

I N D E X

Council Meeting held March 30, 1965, 5:30 p.m.

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Edith Shaffer
Minute Secretary

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Torrance, California
March 30, 1965

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, March 30, 1965, at 5:30 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. Absent: None. City Attorney Remelmeyer and City Manager Ferraro were also present.

3. FLAG SALUTE:

Mayor Isen introduced from the audience Miss Kathy McCune, a student in Political Science at El Camino College, and James Finney a senior at South High School, and at his request, James led the salute to our flag.

4. INVOCATION:

Reverend Fred Shively of South Bay Church of God opened the meeting with an invocation.

STANDARD MOTIONS:

6. Councilman Sciarrotta moved to approve the minutes of the adjourned meeting of March 23, 1965 and his motion, seconded by Councilman Vico, carried, there being no objection.

7. APPROVAL OF DEMANDS:

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

AYES: COUNCILMEN: Beasley, Lyman, Miller, Olson,
Sciarrotta, Vico, and Mayor Isen.

NOES: COUNCILMEN: None.

8. 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 Lyman and carried by unanimous roll call vote.

5. At the request of Mayor Isen, Mrs. Betty Barnes, who is active in American Field Service, introduced four young people studying in this country: Renate Baier, Innsbruck, Austria, Nancy Mendonca Costa, Rio de Janeiro, Luis Herdoiza, Quito, Ecuador, and Emil Oyman, Eskischir, Turkey.

Mayor Isen gave a brief explanation of council procedure for the benefit of the audience.

HEARINGS:

9. CASE NO. 65-11, VEL'S FORD (K. NAKANO) AUTOMATIC CAR WASH. Public hearing for a conditional use permit for automatic car wash in C-2 zone. South side of Pacific Coast Highway 200 feet east of Hawthorne Avenue. Recommended for approval, with conditions.

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

Mayor Isen inquired if anyone wished to speak in regard to Case No. 65-11 and there was no response.

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

Mr. Vel Miletich was present and was advised to take up an easement problem with Planning Department, or through the City Manager.

Councilman Sciarrotta moved to concur in the recommendation of approval by the Planning Department and Planning Commission. His motion was seconded by Councilman Beasley, but with the statement that Staff should be cautioned about ingress and egress to and from Hawthorne, a very busy street. Roll call vote was:

AYES: COUNCILMEN: Beasley, Lyman, Miller, Olson, Sciarrotta, Mayor Isen.

NOES: COUNCILMEN: None.

ABSTAIN: COUNCILMEN: Vico.

10. VACATION OF THE ALLEY IN BLOCK 1, SUBDIVISION OF LOT 30. Public hearing on Resolution of Intention to Vacate. Proposed resolution ordering vacation of the alley described, in Meadow Park Tract.

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

Mayor Isen asked if anyone wished to speak on the subject; there was no response.

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

Councilman Miller asked in general as to vacations: is there a set policy to whom the land reverts? City Attorney Remelmeyer answered a vacation is simply a release by the City of its rights and the title to the property goes in accordance with law, perhaps to the abutting property owners, or a previous owner. In this particular case, it goes to the City, as they happen to own adjoining property. Councilman Miller's question was inspired by a vacation on 230th Street whereby certain property owners had expected to receive property which in fact reverted to the original developer of the tract. Mayor Isen mentioned the complication of creating a spite strip and City Manager Ferraro mentioned the impracticability of an expensive title search in these vacations, and suggested a method by which adjacent owners would be notified so as to obviate any assumption of bad faith on the part of the City. City Manager Ferraro asked to be allowed to present a report on the subject and a recommended policy. His request was granted.

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

RESOLUTION NO. 65-67

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF THE ALLEY IN BLOCK 1, SUBDIVISION OF LOT 30, MEADOW PARK TRACT IN THE CITY OF TORRANCE.

Councilman Beasley moved to adopt Resolution No. 65-67 and his motion, seconded by Councilman Olson, carried by unanimous roll call vote.

11. CASE NO. 64-81, Variance, Lester Quinn, et al, 4016 Del Amo Blvd., resubmitted for continued hearing.

Mayor Isen asked that this item be held until after six o'clock so that its presentation might not be interrupted by the meeting of the Redevelopment Agency.

12. CASE NO. 65-6, SOUTH DEL AMO CORP., CHANGE OF ZONE A-1 and C-2, to C-3. Public hearing for case No. 65-6, portion of Lots 25 and 26, Meadow Park Tract, between Hawthorne Avenue and Samuel Street. Recommended for approval, with conditions.

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

Mayor Isen asked for a motion to hold this one week because of additional material which the Council had received, but had had no time to peruse. Councilman Sciarrotta so moved.

Mr. Lloyd Tanner, representing the proponent, told the Council the additional material was only to state that the proponent had no objection and would be responsible for construction of the storm drain. Under these circumstances, Councilman Sciarrotta withdrew his motion and Mayor Isen asked if anyone wished to be heard, this being a public hearing. There was no response.

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

Mr. Tanner of E. L. Pearson Associates, 12345 Hawthorne Way, Hawthorne, was concerned about the precise plan and asked that it be deleted as a condition. Mayor Isen asked for Planning Director Shartle's comments and Mr. Shartle stated what Mr. Tanner is requesting is that the precise plan apply only to the rear portion of the property, which is now A-1 and not to that zoned C-2. No living quarters are included in C-3 zoning. The precise plan will be considered by the Council at a later time.

Roll call vote was unanimously favorable to a motion by Councilman Sciarrotta, seconded by Councilman Beasley, to concur in approval with the conditions stated.

PLANNING AND ZONING MATTERS:

13. CASE NO. 64-75, KARL BAUER, CHANGE OF ZONE (Resubmitted)

This case, also, Mayor Isen asked be considered following the meeting of the Redevelopment Agency.

STREETS AND SIDEWALKS:

14. STREET EASEMENT FROM ATCHISON, TOPEKA AND SANTA FE RY. CO. FOR WIDENING MADRONA AVENUE. Recommendation from City Engineer/Street Superintendent, with concurrence of City Manager that Council adopt proposed resolution attached.

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

RESOLUTION NO. 65-68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING, ON BEHALF OF THE CITY, THAT CERTAIN EASEMENT DEED FROM THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY.

Councilman Sciarrotta moved to adopt Resolution No. 65-68 and his motion, seconded by Councilman Vico, carried by unanimous roll call vote.

15. NOTICE OF COMPLETION - STORM DRAIN IN 236th STREET and easement east of Pennsylvania Avenue, Job No. 83001. Recommendation from Engineering Department, with concurrence of City Manager that Council accept the work on the subject improvement.

Councilman Sciarrotta moved that the work be accepted. His motion was seconded by Councilman Beasley and carried by unanimous roll call vote.

16. EXPENDITURE FROM SEWER REVOLVING FUND. Recommendation from City Engineer/Street Superintendent, with concurrence of City Manager, that \$16,000 be appropriated from the Sewer Revolving Fund for construction of sewers in proposed alley west of Hawthorne Avenue between Lomita Boulevard and 236th Street.

Councilman Beasley moved to concur in the recommendation and his motion was seconded by Councilman Olson. Councilman Beasley asked the City Engineer if the tract which is on Los Codona will contribute its share of the sewerage and Mr. Rempert of Engineering answered, no, that tract is constructing its own sewers. This is only for the commercial frontage. Roll call vote was unanimously favorable.

AYES: COUNCILMEN: Beasley, Lyman, Miller, Olson,
Sciarrotta, Vico, and Mayor Isen.

NOES: COUNCILMEN: None.

17. EXPENDITURE FROM SEWER REVOLVING FUND AND ESTABLISHMENT OF SEWER REIMBURSEMENT DISTRICT NO. 61. Recommendations from City Engineer/Street Superintendent, with concurrence of City Manager that (1) developer who installed sanitary sewer in 234th Street westerly of Arlington Avenue be reimbursed a portion of his cost from the Sewer Revolving Fund, and (2) that Sewer Reimbursement District No. 61 with connection charge of \$4.22 per front foot be established to recover cost of sewer construction.

Councilman Miller moved to concur in the recommendations stated and his motion, seconded by Councilman Vico, carried as follows:

AYES: COUNCILMEN: Beasley, Lyman, Miller, Olson,
Sciarrotta, Vico, and Mayor Isen.

NOES: COUNCILMEN: None.

18. TEMPORARY BILLBOARD TO ADVERTISE A HOUSING TRACT:

Recommendation of Superintendent of Building and Safety, with the concurrence of City Manager, that the request of C. N. Cake for a temporary billboard to be located at corner of Hawthorne and Del Amo Boulevard be approved.

It was remarked that this billboard is already constructed and Mr. McKinnon said for this reason Mr. Cake will be double-fee billed for acting ahead of having been granted a permit. Councilman Vico moved to concur in the recommendation. Councilman Beasley seconded and there was no objection.

REAL PROPERTY:

19. EARLY ACQUISITION OF PROPERTY IN MEADOW PARK PROJECT AREA. Recommendation from the Chairman of the Citizens' Advisory Committee for Community Improvement, with comments from City Manager to conduct negotiations for purchase of the property at 23805 Park Street.

Councilman Beasley moved to concur in the recommendation as stated and his motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote.

TRAFFIC AND PARKING:

20. TORRANCE TRAFFIC COMMISSION RECOMMENDATIONS. Acting Traffic and Lighting Engineer, with approval of City Engineer/Street Superintendent and concurrence of City Manager, submitting requests and two resolutions.

1. Request for NO PARKING at Kennedy Memorial. Recommended for denial.
2. Request for four STOP signs at Lenore St. and Ellinwood, and Walnut Street, recommended for denial.
3. Resolution for additional STOP signs at 238th Street and Walnut. Recommended for denial.
4. Resolution to prohibit parking, Pacific Lane from Maricopa Street to the alley 200 feet northerly. Recommended for approval.

Councilman Beasley moved to file Item 1, and his motion was seconded by Councilman Vico; there was no objection. The recommendation as to Item 1. is for denial and Councilman Sciarrotta moved to concur in that recommendation as well as those made on items 2, 3 and 4. Councilman Olson seconded and roll call vote was unanimously favorable.

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

RESOLUTION NO. 65-69

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ARTICLE III OF RESOLUTION NO. 61-157 WHICH ESTABLISHES 35 MPH PRIMA FACIE SPEED LIMITS BY ADDING A CERTAIN LOCATION THERETO.

Councilman Beasley moved to adopt Resolution No. 65-69 and his motion, seconded by Councilman Vico, carried by unanimous roll call vote.

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

RESOLUTION NO. 65-70

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 63-301, ARTICLE II WHICH ESTABLISHES ONE-WAY STREETS BY ADDING A CERTAIN LOCATION THERETO.

Councilman Sciarrotta moved to adopt Resolution No. 65-70 and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

PERSONNEL MATTERS:

21. EMPLOYMENT OF INSPECTORS - MEADOW PARK URBAN RENEWAL AREA
This is a matter properly to be considered at the Redevelopment Agency meeting.

Mayor Isen declared a recess in order to hold the Redevelopment Agency meeting after a motion to that effect, by Councilman Beasley, seconded by Councilman Miller.

* * * * *

11. CASE NO. 64-81 - VARIANCE - LESTER QUINN et al, 4016 Del Amo Blvd. Public hearing on a variance to maintain dairy cattle and present operation known as Quinn Dairy at present location. Forwarded to Council without recommendation from the Planning Commission. Recommended for denial by the Planning Department.

Counsel for the Quinns came forward and introduced themselves: Alex Gogooian and George Atkinson.

Mayor Isen stated Council has had delivered to them for consideration certain exhibits presented two weeks ago at the hearing: No. 23, a petition with 571 signatures on behalf of the Quinns; No. 24, a plot plan of the dairy facility; No. 25, the testimony of Robert M. McCune, No. 26, the testimony of John R. Williams, No. 27, letter from Joyce Sanchez, No. 28, letter from Ivan Jurio, No. 29, letter from Mr. and Mrs. Jack Young; No. 30, letter from Mr. and Mrs. Richard E. Wilson; No. 31, a To Whom it May Concern Notice; also application of Mr. and Mrs. Quinn. Mayor Isen asked of the Council whether or not each had received these various exhibits and studied them. Each of the council members answered affirmatively.

Mr. Atkinson asked the record show that all these documents were offered in evidence and copies furnished to the councilmen. Mayor Isen added that they have now had an opportunity to study them which was not true two weeks ago. Also in evidence are the pictures of the dairy which the council viewed at the previous meeting.

City Attorney Remelmeyer said his statement would take not over thirty minutes and Mayor Isen promised counsel for Quinns a short rebuttal if they desired. Also they would be permitted any reasonable questions of witnesses concerning the variance in what would be comparable to cross examination in a court.

City Attorney Remelmeyer called Mr. Jack McKinnon, Superintendent of Building and Safety of the City of Torrance and he was duly sworn by Mayor Isen as a witness. Mr. McKinnon testified as to his occupation and length of tenure in that position and has inspected the Quinn Dairy and is familiar with the structures on the property for the keeping of cows, specifically the milking barn, the structure which is used for storage of hay, and other buildings including a residence. He stated the milking shed is of minimum construction only; the floor is cement; the sides have a cement wall approximately 3½ to 4 feet high between columns. The rest is open up to about seven feet.

Mr. McKinnon said he had examined the electrical facilities and in his opinion they are quite deteriorated, rusty, and it is doubtful if they are operative. The hay shelter consists of a roof supported on columns approximately 18 to 20 feet high and he believes the particular structure is supported mainly by the hay stored in it. Some of the columns are split at the base and the connections in general are poor. The structure would not meet the present requirements of the Building Department, he said.

He described a small garage which is being used for storage as a frame and stucco building which would accommodate one car and while it seems structurally safe, he said it is built against the ground and probably is infested with termites.

He described the construction of the corrals as being worn and certainly do not resemble new lumber. He stated his records show the milking shed was constructed in 1943 before the territory came into the City of Torrance.

He had no record of the age of the hay shelter.

Mr. Googooian interrogated Mr. McKinnon to the following effect: The milking shed would be classified as Type 5 as it is attached to the building and classification is determined by the weakest point of any structure connected thereto. If isolated it would be Type 4, incombustible. He doubted if it would qualify as either Type 2 or 3 because it is attached to a wood frame building. The concrete he also checked visually and spent one-half hour in that building.

Mr. Atkinson also asked Mr. McKinnon questions and Mayor Isen asked that as to the balance of the questioning that it be done by one attorney or the other, because of time limitations. Mr. Atkinson's questions dealt with the structural features of the dairy barn, or milking shed. He referred to the pictures in evidence and called attention to the metal shutters along the west side of the building which Mr. McKinnon said were open at the time he was in the building. The roof is galvanized iron supported on wood purlins which he did not measure but believes are 2 x 4. The columns support girders which in turn support the roof rafters. Mr. Atkinson asked if they do not go right up to the 4 x 6's on which the girders rest and Mr. McKinnon said a 4x6 is not a heavy timber. Again, Mr. McKinnon said the structure would meet only minimum requirements.

City Attorney Remelmeyer asked that the testimony be restricted to the keeping of cows and Mayor Isen asked that this not go as far as cross examination in such a strict and precise manner. Mr. Atkinson said his interrogation is intended to go to the economic useful life of the the premises and whatever time is needed should be devoted to a question which deals with the whole economic future of the Quinns. Councilman Lyman felt with the written documents the record is complete on this subject of improvements at the dairy and some of this testimony appears to be duplication of what is now in the record.

In answer to another question, Mr. McKinnon said he inspected the milking shed and the hay shelter only; he has no knowledge of the other improvements.

Mr. Remelmeyer asked if Mr. McKinnon thought the milking barn could be used for any other use and was told with leveling of the floor and removing of the drainage troughs and enclosure of the sides it could be used for machine shop or any type of storage and to do so would be an upgrading.

Planning Director Shartle was called and duly sworn by Mayor Isen. City Attorney Remelmeyer developed that Mr. Shartle has held the position for about three years and is familiar with the subject property and the zoning laws of the City. He believes the property, if the cows are removed, could be put to any commercial use or any of the uses permitted under M-1 zoning, which is its classification. He stated he is only generally familiar with the plans for the reconstruction of Del Amo Boulevard.

Speaking from a map exhibited for the purpose, Mr. Shartle delineated the location of the various buildings and the changes in the general neighborhood.

Mr. Googooian objected that any changes prior to the time the property came into the City are immaterial. Mayor Isen overruled the objection. For the record, Mr. Remelmeyer, established that the property was first used as a dairy in 1941 and stipulated to the fact that the City annexed the territory by Ordinance No. 807 adopted May 29, 1956. The attorneys for Quinns so stipulated also.

Continuing, Mr. Shartle said to the north are single family residences; and they are within the City of Torrance, as is everything shown on the map which was marked Exhibit "A" and introduced into evidence. The subdivision to the north is approximately ten years old. The property immediate to the east of the subject property is zoned M-1 and has been acquired by the Torrance Unified School District for a school site and by the City of Torrance for a fire station. Along Hawthorne Boulevard to the east are industrial and commercial properties and along Earl Street to the west are residences and industrial properties. These were shown in various colors on the map. On the easterly side of Hawthorne there are commercial areas and further east single family residences and apartments presently under construction. North of Del Amo Boulevard and east of Hawthorne is the Union Carbide property developed industrially.

Mayor Isen asked if the dairy herd is ordered out and the variance is not approved by the Council whether or not the applicant could still make use of the retail milk store and bottling plant and Mr. Shartle answered affirmatively, with no restriction.

Mr. Googooian asked at what time the ordinance making the keeping of cows a non-conforming use was adopted. Mr. Shartle said to his knowledge cows have never been permitted to be kept in an M-1 zone. There is no adopted master plan in the City although there is an interim plan and a zoning ordinance, No. 791 adopted January 17, 1956. He was reminded that the wording of the ordinance states it is an official land use plan.

The School site was selected about a year ago and no request was made of the Planning Commission received no request for approval or disapproval thereof. There has been no communication on the subject to the knowledge of the Planning Director.

There are oil wells in this area and industrial uses all of which are not shown by the map, Exhibit A, specifically. Mr. Shartle said the entire block except the frontage along Hawthorne Avenue to a depth of approximately 300 feet is zoned M-1.

Mr. Googooian showed Mr. Shartle Picture entered as Exhibit No. 6 and the Council also viewed it.

Mr. Beasley interjected a comment that something should be said about this area and Mayor Isen asked that the Council permit Mr. Remelmeyer to conduct the hearing. Mr. Beasley believed the questioning was leaving a false impression. Mayor Isen said possibly the Council should go and view the premises in a body. The pictures shown to the council were those marked as Exhibits 23, 1, 10, 19, 13, and 6 and Mr. Googooian asked Mr. Shartle if those pictures show the general area at and about the Quinn Dairy about which he had testified from the map. Mr. Shartle said they were probably taken in the area but not necessarily accurate representations of the area, as they seem to have been taken from the "worst possible angle". Mayor Isen said the Council will probably view the premises and this particular type of testimony is not necessary.

It was acknowledged that the City has purchased the site for the fire station, and will be developed within the next few years when money is available. It was first planned two or three years ago when the property was purchased from Charles N. Cake. There are oil wells on this land and between the residences; whether or not they are producing, Mr. Shartle could not say.

Mr. Googooian listed other M-1 permissible uses: dog kennels, slaughter and dressing of poultry and rabbits, processing of raw rubber, and Mr. Shartle agreed. Mayor Isen said all of this has been read and Mr. Remelmeyer said certainly the Council can take cognizance of its own ordinance.

Mr. Shartle said he had processed the application for variance of Mr. Quinn and had recommended denial. Mr. Remelmeyer advised Mr. Goo-gooian that the proceedings on all these dairies in the city were held three years ago. There were automatic provisions for cessation of use as of two years ago and the Council has granted two extensions. The only thing before the Council is whether or not a variance or exception should be granted.

Mayor Isen ruled the question by counsel regarding the required extension, to be out of order.

Mr. Remelmeyer asked Mr. Shartle if he has knowledge of any plans for the development of the area in the vicinity of Quinn's Dairy other than he has told the council. Mr. Shartle said nothing definite. There is a proposal to develop commercially along Hawthorne Avenue north of Del Amo Boulevard, on the east side of Hawthorne, but he does not know the exact nature.

Mayor Isen administered the oath to City Attorney Remelmeyer who testified in substance as follows:

He had a conversation this afternoon with Dr. Hull and last week with Mr. Waldrip, Superintendent of Torrance Unified School District and assistant in charge of administration, respectively, and they were asked whether or not the School District is planning to build a school and, if so, when. Both replied the school is planned to be built, probably during the coming year. These men were not able to be present at this meeting because of a school official conference. He stated it is conceivable and he would be misleading if he did not state that the school district may sell the property and purchase other property in the vicinity, but that location would probably be within the same block, probably on the other side of the Dairy between Earl Street and Hawthorne and south of Del Amo Boulevard. However, that is hearsay.

Mayor Isen said following a recess there would be further testimony as to the plans for Del Amo Boulevard.

A recess was declared at 6:55 p.m. and the council reconvened at 7:05.

* * * * *

PLANNING AND ZONING MATTERS:

13. CASE NO. 64-75 - KARL BAUER - CHANGE OF ZONE - Resubmitted.

Mayor Isen requested that a couple of agenda items be considered at this time in order to accommodate persons present and stated that Mr. Bauer was present for the purpose of stipulating that his matter might be continued until the entire matter is considered by the Planning Commission, probably about ninety days. Mayor Isen explained to Mr. Bauer the method of procedure, stating that Mr. George Drale had had no authority to consent to the continuance. Mr. Bauer agreed that it might be continued to the last meeting in June, June 29th, a 5:30 meeting. Mr. Bauer's address is 4125 Largo Vista, Palos Verdes. He agreed that Case No. 64-75 might go back to the Planning Commission for study and consideration of the entire area.

35. Also, for convenience, Mayor Isen proclaimed at this time ARMED FORCES DAY, Saturday, May 15, 1965, and introduced Mr. John Hales who is Publicity Chairman for Armed Forces Day Parade through courtesy of George Wing of Hi-Shear Corporation. Mayor Isen said he had done a tremendous job on this assignment last year. Also present were Mrs. Hales and their young son, Donald, who was attending his first Council meeting.

Following the taking of publicity pictures for Armed Forces Day, by Mr. Hales, the Council continued with the Quinn Dairy hearing.

The next witness called was John Rempert and he was duly sworn by Mayor Isen, and testified in substance as follows:

Mr. Rempert is a Civil Engineering Associate in the Engineering Department of the City of Torrance and has been such for about five and one-half years. He is familiar with the plans for Del Amo Boulevard and particularly for the area of Del Amo between Hawthorne and Anza. On being asked by City Attorney Remelmeyer to tell the Council of the plans for reconstruction of Del Amo Boulevard between Hawthorne and Anza Avenues, he stated Del Amo Boulevard will be improved from the current existing two-lane character to the current arterial standards under the State Select System, which is 68 feet of pavement from curb face to curb face with parkways on both sides; it will carry two lanes of traffic in each direction and have room for left turn pockets and parking on the south side. This project will start as of July 1, 1965, tentatively. The road will also be regraded substantially to cut down or eliminate the high hill in the vicinity of the Quinn Dairy and fill in the low spot westerly of Earl Street and thus maintain the current higher standards. The City has the money available for that reconstruction project. Other than what has already been said about the reconstruction and construction of Del Amo Boulevard within the City of Torrance, Del Amo Boulevard will be part of the six-year program to be completely improved from city-line to city-line so as to tie in with the Los Angeles County plan extending from Redondo Beach to the Orange County line, as a four-lane highway plus left turn pockets, to full arterial standards.

City Attorney Remelmeyer asked Mr. Rempert if he is familiar with the drainage plans of the City within the Victor Precinct south of Del Amo Boulevard and west of Hawthorne and the answer was "Yes" and he described to the Council the plans for a series of storm drains to collect water from low areas and take it to a temporary retention basin in the vicinity of Spencer and Anza and ultimately connect it into a large storm drain which will discharge into the Pacific Ocean. A portion of these drainage structures are authorized for design under the 1964 Los Angeles County Flood Control District bond issue, and the entire project will be completed probably within five or six years.

Mr. Googooian examined the witness, to the following effect:

The various stages of the improvement of Del Amo Boulevard are within the City's six-year program of capital improvements, and he felt the project can be completed within that time, depending on budget, gas tax funds, etc., either through the County or gas tax money. He acknowledged that about a year ago Mr. Quinn dedicated a five foot strip of land to the City as a voluntary contribution. Running 330 feet, this amounts to roughly 1600 square feet of land. Under one plan there will be slope easements required from Mr. Quinn also; if slope easements are not obtained, there will have to be a reduction of the grade or a retention wall. There is an eight foot parkway on which the retaining wall could be erected at the curb lane with access lane in the parkway.

There is no finally approved engineering plan on this but either a retaining wall or slope easement is being contemplated.

Mayor Isen asked Mr. Rempert the status on the priority list of the Del Amo project and was told that with the exception of two jobs now being bid, it has the highest priority among major street construction.

Councilman Miller asked if the County has allocated the funds for Del Amo west of Hawthorne and the City Manager indicated by an affirmative nod and stated \$125,000 had been allocated as an initial appropriation and more can be requested depending on the solution of the problem. The

source is the County Board of Supervisors from a fund called Highways Through Cities - it is a State gasoline tax allocation for funds which are of County interest.

City Attorney Remelmeyer had no further questions of Mr. Rempert but asked Mr. Googooian if he has learned whether or not Mr. Quinn is the owner of the cows. Mr. Atkinson answered this question by saying he does not, but he has a substantial mortgage on them. All his money is thus tied up. He has leased that portion of the operation to Mr. Henry Otten who cares for the cows and there is a lease to Mr. Otten for ten years, starting in early 1962. In other words, Mr. Quinn is the holder of a chattel mortgage on the cows and otherwise is the owner of the entire operation, a portion of which is leased to Mr. Otten. The amount of the mortgage was not ascertained but was stated to be substantial in amount. The lease is a straight ten year term with no renewal option. The contract with Mr. Otten requires that Mr. Quinn purchase all the milk produced and Mr. Quinn purchases from no other source.

Mr. Walter Wilson, Chief Dairy Inspector for Los Angeles County Health Department, 220 North Broadway, Los Angeles, was the next witness and he described his duties. He has had this position for eight years and is familiar with the Quinn Dairy operation. He told also of the price differential which would result in lower income if the cows are moved. Where both the cows and the processing facilities are on the same location there is a basic minimum price established by the State Board of 22¢ per quart. With the cows elsewhere, but the processing and retail store there, the minimum price would be 23¢. An operation such as Mr. Quinn now has is called a "farm sale of milk". Several dairy operations were mentioned where the cows have been removed, but the processing plants and stores are still going: Inglewood Farms, Verberg in Torrance and others within the County: Washington Dairy, in Whittier, Dairyland at Arcadia and various others. To all outward appearances they are operating successfully. There are four commercial dairies in the City of Torrance at this time which include cows: Rosebud, Cream o'Farms, Hudson, and Quinn. No action has been taken against any of them yet. Mr. Hudson applied for a variance and was denied the right to keep the herd. Cream o'Farms has not applied. None of these is in M-1 zone, however, and one is in residential.

Mr. Atkinson asked Mr. Wilson if he is acquainted with the Bureau of Milk Stabilization and the hearings it holds pertaining to fixing prices for milk produced under various types of operation, including cash and carry and Mr. Wilson stated he is. Quinn Dairy is a "cash and carry". The Bureau of Milk Stabilization recognizes this type of integrated operation as a farm sales and allow a special price for that reason. Mr. Wilson said he had never heard any testimony that the price differential is caused by there being no hauling required. 22¢ is the cash and carry price; 23¢ is the price at a "dock plant"; 24¢ at a retail store. As to Mr. Quinn's purchasing, milk is priced f.o.b. the plant; whoever sells the milk pays the cost of transporting it.

Councilman Beasley thought the subject was being carried far afield.

Mr. Wilson said he had never owned a cash and carry, or any dairy although he had operated them.

At the suggestion of Mayor Isen, Councilman Sciarrotta moved to close the hearing and his motion was seconded by Councilman Beasley. Roll call vote was unanimously favorable.

Mr. Atkinson said he would like to make some rebuttal remarks, but City Attorney Remelmeyer suggested the hearing be continued for an opportunity for the Council to tour the premises. Thereupon Councilman Sciarrotta moved to rescind the closing of the hearing and Mayor Isen seconded. There was no objection and it was so ordered.

Mr. Atkinson called Mr. Cecil Hudson, a dairyman of 17016 Van Ness Avenue for over 22 years. He, too, operates a cash and carry dairy and has visited the Quinn Dairy twice. He has not closely examined the Quinn Dairy barn, but has seen it and says it is a fine barn, acceptable anywhere in the State of California under the Code and if he were planning to buy one, that would be one he would want to buy. He is not familiar with the corrals or other parts of the dairy. Mr. Atkinson said there were no further questions of Mr. Hudson.

Mr. Lester Quinn was called and gave his address as 5425 Middlecrest Road, Palos Verdes Hills; he confirmed 22¢ as a cash and carry operation price and 24¢ for dock operation; at groceries, 26¢. He stated he had tried to keep his barn in good condition, it was built of A-1 lumber. The rafters are 2 x 6 No. 1 pine, selected personally. It was finished in 1944, he said. Quite recently he had the electrical system examined and it was found to be in first class condition by the Edison Company about three weeks ago; no changes were required. All meters are enclosed in a box and if Mr. McKinnon did not see that, he would be glad to show him. It is absolutely not rusty.

Mr. Quinn continued answering questions to the effect that the operation moved into the location on June 22, 1944. The hay building was constructed shortly after that.

On motion of Councilman Sciarrotta, seconded by Councilman Lyman, the hearing was closed.

Mr. Remelmeyer stated he has examined the law on the subject and also did so seven years ago when the ordinance was prepared and felt then and still feels the City has a reasonable chance to succeed in court, if the variance is denied. Seven years ago, the City Council in effect made a dairy a nuisance and the keeping of cows is not permitted within the City and has not been for seven years. Mr. Atkinson and Mr. Remelmeyer each have their own opinion and they do not agree. Mr. Remelmeyer does not believe the life of the structure is very significant. This is not a comparable situation to that of a manufacturing plant which would occupy a large portion of the actual land whereas the dairy buildings occupy a small amount of the land devoted to the dairy use. The buildings themselves are not non-conforming; only the use. He repeated there is a reasonable chance of the City's succeeding in court. Gardena passed a similar ordinance and Walter Anderson, their City attorney, prosecuted the dairies which were not granted variances.

Another factor of significance is that if Mr. Quinn is permitted to continue keeping the cows, he would be given an advantage in price over the other dairies in the city, such as that owned by Mr. Hudson. Mr. Remelmeyer stated he will commence criminal prosecution or injunctive actions against the other three dairies as well as against Mr. Quinn if he is not given his variance. Mr. Quinn being in an M-1 zone is some distinction, but probably not a vital enough one to enable judges to believe the law is not being unequally applied. There is also an economic factor of giving Mr. Quinn what amounts to a monopoly on price, according to State law.

Mr. Atkinson corrected the statement regarding Gardena. The only ones found guilty there are those who did not comply with the ordinance and take legal steps. He stated he represents several of them and there is a restraining order against the City. After an extremely long preliminary hearing, the Court found in favor of the dairies and they were permitted to stay. He anticipates they will be permitted to continue for the economic useful life of the dairies. He believed a factor which had been overlooked is that Torrance's ordinance provides that the Council, the Planning Commission and the Planning Department should have years ago held formal hearings and proceedings to determine the economic useful life of the properties and to establish how they would be classified and given a proper period of time to liquidate or amortize.

This use, Mr. Atkinson said, is not a single agricultural use like growing beans. In this case, this man has many hundreds of thousands of dollars invested in a business protected by state and federal law. He hopes to be able to avoid the necessity of a lawsuit and asked the Council to exercise reasonable judgment in protecting his rights. He does not expect to be able to stay forever, but Mr. Atkinson felt Mr. Quinn should not be put out under the circumstances which exist. Time will take care of most of these things. Other dairies in like situation have failed to come in and ask for a variance as has Mr. Quinn, and this should not militate against his rights.

Mayor Isen asked if the Council wished to inspect the premises reserving their decision to next Tuesday's Council meeting. Mr. Remelmeyer thought that would be wise and Councilman Sciarrotta moved to make the decision next week, whether or not the visit to the dairy is made, to give time to mull over what has been said here tonight.

Councilman Olson moved to take the tour of inspection and Mayor Isen seconded. There was no objection. A tentative date for the trip was set for Friday afternoon at 4 o'clock and later changed to Saturday, at 4, April 3. Further notice will be given to the councilmen as a reminder by the City Manager's office, and the group will leave City Hall at 3:50 Saturday afternoon.

At 8:00 p.m. another recess was declared and the Council reconvened at 8:20.

* * * * *

Mayor Isen commented that the Council is very tired after this long hearing and other items of the agenda and it may be necessary to continue a number of matters to next week.

22. ADDITIONAL BUILDING INSPECTOR CLASSIFICATION.

Request of Superintendent of Building and Safety for an additional Senior Building Inspector classification, with comments of Finance Director and City Manager.

Councilman Beasley moved to concur in the recommendation to grant the request as stated in the communication. This is a companion item to 21 considered with respect to the Redevelopment Agency meeting this evening. Councilman Sciarrotta seconded and the motion carried as follows:

AYES: COUNCILMEN: Beasley, Lyman, Miller, Olson,
Sciarrotta, Vico, and Mayor Isen.

NOES: COUNCILMEN: None.

FISCAL MATTERS:

23. EXPENDITURES OF OVER \$300.

Councilman Beasley moved to approve the following expenditures:

\$499 to Osborne-Kemper-Thomas, Inc. for 100 each Special design decor tiles, complete with brass plates and hangers for use in community promotion by Administrative Department.

\$430.56 to International Business Machines Corporation for 1 standard electric typewriter, 13" carriage for Finance Department, for Customer Service, a budget item.

Councilman Sciarrotta seconded the motion which carried as follows:

AYES: COUNCILMEN: Beasley, Lyman, Miller, Olson,
Sciarrotta, Vico, and Mayor Isen.

NOES: COUNCILMEN: None.

24. REQUESTS FOR ATTORNEYS FEES - OPINION NO. 65-1 WITH ATTACHMENTS OF ATTORNEY GENERAL REPORTS. Requests from city employees for attorneys fees.

Mayor Isen moved to deny all three requests and Councilman Beasley seconded.

Mr. Nollac started to make a statement about some misinformation in the City Attorney's report, but Mayor Isen said he was looking at the matter from the standpoint of the welfare of the City and asked for roll call, which was:

AYES: COUNCILMEN: Beasley, Lyman, Miller, Olson,
Sciarrotta and Mayor Isen.

NOES: COUNCILMEN: Vico.

AIRPORT MATTERS:

25. REQUEST FOR AUTHORIZATION TO RETAIN TWINING LABORATORIES TO PERFORM CERTAIN TESTING UNDER FAAP 9-04-123-04, from Assistant Airport Manager Critchfield.

Councilman Beasley moved to concur in the recommendation as stated and concurred in by the City Engineer and City Manager. His motion was seconded by Councilman Sciarrotta and carried by unanimous roll call vote.

26. INCREASING NUMBER OF AIRPORT COMMISSIONERS FROM 5 to 7. Two alternative proposed ordinances attached.

Councilman Lyman moved to consider the ordinance designated as "A" (on white paper) and his motion was seconded by Councilman Olson. There was no objection.

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

ORDINANCE NO. 1595

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING ARTICLE IV OF CHAPTER 2 OF "THE CODE OF THE CITY OF TORRANCE, 1954" WHICH PROVIDES FOR AN AIRPORT COMMISSION AND SUBSTITUTING THEREFOR A NEW ARTICLE IV PROVIDING FOR AN AIRPORT COMMISSION, THE APPOINTMENT AND TERM OF MEMBERS THEREOF, THE GOVERNMENT OF THE COMMISSION AND ITS POWERS AND DUTIES.

Councilman Miller moved to approve Ordinance No. 1595 at its first reading. His motion was seconded by Councilman Beasley and carried as follows:

AYES: COUNCILMEN: Beasley, Lyman, Miller, Olson,
Sciarrotta, Vico.

NOES: COUNCILMEN: Mayor Isen.

PARK AND RECREATION:

27. APPROPRIATION FROM PARK AND RECREATION CENTERS FUND. Request of Recreation Director with comments of Finance Director and City Manager.

Councilman Olson moved to concur in granting the request to appropriate \$2,000 for installing acoustical tile and adding lighting to the Sea-Aire Park Building; and \$1,500 for fencing an area on the easterly boundary line of Los Arboles Park. Councilman Beasley seconded and the motion carried as follows:

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

28. RESOLUTION RE ESTABLISHING REGIONAL PARK.

This item will be held one week for discussion.

29. H. R. BILL 924 RE PARK AND RECREATION PROPERTY.

This item is to be held one week.

30. PUBLIC HEARING ON WORTHY PROJECTS (Torrance Beach)

This item is to be held one week.

31. EXCUSE OF COMMISSIONER'S ABSENCE

Councilman Sciarrotta moved to grant the requested excuse for the absence of Mrs. Craig from a Commission meeting March 24, 1965. His motion was seconded by Councilman Beasley and there was no objection.

POLICE MATTERS:

32. POLICE WING EXPANSION.

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

RESOLUTION NO. 65-71

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN SECOND AMENDMENT TO AGREEMENT DATED APRIL 1, 1965, BETWEEN THE CITY OF TORRANCE AND KOEBIG AND KOEBIG, INC, FOR ARCHITECTURAL SERVICES FOR THE EXPANSION OF THE POLICE DEPARTMENT BUILDING.

Councilman Sciarrotta moved to waive further reading of Resolution No. 65-71 and his motion, seconded by Councilman Lyman, carried by unanimous roll call vote.

Councilman Sciarrotta moved to adopt Resolution No. 65-71 and his motion, seconded by Mayor Isen, carried by unanimous roll call vote.

COMMUNITY AFFAIRS:

33. Mayor Isen proclaimed the week of April 4 through 10, 1965 as CHAMBER OF COMMERCE WEEK.

34. Mayor Isen proclaimed the week of April 18 through 24, 1965 as SECRETARIES WEEK.

35. This proclamation was made earlier in the meeting.

36. SENATE CONSTITUTIONAL AMENDMENT NO. 17 and summary of arguments.

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

RESOLUTION NO. 65-72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE URGING THE CALIFORNIA STATE LEGISLATURE TO ADOPT SENATE CONSTITUTIONAL AMENDMENT NO. 17.

Mr. Jim Liggitt, Manager of the local Pacific Telephone Co. office was introduced.

Councilman Beasley moved to table the resolution and his motion was seconded by Councilman Sciarrotta and carried as follows:

AYES: COUNCILMEN: Beasley, Miller, Olson, Sciarrotta, Vico.

NOES: COUNCILMEN: Lyman and Mayor Isen.

37. RE DIVISION OF AN INCORPORATED CITY INTO TWO OR MORE SENATORIAL DISTRICTS.

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

RESOLUTION NO. 65-73

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE URGING THAT TERRITORY OF AN INCORPORATED CITY NOT BE DIVIDED AMONG TWO OR MORE SENATORIAL DISTRICTS.

Councilman Beasley moved to adopt Resolution No. 65-73 and his motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote.

38. PROPOSED RIGHT OF WAY ACQUISITION DISTRICT NO. 1

The recommendation of the City Engineer/Street Superintendent, noted by City Attorney and concurred in by the City Manager is to approve the district and establish the area charges indicated.

Councilman Sciarrotta moved to concur therein and his motion was seconded by Mayor Isen. Roll call vote was unanimously favorable.

39. RELEASE OF SUBDIVISION BOND - TRACT NO. 28896 (Subdivider, Meine Construction) Bond No. 1264-63, in amount of \$10,350.

Councilman Sciarrotta moved to release the bond and his motion was seconded by Councilman Beasley. Roll call vote was unanimously favorable.

SECOND READING ORDINANCES:40. ORDINANCE NO. 1570, re sale of vehicles on vacant lots.

This item will be postponed until next week.

41. ORDINANCE NO. 1588, Uniform Plumbing Code.

At the request of Mayor Isen, City Clerk Coil presented for second reading, and read title to:

ORDINANCE NO. 1588

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING CHAPTER 21 OF "THE CODE OF THE CITY OF TORRANCE, 1954" AND ADDING A NEW CHAPTER 21 WHICH ADOPTS THE "UNIFORM PLUMBING CODE, 1964 EDITION", AS AMENDED AND APPENDICES THERETO.

Councilman Sciarrotta moved to waive further reading of Ordinance No. 1588 and his motion, seconded by Councilman Miller, carried by unanimous roll call vote.

Councilman Sciarrotta moved to adopt Ordinance No. 1588 at its second and final reading and his motion, seconded by Councilman Vico, carried by unanimous roll call vote.

42. ORDINANCE NO. 1593.

At the request of Mayor Isen, City Clerk Coil presented for second reading, and read title to:

ORDINANCE NO. 1593

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING THE PROVISION OF ORDINANCE NO. 1359 WHICH PROHIBITED BUILDING IN A CERTAIN PART OF THE SOUTH TORRANCE AREA SO AS TO EXCLUDE THEREFROM PROPERTY LOCATED AT 2012 W. 234TH STREET, TORRANCE, CALIFORNIA.

Councilman Sciarrotta moved to adopt Ordinance No. 1593 at its second and final reading. His motion was seconded by Mayor Isen and carried by unanimous roll call vote.

ORAL COMMUNICATIONS:

43. Councilman Miller read a communication signed by 17 property owners regarding traffic on Michelle Drive instead of Anza Avenue because of removal of barricades and also regarding water standing in gutters.

This has been discussed with the City Manager and Councilman Miller referred the letter to Mr. Ferraro for a proper recommendation, and necessary action if determined. The item will be back to Council in two weeks regarding the traffic of trucks over this unpaved portion. As to the appropriation for paving and redesign, Mr. Ferraro said that would take longer.

44. As to Item A of Informational Items, Mr. Butcher was in the audience and came forward. Mayor Isen advised him to take up the problem through Staff, the City Attorney and City Manager.

45. Mayor Isen proclaimed April 26 through 30, 1965 as PUBLIC EDUCATION WEEK.

46. City Manager Ferraro said possibly the ABC hearing on the Pussy Cat A Go Go would be postponed until next week.

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

RESOLUTION NO. 65-74

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE RECOGNIZING THE SELECTION OF THE CITY OF GUATEMALA, GUATEMALA AS A SISTER CITY OF TORRANCE IN PRESIDENT EISENHOWER'S PEOPLE-TO-PEOPLE PROGRAM AND INVITING THE CITY GOVERNMENT AND PEOPLE OF GUATEMALA TO PARTICIPATE IN SAID PROGRAM.

Councilman Sciarrotta moved to adopt Resolution No. 65-74 and his motion, seconded by Councilman Olson, carried by unanimous roll call vote.

Four of these resolutions are to be sent to the Consul General at the suggestion of Councilman Sciarrotta.

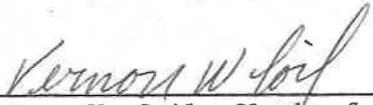
48. At the request of Mayor Isen, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 65-75

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE CITY MANAGER TO EXECUTE ESCROW INSTRUCTIONS FOR THE PURCHASE OF CERTAIN REAL PROPERTY FROM EVA E. KELLEY.

Councilman Beasley moved to adopt Resolution No. 65-75 and his motion, seconded by Councilman Olson, carried by unanimous roll call vote.

49. On motion duly made and seconded, the meeting was adjourned at 8:40 p.m.



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

APPROVED:



 Mayor of the City of Torrance