

I N D E XCouncil Minutes of August 3, 1965, 5:30 p.m.

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Adjourned at 7:13 p.m.

8. MOTION TO WAIVE FURTHER READING:

Councilman Beasley 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 Miller and carried by unanimous roll call vote (Councilman Sciarrotta absent).

PLANNING AND ZONING:

9. REQUEST FOR POSTPONEMENT OF HEARING, Case No. 65-26, South Bay Realty (Kenneth Battrum) Change of Zone A-1 to C-3 property located north of 176th Street, bounded on the north by Artesia, on the west by Prairie, on the east by San Diego Freeway right of way.

There has been a request from the proponent to postpone this case for two weeks to give an opportunity to reconcile differences. Councilman Miller moved to grant that request and his motion, seconded by Councilman Vico, carried by unanimous roll call vote (Councilman Sciarrotta absent).

(There is more on this matter following Item 16 in these minutes).

10. FINAL TRACT MAP NO. 22658, ROGERS/L'AMOREAUX, Subdivider, Rush Surveying Co., Engineer. Located east of Pennsylvania Avenue between 230th Place and 231st Street, six lots zoned A-1. Tentative Tract Map approved by Council on July 14, 1965.

Councilman Beasley moved to concur in the recommendation of approval. His motion was seconded by Councilman Vico and carried by unanimous roll call vote (Councilman Sciarrotta absent).

11. ORDINANCE amending Section 25.36 of the Code, to require that owners of properties used for residential purposes dedicate for street widening purposes portions of property abutting said streets prior to erection or alteration of a building on said property.

At the request of Mayor Isen, City Attorney Remelmeyer explained in detail the history and purpose, saying he was instructed by the Council to prepare such an ordinance, the net effect of which is to require owners of R-1 and R-2 property in addition to all other property owners to dedicate the necessary land for street widening. He assured Mayor Isen that the ordinance proposed, when taken in conjunction with the Code, will produce the desired result. He said, however, it is important to realize this will not require the owners of R-1 and R-2 property to construct curbs, gutters and sidewalks at their own expense.

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

ORDINANCE NO. 1613

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 25.36 OF CHAPTER 25 OF "THE CODE OF THE CITY OF TORRANCE, 1954" ENTITLED "APPLICATION OF ARTICLE," TO REQUIRE THAT OWNERS OF PROPERTIES USED FOR RESIDENTIAL PURPOSES DEDICATE FOR STREET WIDENING PURPOSES PORTIONS OF SAID PROPERTY ABUTTING SAID STREETS PRIOR TO ERECTION OR ALTERATION OF A BUILDING ON SAID PROPERTY.

Councilman Olson moved to approve Ordinance No. 1613 at its first reading and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote (Councilman Sciarrotta absent).

12. ORDINANCE adding Section 25.42 and 25.43 to the Code.

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

ORDINANCE NO. 1614

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING SECTIONS 25.42 and 25.43 TO ARTICLE IV OF CHAPTER 25 OF "THE CODE OF THE CITY OF TORRANCE, 1954" DEFINING ABANDONED DRIVEWAYS AND REQUIRING REMOVAL OF ALL SUCH DRIVEWAYS.

Councilman Beasley moved to approve Ordinance No. 1614 at its first reading. His motion was seconded by Councilman Lyman and carried by unanimous roll call vote (Councilman Sciarrotta absent).

TRAFFIC AND PARKING:

13. EXCESSIVE TRAFFIC IN AREA OF DEL AMO SHOPPING CENTER. Communication from City Manager with correspondence from residents.

Councilman Beasley moved to refer the matter to the City Manager for further investigation. Mayor Isen seconded the motion and there was no objection.

City Manager Ferraro said a petition is being circulated and it will be filed as a matter of record with the City.

FISCAL MATTERS:

14. Claim of William R. Zappas, et al, in connection with 700 feet of additional sewer lines required to effect occupancy of the Tally Ho apartments located at 3922 Emerald Street in Torrance. Recommendation to deny and refer to the City Attorney.

Councilman Beasley moved to deny and refer the claim to the City Attorney. His motion was seconded by Councilman Miller and there was no objection.

15. SECOND FLOOR ADDITION TO STATION NO. 1, CAPITAL IMPROVEMENT No. 14. Request of Fire Chief Benner, with concurrence of City Manager, to pursue the alternate plan and hire an engineer to proceed with the design, working drawings and specifications on second floor addition.

The recommendation is to add a first floor room of approximately 500 square feet at the southeasterly corner of Fire Station No. 1, together with the division and absorption of an adjoining storeroom, and hire an engineer to proceed with the design, working drawings and specifications.

Councilman Beasley moved to concur and appropriate the necessary funds, including also the hiring as mentioned. Councilman Lyman seconded and roll call vote was:

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

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Sciarrotta.

16. TESTING CONTRACTS FOR FISCAL YEAR 1965-66. Recommendation of Director of Personnel, Civil Service Commission, concurred in by the City Manager, to retain the two agencies presently under contract, Cooperative Personnel Services and Griffenhagen-Kroeger, Inc.

Councilman Miller moved to concur in the recommendation and his motion, seconded by Councilman Lyman, carried by unanimous roll call vote (Councilman Sciarrotta absent).

* * * * *

A man from the audience, later identified as Mr. Harold Rarick of 3941 West 176th Street, came forward to speak on Item 9 of this agenda, which was postponed to August 17, 1965 at the request of the proponent.

Mr. Rarick was with several other residents of the street and said none of them was notified of the proposed postponement and had expected it would be heard at this August 3rd meeting. The Council had understood there was mutual agreement on this further postponement, and Mayor Isen said the residents should have been shown the courtesy of notification if that is not true. A Mr. James Card of 3905 West 176th Street had been the spokesman at the previous meeting.

Mayor Isen said there was no way to hold this hearing in the absence of the proponent and asked that nothing be considered here except the postponement.

Mrs. Betty Syphers of 3933 West 176th Street said all the residents are in agreement, except Mr. Card; that he has made a deposit on other property and is going to move from the neighborhood. She asked that the City notify the persons who will be interested. Mayor Isen asked that those present consider themselves notified and carry the message to whomever else should receive it.

* * * * *

17. RESUBMITTAL OF TRAVEL REQUEST FOR INTERNATIONAL PUBLIC PERSONNEL CONFERENCE. Director of Personnel and two Civil Service Commissioners, Milwaukee, Wisconsin, October 10 - 14, 1965.

Councilman Miller moved to concur in the approval and granting of this request and his motion was seconded by Councilman Olson. Roll call vote was:

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

Mayor Isen commented that his vote was to maintain consistency with his previous vote, although he has found he voted in favor of the policy which this request follows. He did not feel there had been any showing that attendance at this particular conference would be beneficial, or more beneficial than attendance at the Civil Service Division of the League of California Cities.

18. EXPENDITURES OF OVER \$300.

Councilman Beasley moved to approve the following three items of expenditure:

1. \$1,094.20 to the Alco Chemical Company for one John Bean Sprayer, 200 gal. capacity, with assorted equipment to be used for weed control at Airport, a budget item.

2. \$463.32 to the Victor Comptometer Corporation for one printing calculator to be used at Park Department, budget item.

3. \$457.91 to Econolite Company for pedestrian signals and signs to be posted at intersection of Crenshaw and Rolling Hills Road by Traffic & Lighting Department, a budget item.

Councilman Vico seconded and roll call vote was:

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

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Sciarrotta.

19. WEED ABATEMENT RESOLUTION:

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

RESOLUTION NO. 65-158

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING THAT WEEDS GROWING UPON AND IN FRONT OF CERTAIN PRIVATE PROPERTY IN THE CITY ARE A PUBLIC NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF.

Councilman Beasley moved to adopt Resolution No. 65-158 and his motion, seconded by Councilman Lyman, was discussed at length. Councilman Vico asked if this contractor is the only one who is qualified (meaning P. I. Haddan, Jr.)

City Manager Ferraro said the first time the abatement was advertised for bid, one only was received and it was rejected. At the time of the second try, a meeting was arranged with all the contractors so that their problems might be aired. As a result, only two bids were received. The original rejected bid was \$49,000 and after cutting down on the work to be done by approximately 15%, the same bidder came up with a figure of \$26,200. This information came out as a result of insistent questioning by Councilman Miller. Both he and Councilman Vico indicated they had something to say on the subject, but City Manager Ferraro asked that it be held until later in the meeting so that he might bring in some figures which would be pertinent. Mayor Isen suggested the Council proceed with other items in the interim.

POLICE OPERATIONS:

20. CONSTRUCTION OF ADDITION TO POLICE FACILITY. Recommendation of City Manager to award contract to Parr Contracting Company as low bidder.

The three recommendations are:

1. To accept the low bid of Parr Contracting Company in the amount of \$335,950 for the construction of the addition to the Police facility and reject all others;

2. To authorize the City Manager to have accomplished by City forces or by contract, as the occasion requires, all work indicated on a sheet entitled "Summary of Funds available and needed for construction of the Police Addition", except the first item which is covered by recommendation 1. above.

3. Appropriate \$116,045 from the General Fund reserve for 1964-65 Capital Improvement Program projects to cover the work and purchases noted in No. 1 and No. 2 above.

Councilman Beasley moved to concur in all three phases of the recommendation stated. Councilman Olson seconded and roll call vote was:

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

City Manager Ferraro introduced from the audience the representative of Koebig & Koebig and Mr. Parr of the contracting Company and Mayor Isen said he would see them at the groundbreaking and ribbon cutting.

COMMUNITY AFFAIRS:

21. RESOLUTION NO. 65-156 HONORING TAPPA KEGGA BASEBALL TEAM.

This resolution is back for consideration by the Council because of the three absences last week when it was first voted upon. At the request of Mayor Isen, City Clerk Coil read title to:

RESOLUTION NO. 65-156

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CONGRATULATING THE TAPPA KEGGAS ON THEIR OUTSTANDING RECORD SINCE THEIR TEAM'S FORMATION in 1958.

Councilman Olson moved to adopt Resolution No. 65-156 and his motion, seconded by Councilman Vico, carried by unanimous roll call vote of those present (Councilman Sciarrotta absent).

22. SUMMARY of July 19th meeting with League of Women Voters re proposed Charter review procedures.

Mayor Isen expressed the opinion that a date should be set for discussion and review. If there is no objection, he said he would set the date for 7 p.m., on August 24th, a regular 8 o'clock meeting. Councilman Olson so moved and Mayor Isen seconded; there was no objection.

* * * * *

The hour of six having arrived, Mayor Isen suggested a motion in order to hold the Redevelopment Agency meeting. Councilman Beasley so moved and his motion was seconded by Councilman Lyman. There was no objection.

The Council reconvened as such at 6:15 and proceeded to further consider Item No. 19:

City Manager Ferraro presented a sheet of figures and Councilman Miller again commented on the discrepancy between the \$49,000 and \$26,200 with only 15% change in amount of work. Although it is late to make any changes this year, Councilman Miller said some alternate ways of doing this should be discovered before it comes up next year. Councilman Beasley moved that Management present some proposal for doing the work by City force labor. Councilman Miller again protested the "ridiculous" figures.

City Manager Ferraro said it is a very complicated situation and for the purpose of the record he attempted to explain it, as follows: The Council rejected the only bid first received as a result of ten proposals sent out. A meeting was held with any contractor who wished to attend, on June 17th, and each contractor was encouraged to express his criticism of the specifications or proposal. About the only significant expression was that the contractors were at somewhat of a disadvantage because Mr. Haddan had developed some sort of background record which placed him in an advantageous position. Some set of files was mentioned and these were made available, but no one took the opportunity to examine them, according to City Clerk Coil.

At the second mailing, twelve proposals were sent out and two received back, the one from Haddan and one from Randy Starr and the Haddan bid seemed to be the best although Mr. Ferraro had no explanation for the drastic change in amount. He did, however, think there is a better way to accomplish the program. The City could do all the paper work, identify the lots and hire the contractors, on a per diem basis. An administrative organization could be established through the Street and Fire Departments, for instance, and the resultant bill be placed on the tax roll. He felt the job would be less expensive and probably more responsible.

Mr. Ferraro said the Inspector who will be in charge of this work has been instructed to keep all the jobs to a minimum and there will be no removal of trash or rubbish - just weeds. If the owners do their own weed abatement, no charge will be made and it could well be that the total will not reach the \$26,200.

Councilman Vico agreed completely with Councilman Miller and also stated in regard to keeping the work to a minimum that you either disk a lot or you don't. For the price paid to this same contractor a few years ago, Mr. Vico believed half of the State of California could have been disked. He seriously questioned that year's operation. He, too, believed the work could best be done by individual tractor work.

City Manager Ferraro said it is a very profitable business undoubtedly and as a public service could be accomplished in a more economical fashion.

Councilman Olson quoted some of the details of the tabulation presented by the City Manager which seemed completely out of line, but Mr. Ferraro said regardless, he would definitely recommend that the contract be put into effect for this year with different arrangements next year. His office will present a proposal before January 1st.

In answer to a question by Councilman Olson, City Attorney Remel-meyer stated no lots are cleaned until the Council directs it and it is not necessarily true that there will be \$26,200 worth of work done; that figure is merely used for comparison. If after posting of notice, the owners decide to clean their own lots, there is no work done by the contractor as to that property. The Council has full control. Councilman Olson also asked if it would be possible to divide the contract on items between the two contractors depending on the price quoted and Mr. Remelmeyer said it is impractical to do so. From the standpoint of administration the entire contract should go to one man.

Roll call vote on the resolution which appears on page 5 of these minutes was:

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

Councilman Miller moved that the City Manager's office investigate other methods to take care of the weed abatement program for next year. Councilman Vico seconded and there was no objection.

23. EARLY ACQUISITION - URBAN RENEWAL AREA (Resubmitted)
Communication re Pusich property from Chairman of Citizens' Advisory Committee, letter and recommendation from City Manager.

Councilman Beasley moved that the matter be referred to the City Manager and City Attorney for negotiation in view of "some things that have come up" and at the suggestion of the City Manager, added approval of items 1 and 2 of the City Manager's comments, namely:

1. That another appraisal be made of the subject property. It is suggested that the appraisal be made by Geo. L. Fisher & Associates who are appraising other property for us in the general vicinity.
2. That following this second appraisal the matter be referred to the Finance Committee of the City Council for a complete review of the proposal made by Mr. Harkavy as well as a complete review of the entire early acquisition policy.

His motion was seconded by Councilman Lyman and Councilman Miller asked to hear from Mr. Dennis Harkavy, the attorney for Mr. Pusich. Mr. Harkavy referred to his letter, copy of which the councilmen have, and the terms set forth therein which would reduce the cash outlay by the City.

Mr. Harkavy also had some suggestions regarding the appraisal and choice of appraisers, but Mayor Isen asked him to please confine his remarks to the motion made by Councilman Beasley. The only other point which Mr. Harkavy made on behalf of his client was the time factor and the great economic pressure which this sale could relieve. He respectfully requested that the referral include some mention of all reasonable haste and expressed the wish to meet with the Finance Committee to work out the details. Mayor Isen said the Committee is aware of all these factors and the degree of haste would be their prerogative. This being a hardship case, Councilman Olson believed that "haste" is a built-in condition, considering all the problems which Mr. Pusich has.

Councilman Beasley said the Finance Committee does not feel that it should take this much money for early acquisition at this time. However, since that decision, Mr. Harkavy has made a proposal which might merit reconsideration and for that reason the question should be referred back to the Finance Committee. Councilman Miller did not think it out of line to also ask for expeditious action. Councilman Lyman agreed as time is definitely essential.

There being no objection, the motion carried.

ITEMS NOT OTHERWISE CLASSIFIED:

24. RELEASE OF SUBDIVISION BOND ON TRACT NO. 16701, Arlington Development Co. Recommendation of City Engineer/Street Superintendent, with concurrence of City Manager that bond No. PBP-8401 be released, \$41,000.

25. RELEASE OF SUBDIVISION BOND ON TRACT NO. 28889, J. H. Barton Construction Co. Recommendation of City Engineer/Street Superintendent, with concurrence of City Manager that Bond No. 0852/64 in the amount of \$64,325 be released.

Councilman Beasley moved to concur as to both items 24 and 25 and his motion, seconded by Councilman Vico, carried by unanimous roll call vote (Councilman Sciarrotta absent).

26. REQUEST FOR TIME EXTENSION TO RECORD TRACT NO. 23031 (Donald G. Hunt). Recommendation of City Engineer/Street Superintendent, with concurrence of City Manager that extension of 120 days be granted, from August 4, 1965, to December 2, 1965.

Councilman Beasley moved to concur and his motion was seconded by Councilman Vico. Roll call vote was unanimously favorable (Councilman Sciarrotta being absent).

Mr. N. O. Drale came forward to speak on behalf of Donald Hunt. He said there is a hardship and the extension of time is needed, but there is a further problem. There is a 20 unit apartment house, with all improvements completed to specifications of the city, now ready for occupancy. In the tract there are five lots in all; three completed apartment houses, two occupied and one unoccupied but ready for occupancy. On another, the foundation has been started and on the fifth nothing has been started.

Mayor Isen said this is not a matter before the Council, but Mr. Drale proceeded, saying application is being made for variance to permit under the suggestions of the Building Department and the Engineering Department. This will take an additional thirty days to clear through the Planning Commission. In addition to the extension, Mr. Drale asked for a permit to have occupancy on the 20 unit apartment which is completed.

At the request of Mayor Isen, Superintendent of Building and Safety McKinnon explained the situation from the viewpoint of his department. Under the ordinance which requires only one residential building on a residential parcel, Mr. Hunt agreed with Staff that one building permit would be issued and he would build the three buildings, tied together, and meanwhile apply for a subdivision so these could be divided. He was also up against the one to one parking ratio. The agreement was that the three buildings would be built simultaneously. Evidently, financing permitted only one building to be constructed at a time. Now he wants occupancy of the completed 20 unit building. This might affect compliance with the one to one parking ratio which is the crux of the whole problem.

Planning Director Shartle said there is a way to process this through the Planning Commission. Mayor Isen asked if it is possible to grant a conditional certificate of occupancy and Mr. McKinnon said yes. Mr. Hunt said he is willing to take his chances on the other problem if that could be done.

City Manager Ferraro said there are problems in connection with enforcement of such a conditional certificate of occupancy; what happens if at the end of the time Mr. Hunt refuses to comply? Mr. Drale said the tentative tract map will comply one hundred percent and Mr. Hunt repeated that he will gladly take any risk implied.

Mr. McKinnon summarized that if the Council approves, the conditional certificate of occupancy will be issued of the newly completed building. If his application for a variance is denied, as to the second building on which construction is just started, the number of parking stalls would have to be increased.

Mayor Isen moved a conditional permit be issued subject to all the conditions and stipulations which appear in this discussion of the item. Councilman Beasley seconded and roll call vote was:

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

NOES: COUNCILMEN: Vico

ABSTAIN: COUNCILMEN: Lyman

ABSENT: COUNCILMEN: Sciarrotta.

27. PROPOSED AMENDMENT TO SECTION 13.37 OF THE CODE. Re uniform rubbish receptacles.

City Manager Ferraro asked that this item be withdrawn for resubmittal next week. There was no objection.

28. NOTICE OF MEETING OF BOARD OF DIRECTORS OF THE LOS ANGELES COUNTY DIVISION OF LEAGUE OF CALIFORNIA CITIES to be held at Rodger Young Auditorium 7 p.m., Thursday, August 5, 1965.

This Mayor Isen, said, is an informational item, to be filed.

SECOND READING ORDINANCE:

29. ORDINANCE NO. 1612.

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

ORDINANCE NO. 1612

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 64-53. (Torrance Planning Commission).

Councilman Olson moved to adopt Ordinance No. 1612 at its second and final reading. His motion was seconded by Councilman Beasley and carried by unanimous roll call vote (Councilman Sciarrotta absent).

ORAL COMMUNICATIONS:

30. City Manager Ferraro commented on the good appearance of some new parking lots which have been landscaped in accordance with the new ordinance.

31. City Attorney Remelmeyer introduced the new attorney in his office, Terry Kolhoff, whom he said has been designated Junior Counsel.

32. Councilman Beasley gave a brief report on the National League of Cities Conference in Detroit which he believes was of great value. Discussions centered particularly on future plans for cities so as to avoid mistakes in planning which develop into great problems.

Mr. Beasley said he also received a complete re-evaluation of the sister city program. The conference was very worthwhile and he expressed appreciation of having been able to attend.

33. Mayor Isen said under the leadership of Supervisor Dorn, the Board of Supervisors has become tired of the attitude of the State legislators and their disregard of home rule. There has been a pre-emption of the rights of cities and nothing is being done about it. Mayor Isen gave as an example the flippant behaviour he witnessed while attending the conference dealing with topless costumes in Sacramento. The Board of Supervisors has announced that within thirty days they will have petitions on the street to get an initiative constitutional amendment for the June elections so that these matters will be restored back to the cities. So far no city has come forward to encourage the action of the Supervisors and Mayor Isen moved a resolution for study as soon as possible so encouraging the Supervisors and urging Torrance's help in circulating the petitions to bring back home rule. Councilman Miller seconded.

Councilman Beasley said there is an interim committee studying the problem at this time and Councilman Lyman said there are two sides to this question. Home rule is fine if it is for the purpose of strengthening laws against vice and undesirable elements, but home rule can also repeal these laws.

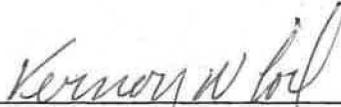
Mayor Isen reminded the council that his only wish at this time is to have the City Attorney draft a resolution for study and to encourage the Board of Supervisors' action.

Councilman Miller's objection was that the Cities are not permitted enough flexibility to act on problems which are perhaps peculiar to a particular community.

There was no objection to having a resolution for study.

34. From the audience, Mr. William Uerkwitz asked Councilman Beasley if the conference had anything about unification of cities and Councilman Beasley replied no, although it is being discussed throughout the State.

There being no further communications, the meeting was adjourned at 7:13 p.m.


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

APPROVED:


 Mayor of the City of Torrance