

I N D E X

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Adjourned at 8:50 p.m.

Torrance, California
June 21, 1966

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 at 5:30 p.m., on Tuesday, June 21, 1966, 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 Attorney Remelmeyer and City Manager Ferraro were also present.

3. FLAG SALUTE:

Mayor Isen introduced from the audience the Assistant Postmaster, Mr. Schwartz, and the Postmaster, Carl Backlund, and at the Mayor's request, Mr. Backlund led the salute to the flag.

4. INVOCATION:

Reverend R. W. Kornegay of First Church of the Nazarene, Minister of the Month, opened the meeting with an invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved to approve the minutes of the adjourned meeting held June 8, 1966, as written, and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

6. APPROVAL OF DEMANDS:

Councilman Beasley moved all bills regularly audited 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, seconded by Councilman Beasley, carried by unanimous roll call vote.

Mayor Isen welcomed Jerry Reynolds of the Press-Herald back from his European tour, and gave a brief explanation of Council procedure.

8. Mayor Isen presented a perma plaque resolution to Mrs. Clara Conner, former Postmaster of Torrance, and commended her for fifteen years of service during which the postoffice grew from forty-five employees to over 400.

HEARINGS:9. PROPOSED BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 1966 AND ENDING JUNE 30, 1967 - FIRST PUBLIC HEARING.

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

This being a public hearing, Mayor Isen asked if anyone wished to be heard and Mr. John Kirkpatrick responded on behalf of the Torrance City Employees Association. He pointed out that no provision has been made in the proposed budget for possible salary increases and said there should be an allowance for 3½% in order to keep the salaries competitive with the ten agencies used for comparison. The letter to the Council regarding fringe benefits was put on the agenda as an information item and no action was taken at the last Council meeting.

Mayor Isen asked that the record show that the City is spending \$600,000 as a result of the survey retroactive increases and also \$500,000 on the premium 2½% for cost of living in Torrance. He advised Mr. Kirkpatrick to talk with the City Manager.

No one else appearing to speak on the budget, Councilman Sciarrotta moved the hearing be closed. Councilman Vico seconded and there was no objection.

The second public hearing on the budget will be held at the regular Council meeting, June 28, 1966 at 8 p.m.; it is necessary to approve it prior to July 1st. The property tax rate is set the last week of August. Mayor Isen commended the City Manager and Staff for the budget work. City Manager Ferraro acknowledged the fine work of Assistant City Manager Scharfman and Finance Director, as well as the other Department Heads, in this difficult task.

10. NOTICE OF APPEAL FROM DON BARTELMIE FOR ENTERTAINMENT PERMIT AT THE BOUNTY ROOM, 4419 Torrance Boulevard - denied by the License Review Board May 18, 1966.

City Attorney Remelmeyer said this is the time set for the actual hearing although Mayor Isen believed it is a matter of scheduling the time and place of hearing. Several people were present on this item but they consented to come back at a future time for continuance of the hearing.

The date agreed upon was Wednesday, June 29, 1966, at 7 p.m., in the Council Chambers. Councilman Beasley moved to hold the hearing at that time; his motion was seconded by Councilman Sciarrotta and there was no objection. The City Manager's office will remind the councilmen.

PLANNING AND ZONING HEARINGS:

11. ZONE CHANGE 66-5, Earl N. and James R. Hall. Request for change of zone from A-1 to M-1 on subject property located approximately midway between Manhattan Place and Western Avenue, 100 feet northerly of 185th Street. Recommended for approval.

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

Mayor Isen asked if anyone wished to be heard and there was no response. Councilman Sciarrotta moved to close the hearing; his motion was seconded by Councilman Olson and there was no objection.

Councilman Sciarrotta moved to concur in the Planning Commission recommendation to approve the zone change subject to a precise plan of development. Councilman Beasley seconded and roll call vote was unanimously favorable.

12. VARIANCE 66-5 - ELIZABETH SENNES. Request for variance to permit continued operation of an existing horse layup in an R-1 zone. Subject property located westerly of Crenshaw Boulevard at the southerly City boundary. Recommended for approval by Planning Commission and for approval, with limitations, by the Planning Department.

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

It was explained a horse layup is a place where horses rest or recuperate. Originally, this was understood to be for privately owned horses only and City Manager Ferraro asked the Council to seriously consider the recommendations and qualifications stated by the Planning Department.

Councilman Vico moved to deny the request and Councilman Sciarrotta seconded, there having been no response to Mayor Isen's invitation for anyone interested to speak.

Councilman Olson moved a substitute to close the hearing, in that this is a public hearing. His motion was seconded by Mayor Isen and there was no objection.

Councilman Vico repeated his motion not to grant the extension asked and Councilman Sciarrotta seconded. Roll call on denial was:

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

NOES: COUNCILMEN: Miller, Olson and Mayor Isen.

The motion carried and the request was denied.

13. ZONE CHANGE 66-3 - BRENTWOOD SAVINGS AND LOAN ASSOCIATION. Request for change of zone from R-2 to R-3 and C-3. Subject property located on the north side of 230th Street between Samuel Street and Hawthorne Boulevard. Recommended for approval with conditions.

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

Mayor Isen asked if anyone wished to be heard at this public hearing and Mrs. Ed Powers of 22932 South Samuel Street came forward. She said she had been told there would be a beautiful apartment building on this now vacant lot across the street from her residence and asked what kind of business would be planned. Planning Director Shartle answered that whatever goes in would be subject to a precise plan and Councilman Olson commented that it would probably have to be a major development of some sort.

Mr. Wm. H. Iliff of 22918 Samuel Street said while it is now an eyesore, he would hate to see it developed as an "eating joint"; it needs to have the weeds cleared out. He said he has reported it but nothing has been done. Councilman Lyman questioned that the residents here really want apartments, referring to the huge apartment complex on Anza Avenue. Councilman Miller pointed out the advantages to having commercial rather than multiple housing. A rumor has reached the residents that there would be a Cadillac agency here and they do not want that type of development. Mayor Isen said in any case, being subject to a precise plan, there would be further hearings and an opportunity for the residents to express themselves. At his suggestion, Councilman Vico moved to postpone the hearing for a week.

Mr. George Hunt of 22912 Samuel Street, opposed also, saying that the residents have been told there would be no egress from Samuel Street but there might be from 230th Street. He had made a sketch for the Council's study and Mayor Isen told him the councilmen would view the site. Mr. Hunt was particularly concerned about the children who will attend the new elementary school at 230th and Madison. If the change to R-3 is made, he asked for a condition that there be no egress to 230th or Samuel Street and that the alley now existing be closed to traffic.

Walter Kessnick, representing the proponent, and Mayor Isen recommended that he talk with the people who have appeared at this hearing and in the meantime that this hearing be postponed two weeks. On motion of Councilman Sciarrotta, seconded by Mayor Isen, there being no objection, this hearing was postponed to July 5, 1966, a 5:30 meeting.

Councilman Olson commented to the interested persons that the vote is not whether or not the land would remain vacant. It is a large parcel of land on Hawthorne Boulevard and the Planning Department calculates it would develop at a minimum 130 apartment units the occupants of which would pour out on Samuel Street. He pointed out the tax advantage of developing to commercial. Under the present zoning, apartments could be built with no control. Under a change of zone with conditional use permit the Council would control the design of the buildings, parking, walls, etc.

City Manager Ferraro asked permission to coordinate the meeting between the developers and the residents through his office and it was granted.

14. HOUSE RELOCATION BY PAT SCOTT. Request for waiver of rear yard requirements for proposed new location at 3780 West 177th Street. Recommended for approval subject to conditions.

15. HOUSE RELOCATION BY THOMAS FITZPATRICK. Request for house relocation from 2463 West 235th Street to 2461 West 231st Street. Recommended for approval subject to conditions.

16. HOUSE RELOCATION BY THOMAS FITZPATRICK. Request for house relocation from 2457 West 235th Street to 2455 West 231st Street. Recommended for approval subject to conditions.

17. HOUSE RELOCATION BY CARL KILDOO. Request to relocate a single family residence from 2462 West 234th Street to a portion of Lot 14, Tract 15 located on the north side of 233rd Street approximately 88 feet westerly of Walnut Street. Recommended for approval by Planning Commission.

Public Works Director Nollac recommended that a further condition be placed as to the relocation numbered Item 14 - "that the public alley be vacated". With this addition, Councilman Sciarrotta moved to concur as to all four relocations, with all conditions and roll call vote was:

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

NOES: COUNCILMEN: Vico.

Mayor Isen thanked Mr. and Mrs. Kildoo for their patience with respect to the controversy about their former relocation site and hoped for their happiness in this new location.

18. OFFICE BUILDING RELOCATION - VEL'S FORD SALES CO. Request of Vel's Ford Sales Co. to relocate office building from 3680 Pacific Coast Highway to 20910 Hawthorne Boulevard. The recommendation is that Council take no action until a formalized recommendation is submitted after further review of the problems, by the Planning Commission.

Mayor Isen asked if anyone wished to be heard and Councilman Beasley moved to refer the matter to the Planning Commission and Planning Department to review and make a formal recommendation. His motion was seconded by Councilman Sciarrotta.

Betty Uhls of Betty's Uniform Shop, 20902 Hawthorne Boulevard, said she does not think any action should be taken until the business people in the block are again heard. Mayor Isen explained that would be the purpose of the motion as recommended. There being no objection, the motion carried.

* * * * *

On motion of Councilman Sciarrotta, seconded by Councilman Beasley, there being no objection, the meeting was recessed in order to hold the Redevelopment Agency meeting, at 6:20 and the Council returned to the agenda at 6:40 following a general recess.

* * * * *

PLANNING AND ZONING MATTERS:

19. ORDINANCE amending Ordinance No. 1359 to remove restrictions from westerly 55 feet of the northerly 107 feet of Lot 9, Tract 530, H & H Rogers, 2062 West 233rd Street.

For technical legal reasons, the Legal Department has asked that this be removed from this meeting's agenda. It will be back on June 28th as an emergency ordinance, including another lot which the City Council authorized at the June 8th meeting.

20. REPORT RE EL TACO RESTAURANT from the Planning Director and the Director of Building and Safety regarding the proposed El Taco at 2732 Sepulveda Boulevard. Recommended that the definitions approved by the Planning Commission be adopted.

Councilmen Sciarrotta and Miller said they had not had time to review the material delivered to them just prior to the meeting but Mayor Isen said it had been continued many times and should be heard this evening. Councilman Miller said he believes in cases such as this, items concerning them should be delivered personally to the councilmen - not placed in their mail boxes to be picked up at the time of the meeting. It is important, not only to receive the information concerning a decision, but to be given time to consider it before a time of meeting.

Mayor Isen asked Lt. Tom Hare who has been one of the strongest opponents of the proposed development, if there was any possibility of working out a compromise and Councilman Miller reminded him of the possibility of winning the court case and ending up with no restrictions whatever - and asked if the neighborhood would like to take that chance. Mayor Isen briefed the action already taken: first a motion to deny any building permit on the grounds that everything the proponent had done was a subterfuge. A substitute motion, which passed, was to get a definition and recommendation from the Director of Building and Safety and the Planning Director as to whether the proposed development requires a conditional use permit. Lt. Hare said he would be interested in discussing the situation with the interested parties, but asked how binding any such agreement would be. City Attorney Remelmeyer said Mr. Thompson (the proponent) could stipulate to Council-imposed conditions which

would be binding.

Mayor Isen suggested that the interested neighbors and Mr. Thompson confer in the conference room and report their results later in this Council meeting. If an agreement is reached, there will be no need of the definitions.

Director of Building and Safety, Jack McKinnon, joined the group in the conference room, at the suggestion of Mayor Isen.

STREETS AND SIDEWALKS:

21. REQUEST OF JOHANNA O. NELSON TO WAIVE REQUIREMENTS FOR CURBS, GUTTERS AND SIDEWALK ON LOT 4, TRACT NO. 30102. Recommendations of Public Works Director, with concurrence of City Manager, that (1) the request be denied and (2) that a one-year time extension be approved in which to complete the remaining subdivision improvements.

Councilman Beasley moved to concur in the two phases of the recommendation as stated and Councilman Sciarrotta seconded. Roll call vote was unanimously favorable.

SEWERS AND DRAINAGE:

22. DRAINAGE PROBLEMS AT ROLLING HILLS PLAZA: Report from the Director of Public Works, noted by City Manager re Drainage problems at Rolling Hills Plaza.

Mr. Al Levitt was present but had not seen the report and it was handed to him to look over and discuss later in this meeting. Public Works Director Nollac left the meeting with Mr. Levitt to discuss the report.

BUILDINGS, STRUCTURES AND SIGNS:

23. ORDINANCE respecting moratorium on billboards.

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

ORDINANCE NO. 1694

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE PROHIBITING THE ERECTION OF ANY BILLBOARD OR BILLBOARD STRUCTURES IN THE CITY OF TORRANCE FOR A NINETY (90) DAY PERIOD AND DECLARING THE PRESENCE OF AN EMERGENCY.

Councilman Sciarrotta moved to adopt Ordinance No. 1694 and his motion, seconded by Mayor Isen, carried by unanimous roll call vote.

24. Recommendation of Building and Safety Director, with concurrence of the City Manager, that the request of August Industries for temporary use of trailer for office purposes at 620 Maple Avenue, be approved with conditions.

Councilman Beasley moved to concur in the recommendation, with the following four conditions:

1. That approval be withheld to occupy the trailer until a valid building permit has been issued for the warehouse addition.
2. That the occupancy of the trailer shall be limited to the

FISCAL MATTERS:

30. Communication from City Council Finance Committee re reimbursement of Commissioners' expenses, etc.

Councilmen Sciarrotta, Olson and Beasley who comprise this committee explained the feeling with respect to the commissions named as set forth in their communication, and Councilman Sciarrotta moved to concur in the recommendation of the Committee as to subitems 1 and 2. His motion was seconded by Councilman Beasley and carried by unanimous roll call vote.

31. CLAIM OF MRS. ROBERT D. WAGNER, 4920 Sepulveda Boulevard re alleged damage and discoloration to clothing.

Councilman Beasley moved to refer the claim to the City Attorney with the thought of reaching some kind of settlement with the claimant. His motion was seconded by Mayor Isen and there was no objection.

32. CLAIM OF KAMRAN MASHAYEKHI for minor child's injury.

Councilman Beasley moved to deny and refer the claim to the Legal Department. Councilman Sciarrotta seconded and there was no objection.

33. AWARD OF BID FOR TRACTOR LOADER (B66-36). Recommendation of the Purchasing Supervisor and Equipment Supervisor with concurrence of City Manager, that Southwest Tractor Sales be granted the bid at \$7,042.88 including tax.

34. AWARD OF BID FOR MAJOR CUSTODIAL SUPPLIES AND MINOR CUSTODIAL SUPPLIES. Recommendation of Purchasing Supervisor and Custodial Supervisor set forth in detail as to individual items.

Councilman Beasley moved to concur in the recommendations set forth in each of these items and reject all others. Councilman Sciarrotta seconded and roll call vote was unanimously favorable. His motion applies also to the award of bid in Item 33 above.

35. AWARD OF CONTRACT FOR PUBLICATION OF LEGAL NOTICES. Recommendation to award to Torrance Press-Herald, the low bidder at prices set forth in the communication.

Councilman Miller moved to concur in the recommendation and his motion was seconded by Councilman Vico. Roll call vote was:

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

NOES: COUNCILMEN: Beasley.

Councilman Beasley said there had been some difficulty in the past with respect to publication dates and he felt the 5¢ saving might be made up in convenience.

36. EXPENDITURES OF OVER \$300.

Councilman Sciarrotta moved to approve the following thirteen items of expenditure:

1. \$3,938.60 to Hersey-Sparling Meter Co., as follows:
\$2,258.29 for one only 8 inch FM meter with 4 inch CT by-pass check valves on both main and intermediate flow lines, a maintenance item to replace existing Hersey-Sparling 8 inch meter;

length of time needed to construct such new facilities and not for the five-month period requested.

3. That the proposed trailer shall be located 40 feet from any permanent construction and 10 feet from property lines

which conditions coincide with a new proposed ordinance soon to be presented to the Council concerning the use and occupancy of trailers for commercial purposes.

Mayor Isen seconded and there was no objection.

25. Recommendation of Building and Safety Director, with concurrence of City Manager, that the request of B & L Outdoor Advertising for an extension of time for a temporary billboard to remain at 3010 Sepulveda Boulevard be approved.

27. Recommendation of Building and Safety Director, with concurrence of City Manager that the request of Morris Development Co. for an extension of time for a temporary billboard to remain at 3655 Pacific Coast Highway be approved.

28. Recommendation of Building and Safety Director, with concurrence of City Manager that the request of Southwood Construction Co. for a temporary billboard to remain at 23727 Crenshaw Boulevard be approved.

Councilman Beasley moved to concur in approval, granting the requests as to Items 25, 27 and 28. His motion was seconded by Councilman Sciarrotta and there was no objection. In each case, the approval was as recommended by the Building and Safety Director.

26. Recommendation of Building and Safety Director, with concurrence of the City Manager that the request of Marshall Laboratories for temporary use of trailers at 3530 Torrance Boulevard be approved.

Councilman Olson moved to concur in the recommendation and his motion, seconded by Councilman Miller, carried, there being no objection.

PERSONNEL MATTERS:

29. PROPOSED NEW CIVIL SERVICE ORDINANCE for study.

Councilman Sciarrotta moved that the Civil Service Commission appoint a representative to give the Commission's views on this proposed ordinance to the Council on July 19th and then a week later that the employees group give their views at a special council meeting to be scheduled for Wednesday, July 27th.

John Kirkpatrick of the Torrance City Employees Association said the association has no certain knowledge of this ordinance and would like to have at least sixty days to prepare some background information and consult its attorney. He pointed out the long period of time the Civil Service Commission has had the proposed ordinance, as well as the time the Committee had it. Bill Slonecker of the Firefighters Association also thought four weeks would impose an undue burden. As a result the public hearing was set for September 14th before the Council (a Wednesday) and September 6th for the appearance of the Civil Service Commissioner. September 6th is a 5:30 meeting and the special meeting on September 14th was scheduled for 7 p.m.

Councilman Olson asked that everyone who studies this ordinance bear in mind the many compromises which have been necessary and that they evaluate it carefully and not decide on any one phase without considering its relation to the whole.

\$580.04 for miscellaneous Hersey-Sparling meter parts to be used for meter repair.

\$1100.27 for three 2 inch CT meters, all bronze, with check valves on main and intermediate flow lines. This is a paid-for service with moneys received from Paul's Chevrolet and Boys' Market.

2. \$730.35 to Western Water Works for miscellaneous pipe fittings and plumbing supplies.
3. \$1,053.73 to Neptune Meter Co. for repair parts for Neptune meters.
4. \$1,150.24 to Guardian Fence Co. for 200 ft. of chain link fencing to be installed at Guenser Park (Ref. project No. 66067).
5. \$374.61 to Western Water Works for one only 16 inch x 12 inch tapping sleeve to be used by Water Department.
6. \$1,965.60 to Lido Sales for 2,520 ft. of 3/4 inch copper tubing, Type K, soft, to be used by the Water Department for stock.
7. \$358.80 to Automatic Printing Co. for 5000 sets of snap-out forms to be used by the Police Department.
8. \$777.92 to Bay Central Lumber Co. for 300 wooden sign posts to be used by Traffic and Lighting for traffic sign posting.
9. \$365.04 to Zumar Industries for 100 metal sign posts to be used by the Traffic & Lighting Department to post traffic signs.
10. \$306.80 to Stenocord Co. for one only dictator machine to be used by the Legal Department as a replacement for a ten year old machine - a factory direct purchase.
11. \$328.02 to Cameo Co. for 38 street name signs requested by Traffic & Lighting Department.
12. \$403.53 to Kaag Trophies, Inc. for City of Torrance Service award pins and tie tacs for presentation to City employees who have completed specific lengths of service.
13. \$908.09 to Shafers Electronics for one transmitter receiver unit and two monitor radio crystal receivers to be used in the Command Post bus presently being built by the Equipment Superintendent.

Councilman Miller seconded the motion which carried as follows:

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

NOES: COUNCILMEN: None.

37. TRANSFER OF FUNDS BETWEEN BUDGETED CAPITAL IMPROVEMENT PROJECTS.

Recommendation of Public Works Director with concurrence of City Manager, that (1) an additional \$3,000 be appropriated for storm drain in easement from Draille Drive to Sharynne Lane from savings on other capital improvement projects, and (2) that an additional \$4,000 be appropriated for improvement of Cordary Avenue south of 177th Street from savings on other capital improvement projects.

Councilman Miller moved to concur in the recommendation as 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.

38. REQUEST FOR APPROVAL OF PURCHASE OF PICK-UP TRUCKS. Recommendation to purchase from Vel's Ford Sales - total expenditure for three pick-up trucks \$5529.45.

Councilman Sciarrotta moved to grant the approval requested and his motion, seconded by Councilman Miller, carried as follows:

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

AIRPORT MATTERS:

39. AGREEMENT FOR FEDERAL AIRPORT AID PROJECT 9-04-123-D605.

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

RESOLUTION NO. 66-116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING GRANT OFFER OF THE UNITED STATES OF AMERICA THROUGH THE FEDERAL AVIATION AGENCY IN THE AMOUNT OF \$80,385.00 TO BE USED UNDER PROJECT NO. 9-04-123-D605 FOR APRON WIDENING; CONVERSION OF TAXIWAY TO PARKING APRON AND RELATED ITEMS IN THE DEVELOPMENT OF THE TORRANCE MUNICIPAL AIRPORT; AND AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST GRANT AGREEMENT BY AND BETWEEN THE CITY AND THE FEDERAL AVIATION AGENCY COVERING SAID PROJECT.

Councilman Sciarrotta moved to adopt Resolution No. 66-116 and his motion, seconded by Councilman Vico, carried by unanimous roll call vote.

40. PALOS VERDES AVIATION COMPANY AIRPORT LEASE.

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

RESOLUTION NO. 66-117

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE EXECUTION OF THAT CERTAIN AIRPORT LEASE DATED JULY 1, 1966 BETWEEN THE CITY OF TORRANCE AND PALOS VERDES AVIATION CO.

Councilman Miller moved to adopt Resolution No. 66-117; his motion was seconded by Councilman Olson and carried by unanimous roll call vote.

41. NICHOLAS PAPPAS AND ARTHUR J. MASKREY'S REQUEST FOR SUB-TENANCY TO OPERATE THE HALFWAY HOUSE RESTAURANT AND BAR ON THE KIDWELL LEASEHOLD

42. LEROY BARTO'S REQUEST FOR SUB-TENANCY ON THE KIDWELL LEASEHOLD.

43. HI-SHEAR REQUEST TO ERECT 80 x 100 ft. METAL HANGAR BUILDING.

The recommendation of the Airport Commission and Airport Manager on each of Items 41, 42 and 43 is to approve. Councilman Beasley moved to concur as to each and his motion, seconded by Councilman Miller, carried by unanimous roll call vote.

44. PROPOSED RESOLUTION authorizing the City Manager and City Attorney to submit an application to the Federal Aviation Agency for removal of airport restrictions on urban renewal area.

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

RESOLUTION NO. 66-118

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE CITY MANAGER OR CITY ATTORNEY TO SUBMIT A REQUEST TO THE FEDERAL AVIATION AGENCY FOR THE REMOVAL OF CERTAIN RESERVATIONS AND RESTRICTIONS FROM THE QUITCLAIM DEED DATED MARCH 5, 1948, BY WHICH THE UNITED STATES OF AMERICA CONVEYED THE TORRANCE MUNICIPAL AIRPORT TO THE CITY OF TORRANCE; AND REQUESTING MODIFICATION OF CERTAIN RESERVATIONS, RESTRICTIONS OR COVENANTS OF GRANT AGREEMENTS FAP9-04-123-03, AS AMENDED, AND FAP9-04-123-04 BETWEEN THE UNITED STATES OF AMERICA AND THE CITY OF TORRANCE, INSOFAR AS SAID RESERVATIONS, RESTRICTIONS AND COVENANTS RELATE TO THE AIRPORT AND TO THE LAND ON THE WEST END OF THE AIRPORT (REDEVELOPMENT PROJECT IN MEADOW PARK AREA)

Councilman Vico moved to adopt Resolution No. 66-118 and his motion, seconded by Councilman Miller, carried by unanimous roll call vote.

PARK AND RECREATION:

45. IMPROVEMENT OF EL RETIRO PARK GAME COURTS (B65-79). Recommendation of Public Works Director, with concurrence of City Manager, that the Council accept the work on the subject project.

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

46. AWARD OF CONTRACT FOR LANDSCAPING LAGO SECO PARK AND PARKWAYS. Recommendation of J. B. Hoffman, Park Foreman and Park Superintendent Clemmer, with concurrence of City Manager, to award the contract to Culver Landscaping Company in the amount of \$11,378.13.

Councilman Beasley pointed out that there were fourteen bidders on the landscaping of this park and the one mentioned in the following item (Hickory) and not one of them in the City of Torrance although there are at least fifteen landscaping businesses in the City of Torrance, five of them very large and well-known for their work with municipalities. He said he had contacted five of the local landscape architects and was informed they had absolutely no knowledge of the projects. Now that the figures have been shown, they would not bid, but would have been glad to had they had the opportunity.

There was considerable discussion of the method of advertising for bids and contacting the prospective bidders, resulting in a motion by Councilman Sciarrotta to reject all bids on this item and re-advertise. Councilman Lyman pointed out that Gardena and Torrance comprise the center of what is probably the best landscaping professional industry. Councilman Vico seconded the motion of Councilman Sciarrotta to reject and start all over again. There was no objection.

47. AWARD OF CONTRACT FOR LANDSCAPING HICKORY PARK AND PARKWAYS.
Recommendation of J. B. Hoffman, Park Foreman, and Park Superintendent Clemmer, with concurrence of City Manager.

This is a companion item to Item 46, the only difference being the individual park involved. The action, it was agreed, would be the same as on Item 46 - rejection and readvertising.

WATER SYSTEM:

48. PROPOSED RESOLUTION re controlling rubbish service guarantees.

At the request of Mayor Isen, Water Superintendent McVicar explained the purpose of this resolution, as being re-affirmation of the mode of procedure as to water and rubbish bills and deposits.

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

RESOLUTION NO. 66-119

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING RESOLUTION NO. 64-123 IN ITS ENTIRETY AND SUBSTITUTING A NEW RESOLUTION THEREFOR ADDING A SECTION CONTROLLING RUBBISH SERVICE GUARANTEES.

Councilman Sciarrotta moved to adopt Resolution No. 66-119 and his motion, seconded by Mayor Isen, carried by unanimous roll call vote.

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Mr. Nollac and Mr. Levitt returned to the meeting and Mr. Levitt spoke with respect to Item 22, the flooding problem at Rolling Hills Plaza. He said he and Mr. Nollac agree as to most of the recommendations in the report although some are in the planning stage only. He hopes the Council will stand behind Mr. Nollac's professional recommendations, especially as to timing. A way of controlling the flooding during the next winter would be to use sandbags at specific locations to divert the water. Mr. Nollac explained further also, and said no action of the Council is needed at this time; he will keep track of the project.

At 7:26 a recess was declared from which the Council returned at 7:32.

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48A. PROPOSED RESOLUTIONS, ALTERNATIVES A AND B, CHANGING WATER RATES

Mayor Isen proposed that Alternate B be chosen for consideration in order to give industry a break and at his request, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 66-120

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING RESOLUTION NO. 63-294 AND ALL AMENDMENTS THERETO IN ORDER TO MODIFY RATES AND CHARGES FOR WATER, AND TO DELETE PORTIONS OF SAID RESOLUTION CONTROLLING RUBBISH SERVICE GUARANTEES.

Councilman Sciarrotta moved to adopt Resolution No. 66-120 and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

Mayor Isen determined from Water Superintendent McVicar that the increase to the average householder would be about 65¢ per month and would still be materially less than the charge of either Dominguez Water Corporation of California Water Service. He emphasized that the increase in rates by Metropolitan Water District has made the higher rate necessary.

WORKABLE PROGRAM FOR COMMUNITY IMPROVEMENT:

49. EARLY ACQUISITION OF KOLETOS PROPERTY recommended to be abandoned, and Mr. Koletos' offer to sell his property rejected.

Councilman Beasley inquired what difference in money there is between the seller and the City as proposed buyer. The amount of \$60,000 was mentioned and Mr. Koletos stated he would donate that amount to the Parks & Recreation department if the sale is consummated. However, City Attorney Remelmeyer said there could be many difficult problems connected with this offer and to accept it would not be practicable. Mayor Isen thought there might be some avenues of compromise open and moved to refer the matter to the City Attorney for further negotiation. Mr. Remelmeyer said in the recent past, he has logged twenty-three hours of time to attempted negotiation with Mr. Koletos and Councilman Lyman moved that the negotiations be terminated and that the Council concur in the recommendation of the City Manager and City Attorney. Mayor Isen seconded the motion and roll call vote was unanimously favorable.

COMMUNITY AFFAIRS:

50. PEOPLE TO PEOPLE PROGRAM: Recommendation of City Manager that Council authorize a meeting of the Sister City Committee regarding the visit of Turkish Government administrators to this area.

Councilman Sciarrotta moved to refer the recommendation to the Sister City Committee and that Mayor Isen join the Committee in seeing what can be done. Councilman Lyman seconded and there was no objection.

51. COMMUNICATION FROM YOUTH WELFARE COMMISSION RE RECOMMENDATION on feasibility study for a delinquency prevention clinic for the City of Torrance - Special Service for Groups, Inc.

June 28th at a pre-council meeting at 7 p.m., was mentioned as a time to consider this project. The communication will be ordered filed and the City Manager's office will notify the interested parties.

52. RESOLUTION expressing Council's gratitude to Raul Reina Rosal, Consul General of Guatemala, for his help and advice in the People to People program between the City of Torrance and Guatemala City.

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

RESOLUTION NO. 66-121

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXPRESSING ITS GRATITUDE TO RAUL REINA ROSAL, CONSUL GENERAL OF GUATEMALA, FOR HIS HELP AND ADVICE IN THE "PEOPLE TO PEOPLE" PROGRAM BETWEEN THE CITY OF TORRANCE AND GUATEMALA CITY..

Councilman Sciarrotta moved to adopt Resolution No. 66-121 and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

Councilman Beasley moved that the resolution be placed in perma plaque format and his motion, seconded by Councilman Sciarrotta, carried as follows:

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

A request by City Manager Ferraro for authorization to arrange a luncheon with some of the Chamber of Commerce people with respect to the presentation was granted.

ITEMS NOT OTHERWISE CLASSIFIED:

53. SIDEWALKS AND LANDSCAPING ON SELECT SYSTEM STREETS.

City Manager Ferraro said the material was not readily available on this and the item will appear on the June 28th agenda.

54. QUITCLAIM OF PORTIONS OF A SEWER EASEMENT AND WATER LINE EASEMENT IN TENTATIVE TRACT NO. 639, with proposed resolution.

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

RESOLUTION NO. 66-122

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 LOTS 2 AND 3, TRACT NO. 639.

Councilman Sciarrotta moved to adopt Resolution No. 66-122 and his motion, seconded by Councilman Olson, carried by unanimous roll call vote.

55. RESOLUTION FOR DESTRUCTION OF CERTAIN OBSOLETE CITY RECORDS.

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

RESOLUTION NO. 66-123

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

Councilman Sciarrotta moved to adopt Resolution No. 66-123 and his motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

56. MORATORIUM ON BILLBOARDS: Communication from Torrance Beautiful Commission requesting extension.

Mayor Isen commented that this was done earlier in this meeting. There being no objection, the communication was ordered filed.

57. RELEASE OF SUBDIVISION BOND ON TRACT NO. 20287, SUBDIVIDER, PRAIRIE SUBDIVIDERS, INC. Bond No. 73275 in the amount of \$45,700.

Councilman Beasley moved to concur in the recommendation to release the bond and his motion was seconded by Councilman Sciarrotta. There was no objection.

58. RELEASE OF SUBDIVISION BOND ON TRACT NO. 30150, SUBDIVIDER, PRAIRIE SUBDIVIDERS, INC. Bond No. 0234-65 in the amount of \$8,700.

Councilman Beasley moved to concur in the recommendation to release the bond and his motion was seconded by Councilman Sciarrotta. There was no objection.

59. REDUCTION IN SUBDIVISION BONDS FOR TRACTS 20932, 30152 and 30301. J. H. BARTON CONSTRUCTION CO.

The recommendation of the Director of Public Works is:

As to Tract No. 20932 that there be no reduction.

As to Tract No. 30152 - to reduce to \$24,700.

As to Tract No. 30391 - to reduce to \$12,200.

Councilman Sciarrotta moved to concur and Mayor Isen seconded.

Councilman Olson recalled that there had been considerable controversy about Mr. Barton's tract and asked if reduction of the bonds would reduce the liability. Mr. Nollac said the reductions do not include the bonds for grading and storm drain work which is by separate surety and principal. The developer is not going to build for about a year and as to the requirement that the streets remain blocked and asked permission to open the streets until such time as Barton starts building. There being no objection, he was told to go ahead and if he discovers he needs any further authority, to bring the request to the Council.

As to the reduction, there was no objection, and the motion carried by unanimous roll call vote. Included in the recommendation on which the motion was based is the further condition that a time extension of one year be granted to the developer to complete the remaining work.

60. LANDSCAPING OF CIVIC CENTER: Communication from Torrance Beautiful Commission recommending that the City seek professional landscape advice as to future plantings to readjust and pull together the existing landscaping of the Civic Center. The City Manager's comments recommended serious consideration, but advised that it be deferred until certain other factors have been resolved and that the item be tabled in the interim.

Mayor Isen agreed with City Manager Ferraro's recommendation and the Chairman of the Torrance Beautiful Commission explained the specific incidents which had instigated the Commission's communication. Mayor Isen recommended that the Park Department and Management work closely with the Commission in matters such as Mr. Walker mentioned.

61. FINAL TRACT MAP NO. 25395 - Subdivider, Culver Investment, Inc. Recommendation of Public Works Director and Planning Director, with approval of Planning Commission Chairman and concurrence of City Manager, that subject map be approved.

Councilman Miller moved to concur in the recommendation and his motion, seconded by Councilman Vico, carried by unanimous roll call vote.

62. PROPOSED ORDINANCE PROHIBITING BLOCKING OF CROSSINGS BY TRAINS.

Mayor Isen believed the ten minute restriction was too long and the consensus was that it should be changed to "five" in Article VI, Section 18:90.

With that change, at the request of Mayor Isen, City Clerk Coil assigned a number and read title to:

ORDINANCE NO. 1695

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING ARTICLE VI TO CHAPTER 18 TO "THE CODE OF THE CITY OF TORRANCE, 1954" TO PROHIBIT THE BLOCKING OF CROSSINGS BY TRAINS.

Councilman Sciarrotta moved to approve Ordinance No. 1695 at its first reading and his motion, seconded by Mayor Isen, carried by unanimous roll call vote.

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City Manager Ferraro said the members of the Press were not present at the four work sessions on the budget at which certain changes were made and asked if the Council had any objection to those changes being made known to the reporters. Mayor Isen said it would be permissible and commented that everything at this stage is preliminary in any event.

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63. REQUESTED CLOSING OF PORTIONS OF 164TH STREET AND TAYLOR COURT FOR A CHURCH PICNIC AND FOURTH OF JULY CELEBRATION.

This was an added item in a communication from Arthur T. Horkay, City Traffic Engineer, recommending approval with four stated conditions. This celebration has become traditional in the neighborhood and Councilman Sciarrotta moved the permission be granted subject to the conditions set forth, for the closing of Taylor Court between 164th and 165th Streets between the hours of 9 a.m. and 12 midnight on July 4th. His motion was seconded by Mayor Isen and carried by unanimous roll call vote.

ORAL COMMUNICATIONS:

64. City Manager Ferraro suggested the council take cognizance of the interest of certain members of the Citizens Advisory Committee for Community Improvement and the League of Women Voters, namely Mrs. Velma Shelbourn, Mrs. Betty Barnes and Mr. L. C. Mittendorf who have attended the budget work sessions of the Council. Other members of the League of Women Voters have also attended some of the sessions and Mr. Ferraro wished to laud this exemplary activity.

65. Director of Public Works Nollac said there would be regularly scheduled rubbish collection on Monday, July 4th, although it is a legal holiday and City Hall will not be open.

66. Mayor Isen complimented City Treasurer Rupert on his election as a member of the Democratic Central Committee.

67. On the subject of holiday rubbish pickup, Councilman Lyman said in his neighborhood, while the pickup is usually at a little after noon, the last time a holiday fell on the scheduled day, the truck rushed through the area at about 8:30 a.m. in a mad scramble so that the whole route was probably covered by 9:00 a.m. Obviously, many of the residents did not have their rubbish out by that hour and Mr. Lyman did not think the men on the truck could have done a very thorough job.

68. Councilman Lyman said he had been under pressure to make two appointments to the Citizens Advisory Committee for Community Improvement. He named Mr. Wm. Lowell and Leo Salisbury and asked for concurrence of the Council. The council indicated they would prefer to have the council polled on the two names separately and Councilman Lyman changed the second appointment to Charles K. Norman. He said he did not wish to make any appointments without concurrence of the whole Council, although appointments are absolute by each councilman to this committee and it is not necessary to poll the Council. After changing the second name, the Council was polled with unanimously favorable results.

Mr. Norman is a member of another Commission, but Councilman Lyman said he had indicated he was not happy with that appointment.

69. Mayor Isen said someone had goofed with respect to the signals at Crenshaw and 190th Street - something having to do with the green arrow. Traffic Engineer Horkay explained the signals now in use at this intersection are temporary ones and his department is aware of the situation. Evidently the word "only" is not included in the admonition "Left turn on green arrow".

70. Ted Koletos came forward again and said he could not understand why the Council does not accept his offer and Mayor Isen answered that it is simply that there is not the meeting of minds that is necessary in any transaction.

20. Director of Building and Safety McKinnon returned to the meeting with the neighbors from the area of 2732 Sepulveda - El Taco application. Mr. McKinnon reported that every avenue had been explored and there had been no meeting of the minds. The principal bone of contention is the access to the alley, and the proponent says if he could be allowed to go back to the small original building, he would have no objection to blocking off the alley. The neighbors are adamant in their wish to have the alley blocked, at all costs, and to keep the restaurant at its later larger form.

Councilman Lyman moved that the Council find that the restaurant as presently planned is a walk-up restaurant and that in addition the ordinance attached be adopted. Councilman Beasley seconded.

Mayor Isen disapproved of this as a double-jointed motion and Councilman Lyman rephrased his motion - that the Council find that the present restaurant is a walk-up restaurant, as proposed. Councilman Sciarrotta seconded. City Attorney Remelmeyer asked that the record show that the council had seen the plans.

In answer to questions by Councilmen Miller and Olson, City Attorney Remelmeyer said it would be better to issue the conditional use permit with conditions, anticipating court action, than to make a flat denial. He thought Mr. Thompson should stipulate that he agrees that he is subject to a conditional use permit and asked Mr. Thompson if he would so stipulate. Mr. Thompson answered, as he had stated at the previous meeting, that he would be - provided everyone else is required to comply. He stated the City is not requiring a block wall as to Baskin-Robbins' application on Lot 14. He feels he is being discriminated against unless it becomes necessary that all block off the alley. He stated he had given in on most of the points but objects to blocking of the alley because he feels it is necessary for ingress and egress especially after Baskin-Robbins comes in and there is more traffic.

Councilman Miller said he would not consider this development without the block wall because it would defeat the purpose of protecting the neighborhood - he would prefer to take his chances with a court case.

Planning Director Shartle noted a change in the proposed placing of the fence.

City Attorney Remelmeyer suggested if the Council grants the conditional use permit with conditions on it, it might also pass the emergency ordinance which he presented and which would make the conditional use permit applicable to all restaurants rather than walk-ins so that it would be impossible for Mr. Thompson to defeat the conditional use permit on the grounds that it was not applicable to him.

Councilman Olson asked Mr. McKinnon for an idea of what would be a fair and impartial compromise. Mr. McKinnon said he believed they could negotiate a wall across Lots 13 and 14 over to the buildings. Lot 14 is vacant and that is the lot Baskin-Robbins proposes to build on. This would block off the objections of the homeowners and Mr. Thompson would have unrestricted access to his parking. There would be a reciprocal agreement between Baskin-Robbins, El Taco, Hammond Organs all along here and all would be restricted to vehicular access from Sepulveda. None could go out the alley except the trash trucks. There would be nothing against using the alley for access to his loading zone where he would have one less required parking space on that front part of the lot. There would be the larger building and a wall entirely across the property. If this cannot be negotiated, the only solution would be a wall along the westerly property line between Lots 13 and 14 - a low wall to prevent cars from crossing. He suggested the matter be delayed a week to let Mr. Thompson find out if he can negotiate with Baskin-Robbins on Lot 14 to install a wall clear across the whole thing, based on the larger building.

Mr. Ray Flynn took exception to Mr. Thompson's statement that he is being discriminated against, stating that none of the other establishments back up to a residential area; all of them have commercial or apartments. He felt to put a wall across the entire back and operate as a conventional restaurant would be acceptable.

Councilman Lyman spoke of the problems which would beset the person who eventually buys this business after the proponents have taken their capital gains and sold. Certainly this business will generate complaints.

Mayor Isen agreed that the matter should be postponed a week in view of the feeling of compromise, have the committee meet with Mr. McKinnon who should then bring in a written recommendation toward the best interests of the neighborhood. There should be a plan so that the parking and layout of the buildings will be facing Sepulveda.

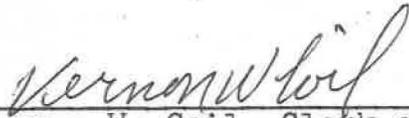
Councilman Lyman withdrew his motion but wished to state that in denying, a favor would be to the man who applied, because it is not good business to come in and infuriate a whole neighborhood of potential customers. Councilman Sciarrotta, the second to Councilman Lyman's motion, agreed to withdraw his second, also.

Mr. Thompson said if the requirement is to put a block wall all the way across the back, there is no sense in talking further about it, he refuses.

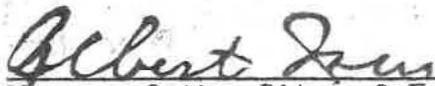
Mayor Isen asked for a sketch and a written recommendation for next week's council meeting. Councilman Beasley moved to continue the matter to June 28, 1966, as a "walk-in" item on the agenda, explaining this has no reference to the phrase's meaning as to the restaurant. The motion was seconded by Councilman Sciarrotta and there was no objection. Mr. Thompson agreed if there is a settlement to dismiss the court proceeding.

23. Referring back to Item 23 - Billboard Moratorium - while Mr. McKinnon was out of the room, he asked that there be inserted in the wording that not only construction, but display of billboards be prohibited; in other words, add the phrase "or display". Mayor Isen asked for roll call on the ordinance including those two words and it was unanimously favorable. The ordinance will be back as an emergency ordinance, with the correction.

The meeting was regularly adjourned at 8:50 p.m.


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

APPROVED:


Mayor of the City of Torrance