to prevent trespassing and protect possessions.

Mr. John Christopher of 642 Paseo de la Playa, stated his is the house on the corner and he will be affected as much as anyone. His discussion was principally of the NO PARKING on one side of the street which he felt should not be put in. The many service trucks will create an additional problem. His yard is constantly cluttered with beer cans and other debris, he said, presumably from cars which park here.

Councilman Vico moved to close the hearing. His motion was seconded by Councilman Beasley and there was no objection.

Mayor Isen asked Traffic Engineer Whitmer about the traffic problems and Mr. Whitmer said he has talked with both Mr. Bragg and Mr. Bruner and has advised them he would approve this project as proposed by Mr. Bragg, including the No Parking, providing the City can maintain some control over the operation of the gates. This could be done only as a condition of the waiver. Normally there would be no control by the City over private property, but in this case, Mr. Whitmer said he believed the City could control as if a traffic hazard is created in the area the City should be able to do something about it. As a condition of the waiver, he said there should be provision that if the gate is not operated satisfactorily, it could be ordered removed. His idea is to give it a try and if it does not work the City would have the right to take it out.

On the understanding that this is the intent of the Planning Commission, Councilman Miller moved to concur, providing the conditions of the Traffic and Lighting Engineer are met. Councilman Sciarrotta seconded the motion.

Mr. Whitmer said they are asking for a waiver and he would like to add that the operations of traffic in and out must meet the traffic and lighting Department requirements and if they do not so meet the requirements, the waiver would no longer be in effect and they would have to remove anything they have put in back to its original condition; that's a gamble they must take.

The decorative fence under discussion which would cost around \$8,000 or \$9,000 would be open work and would spoil no one's view. Mr. Bragg said he is as anxious as anyone to have this arrangement be advantageous and safe and will operate it so as to be safe and if it is decided by competent authority that it is not safe, it would be changed to become so. Roll call vote was unanimously favorable.

\* \* \* \* \*

At this point, 11:20 p.m., the Minute Secretary left the meeting because of illness and left the tape recorder in operation to record the balance of the session. However, through some mistake or inadvertence, the tape recorder was turned off and there is no further record of the meeting which lasted until shortly after midnight.

The items which were not previously considered have been listed with the action taken, as recalled by Staff members. There is no way of determining the names of those who made or seconded pertinent motions and the Councilmen are respectfully requested to scan the minutes with extra care and make any comments or changes which seem proper.

The City Attorney has stated under State law all that is necessary is the actual action taken by the Council and on this particular portion of the minutes, there will be no details or discussion recorded.

\* \* \* \* \*

9. CASE NO. 64-19 - CHANGE OF ZONE - Santa Fe Railroad. Third and final hearing for a change of zone from M-2 to R-3 on property located southwest of Plaza Del Amo between Washington Avenue and the property owned by the Torrance Unified School District. Recommended for approval, coupling with it a requirement for a precise plan.

Mr. Richard Miller, representing Santa Fe, did not want to present a precise plan, but the Council felt this was an excellent place for a precise plan and the only way they could agree. On motion duly made and seconded and unanimously carried, the change to R-3 was granted in concurrence with the recommendation of the Planning Commission, with the requirement for a precise plan.

10. CASE NO. 64-34 - CHANGE OF ZONE - FRANK CAMINITI. Third and final hearing for a change of zone from R-2 and A-1 to R-1 on property located on south side of 182nd Street between Taylor Court and Fairview Lane. Recommended for approval.

On motion duly made and seconded the hearing was closed, there being no objection. The Change of zone was granted as recommended by the Planning Commission, on motion duly made, seconded and unanimously carried.

15. CASE NO. 64-46 - VARIANCE - VAN CAPUTO. Formal hearing on a variance to reduce required parking to allow construction of 5942 square feet commercial building located at 18760 Crenshaw Boulevard. Recommended for approval.

No one responded to the invitation to speak, this being a public hearing and the hearing was, on motion duly made, seconded and carried, closed. On motion duly made, seconded and carried, the Council concurred in the recommendation of the Planning Commission to approve Case No. 64-46.

Affidavit of Publication on all matters for hearing at this meeting was presented and there being no objection, ordered filed.

**PLANNING AND ZONING MATTERS:**

16. WAIVER NO. 64-28 - ARNO M. DREWS, 22938 Kent Avenue. Requesting exterior side yard waiver of five feet at one end and one foot at the other end to construct an addition to existing residence five feet at one point and nine feet at the other point, from Lomita Boulevard. Subject property is located on a cul de sac street at 22938 Kent Avenue in Zone R-1. Recommended for approval.

On motion duly made, seconded and carried, the waiver was granted in concurrence with the recommendation of the Planning Commission.

17. WAIVER NO. 64-23 - WILLIEM E. BULLEN, JR. 2853 W. 226th Street. Requesting a one foot waiver of the fence height to construct a four foot high fence within the front yard setback area on the property located at 2853 West 226th Street in Zone R-1. Recommended for approval.

On motion duly made, seconded and carried, the waiver was granted in concurrence with the recommendation of the Planning Commission.

19. WAIVER NO. 64-26 - GEORGE A. ANDERS, 16802 Casimir Avenue. Requesting 15 foot rear yard waiver to construct a single car garage attached to the rear of the house within five feet of the rear property line. Subject property located at 16802 Casimir Avenue, being a corner lot. Recommended for approval.

On motion duly made, seconded and carried, the waiver was granted in concurrence with the recommendation of the Planning Commission.

20. TENTATIVE TRACT MAP NO. 29617, FRANTON CONSTRUCTION CO. (Frank Caminiti) E. L. Pearson & Associates, Engineer for Frank Caminiti, 2116 West 183rd Street. Six lots located south of 182nd Street between Taylor Court and Fairview Lane in Zones A-1 and R-2, requested R-1 zoning, on this agenda, Case No. 64-34. Recommended for approval.

On motion duly made, seconded and unanimously carried, the approval recommended by the Planning Commission was granted on Tentative Tract Map No. 29617.

**SEWERS AND DRAINAGE:**

21. SEWER REIMBURSEMENT DISTRICT NO. 51. Recommendation from City Engineer, with concurrence of City Manager, that subject sewer reimbursement district with sewer connection fees indicated therein be established.

On motion duly made, seconded and carried, the Council concurred in the recommendation of the City Engineer.

22. QUITCLAIM OF DRAINAGE EASEMENT OVER PORTION OF LOT 10, TRACT NO. 16099., with proposed resolution authorizing execution.

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

RESOLUTION NO. 64-124

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 QUITCLAIM DEED TO THE RECORD OWNERS, JOINTLY OR IN SEVERALTY AS THEIR INTERESTS MAY APPEAR, OF A PORTION OF LOT 10, TRACT NO. 16099.

On motion duly made, seconded and carried, Resolution No. 64-124 was adopted.

**REAL PROPERTY:**

23. Bid submitted by Wm. L. Stambook for property located at 138 Paseo de Gracia, with note from City Manager.

It appearing that several offers might be made for this property, on motion duly made, seconded and carried, the Council concurred in the recommendation of the City Manager to publicly advertise and invite sealed bids for this property, as well as any other properties which the City could declare surplus.

24. On motion duly made, seconded and unanimously carried, the following easement deeds were accepted as recommended by the City Engineer:

1. Storm drain easement deed dated June 4, 1964 for the construction of a storm drain over a portion of Lot 3, Tract No. 847, given by Elsie M. and Leonard M. Meier.
2. Avigation easement deed dated June 4, 1964 over a portion of Lot 3, Tract No. 847, given by Elsie M. and Leonard M. Meier.
3. Street easement deed dated May 28, 1964 for the widening of 234th Street and 235th Street over portions of Lot 33, Tract No. 588, given by George S. and Alice I. Haas.
4. Sanitary Sewer Easement deed dated May 26, 1964 for the construction of a sanitary sewer over a portion of Lot 46, Tract No. 437, given by Charles O. Rodabaugh, et al.
5. Sanitary Sewer Easement Deed dated June 1, 1964 for the construction of a sanitary sewer over a portion of Lots 6, Block 9, Tract No. 4070, given by Homer M. and Evelyn M. Schooley.
6. Street Easement deed dated May 10, 1964 for the widening of Cordary Avenue over a portion of Lot 10, R. O. Hickman Tract, given by Ascension Lutheran Church of Torrance, California.
7. Storm drain easement deed dated May 10, 1964 for the construction of a storm drain over a portion of Lot 10, Hickman Tract, given by Ascension Lutheran Church of Torrance, California.

25. On motion duly made, seconded and carried, the following easement deeds were accepted as recommended by the City Engineer:

1. Street easement deed dated June 1, 1964 for the widening of Greenwood Avenue over a portion of Lot 338, Tract No. 18657, given by Torrance Unified School District.
2. Sanitary sewer easement deed dated June 10, 1964 for the construction of a sanitary sewer over portions of Lot 57, Tract No. 639, given by William and Ann E. Faren.
3. Street easement deed dated June 9, 1964 for the widening of Earl Avenue over a portion of Lot 28, Tract No. 2895, given by Pilot Manufacturing Company.
4. Street easement deed dated June 4, 1964 for the widening of Ocean Avenue over portions of Lot 15, Meadow Park Tract, given by Rolling Hills Plaza Company.
5. Street easement deed dated May 14, 1964 for the widening of 190th Street over a portion of the 638.94 acre allotment, Rancho San Pedro, given by Socony Mobil Oil Company, Inc.
6. Sanitary sewer easement deed dated May 28, 1964 for the construction of a sanitary sewer over a portion of Lot 62, McDonald Tract, given by William M. Jow.
7. Street Easement Deed dated May 29, 1964 for the widening of 182nd Street over a portion of Lot 16, McDonald Tract given by Frank Robert Marino.
8. Street easement deed dated May 26, 1964 for the widening of Anza Avenue over portions of Lot 24, Tract No. 2895, given by Arthur N. and Mary C. Crawford.
9. Street easement deed dated May 25, 1964 for the widening of Anza Avenue over a portion of Lot 25, Tract No. 2895, given by David B. and Betty M. Condit.
10. Street easement deed dated May 26, 1964 for the widening of an alley over a portion of Lot 14, Block 3, Tract No. 7519, given by Chester Associates, Inc.
11. Street easement deed dated June 3, 1964, for the widening of Anza Avenue over a portion of Lot 3, Tract No. 3994, Given by Giuseppe Tiberio.

**TRAFFIC AND PARKING:**

26. Communication from Traffic and Lighting Engineer, with concurrence of City Manager, regarding financing of mutual traffic signals with the City of Redondo Beach.

The recommendation was that the City of Torrance pay the City of Redondo Beach the amount of \$591.19 to balance the accounts concerning installation of four mutual traffic signals: Inglewood Avenue and 190th Street; Anza Avenue at 190th Street; Meyer Lane, Entradero Avenue and 190th Street; and Palos Verdes Boulevard, Eatalina Avenue and Via Monte d'Oro.

On motion duly made, seconded and carried by unanimous roll call vote, the Council concurred in the recommendation and authorized payment of the amount due.

27. NOTICE OF COMPLETION - TRAFFIC SIGNALS AT PALOS VERDES BOULEVARD AND CATALINA AVENUE. Recommendation of Traffic and Lighting Engineer with concurrence of City Manager that subject work be accepted and extra work in the amount of \$95.38 be approved.

On motion duly made, seconded and carried by unanimous roll call vote, the Council concurred in the recommendation to accept the traffic signals and authorize the extra work in the amount of \$95.38.

**PERSONNEL MATTERS:**

28. Salary Recommendations submitted by City Manager.

This letter report being informational only, it was on motion duly made, seconded and carried, ordered filed.

29. Communication from City Manager regarding overtime.

This communication will be acted upon at the next Council meeting as it was ordered held for one week.

**FISCAL MATTERS:**

30. Claim submitted by Magana, Olney and Levy, Attorneys for Andrew J. Marincovich, in action against the City for injuries allegedly sustained following his arrest and booking at the Torrance City Jail on April 11, 1964.

On motion duly made, seconded and carried, there being no objection, the claim was ordered denied and referred to the Legal Department.

31. Claim submitted by Service Fire Insurance Company for alleged damages to vehicle of a policyholder, L. G. Haslem, while driving on Ocean Boulevard one mile north of Highway 101, Torrance, California, May 3, 1964 where the paving abruptly ended.

On motion duly made, seconded and carried, there being no objection, the claim was ordered denied and referred to the Legal Department.

32. Five verified claims and Notice to withhold from Vernon Asphalt Materials Co., who furnished asphalt paving materials to Hank Hinehline, DBA Hadd Construction Company, on city jobs.

City Manager Ferraro advised the Council that this item and 32A. on the addenda are being resolved by the offices of the City Attorney and City Manager as set forth on the communication from Mr. Ferraro. As to Van Ness Avenue, a settlement is hoped for by Friday of this week.

33. FIRST AMENDED BUDGET APPROVAL - STATE ALLOCATED FUNDS, 1963-64. City Engineer with concurrence of City Manager, submitting for approval and adoption resolution adopting budget for expenditure of funds allocated from the State Highway Fund to Cities.

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

RESOLUTION NO. 64-125

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, ADOPTING BUDGET FOR EXPENDITURE OF FUNDS ALLOCATED FROM THE STATE HIGHWAY FUND TO CITIES.

On motion duly made, seconded and carried by unanimous roll call vote, the Council adopted Resolution No. 64-125.

## WATER MATTERS:

34. SENATE BILL 2760. City Attorney submitting for approval and adoption resolution approving and endorsing the Pacific Southwest Project Act proposed by the Six Agency Committee representing the California users of Colorado River water.

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

RESOLUTION NO. 64-126

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AND ENDORSING THE PACIFIC SOUTHWEST PROJECT ACT PROPOSED BY THE SIX AGENCY COMMITTEE REPRESENTING THE CALIFORNIA USERS OF COLORADO RIVER WATER.

On motion duly made, seconded and carried by unanimous roll call vote, Resolution No. 64-126 was adopted by the Council.

## COMMUNITY AFFAIRS:

35. DESIGN FOR JOHN F. KENNEDY MEMORIAL: Communication from Park and Recreation Commission reporting selection of design for John F. Kennedy Memorial.

On motion duly made and seconded, the design was approved as presented, conditioned on agreement with Remco Corp. that the memorial might be erected and maintained. The naming of the little park or location was referred to the Street Naming Committee.

36. Communication from City Clerk regarding expiration of term of Joe Doss, Airport Commission, July 5, 1964.

Mr. Doss was re-appointed for a further term on the Airport Commission.

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

RESOLUTION NO. 64-127

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE COMMENDING GALE WHITACRE FOR HIS FOURTEEN YEARS OF FAITHFUL AND DILIGENT SERVICE TO THE CITY OF TORRANCE AS A POLICE OFFICER AND LICENSE DIRECTOR.

On motion duly made, seconded and carried by unanimous roll call vote, the Council adopted Resolution No. 64-127.

**PROCLAMATIONS:**

38. Mayor Isen proclaimed the month of July 1964 as **PARK AND RECREATION MONTH** and

38A. July 4th as "**LET FREEDOM RING**" DAY.

**ADDENDA ITEMS:**

39. Communication from Junior Chamber of Commerce regarding **Ranchero Days**.

The recommendation of the City Manager is that the Junior Chamber of Commerce be authorized to conduct the rodeo day carnival under the conditions set forth in the letter from Robert H. Vroman, and such other regulations as may be applicable, the dates being July 29 through August 2nd. The Council concurred in the recommendation stated.

Mr. Vroman presented the Rose Parade Float Picture from the January 1st, 1964 Rose Parade and it was accepted by City Manager Ferraro for display in the trophy room.

40. Street resurfacing, Project 64050, Earl Street and Spencer St. Sewers. Recommendation of City Engineer, with concurrence of City Manager that proposal of Colich Construction to resurface Earl Street be accepted and that \$1,200 be appropriated from street maintenance funds.

On motion duly made, seconded and carried by unanimous roll call vote, the Council concurred in the recommendation above set forth and appropriated \$1,200 from street maintenance funds.

**ORAL COMMUNICATIONS:**

41. It was announced by City Manager Ferraro that the hearing on the Sovereign Development Company high-rise application is set for August 11, 8:00 p.m., with the possibility of adjourning to the Recreation Center, if found necessary.

42. City Attorney Remelmeyer asked authorization to hire James Hall, Attorney at Law, to help with a backlog of opinion work, at a cost of not to exceed \$300. On motion duly made, seconded and carried by unanimous roll call vote, the authorization was granted.

43. Councilman Vico asked for three bus trips to transport the Western Little League Playoff August 17th, at 190th and Arlington. Use of the City's municipal buses was granted, conditioned on approval by the City Attorney.

44. A round of applause was given Traffic and Lighting Engineer Whitmer who is leaving the City employ. very soon.

45. Mayor Isen told of the plans to honor the new Lomita Council and on motion duly made, seconded and carried unanimously, a horseshoe of flowers was authorized to be sent the Lomita City Council at its next Tuesday's meeting.

46. A perma plaque resolution was authorized for presentation to Reverend David Beadles for his efforts on behalf of the City. It will be prepared for presentation before he leaves Torrance.

47. Mrs. Phyllis Cloyd who spoke earlier in the meeting on a planning matter, asked for a definition of spot zoning and of precise plan, and was referred to Planning Director Shartle for an answer.

The meeting was adjourned shortly after midnight.

*Vernon W Coil*

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

APPROVED:

*Albert J. ...*

Mayor of the City of Torrance