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Adjourned at 9:10 PM

Sandra Sedwarft
Minute Secretary

ii.

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MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a regular meeting on Tuesday, November 17, 1970, at 5:30 P.M. in the Council Chambers, Torrance City Hall.

2. ROLL CALL:

Responding to roll call by City Clerk Coil were: Councilmen Brewster, Johnson, Sciarrotta, Surber, Uerkwitz, Wilson and Mayor Miller. Absent: None.

Also present: City Manager Ferraro, Assistant City Manager Scharfman, City Attorney Remelmeyer, City Clerk Coil, and City Treasurer Rupert.

3. FLAG SALUTE:

At the request of Mayor Miller, Mary Jo McMullin, member of the Citizens Advisory Committee, present in the audience, led in the Salute to the Flag.

4. INVOCATION:

The invocation for the meeting was given by the Reverend Francis A. Rath, Seaside Community United Church of Christ.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved to approve the Minutes of October 23, 1970 as recorded. The motion was seconded by Councilman Wilson and carried unanimously.

6. APPROVAL OF DEMANDS:

Councilman Johnson moved that all properly audited demands be paid. His motion, seconded by Councilman Brewster, carried as is shown below:

AYES: Councilmen: Brewster, Johnson, Sciarrotta, Surber,
Uerkwitz, Wilson and Mayor Miller
NOES: Councilmen: None

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7. MOTION TO WAIVE FURTHER READING:

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

8. COUNCIL COMMITTEE MEETINGS:

Councilman Sciarrotta reported that the Finance Committee will report to the Council next week relative to the matters they had been considering.

Councilman Surber reported the Transportation Committee met November 12th -- their findings will be provided the Council next week.

The Police/Fire/Public Safety Committee met this date at 4:30 P.M. and will provide a written report of that meeting next Tuesday. The next meeting of this committee will be December 15, 1970.

PROCLAMATIONS:

10. "Bible Week" - November 22, through 29, 1970

Mayor Miller so proclaimed the week of November 22 through 29, 1970, as "Bible Week."

11. "Christmas Seal Season" - November 9 through December 31, 1970

Mayor Miller proclaimed the dates of November 9 through December 31, 1970, as being "Christmas Seal Season."

COMMUNITY AFFAIRS:

12. Letter from Civil Defense and Disaster Commission requesting City Council to have Bond Steering Committee study Emergency Operation Center

Councilman Sciarrotta moved to refer subject letter to the Bond Steering Committee for their consideration and evaluation. Councilman Johnson seconded the motion which carried unanimously.

PLANNING AND ZONING MATTERS:

13. Proposed Residential Townhouse Zone

Councilman Johnson, while favoring the general concept of the townhouse zone, felt that Staff should take another look at the matter and attempt to set some standards in terms of the lot size on which a particular sized unit would sit, to avoid

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conflict with other ordinances which contain minimum lot requirements. Further, if only one or two acres was to be developed in this manner, he felt the density requirement for duplexes should be enforced; however, when the development consists of 5 acres or more, he thought some provision should be made to allow the developer to increase the density by say, 25-30%, or 50%; otherwise, it may be economically infeasible for the developer in view of the excessively high cost of the land.

In connection with Councilman Johnson's comments, Mayor Miller asked Planning Director Shartle if it would be better to place control on the number of units per acre, rather than by lot size? Mr. Shartle, referring to the 12 units per acre as was established by the Planning Commission in order for them to create the "townhouse zone", advised that this requirement would allow about twice as many units on a given acre than if the land were divided up into single family residences. As to the lot size, per Mr. Johnson's suggestion, Mr. Shartle was of the opinion it would be to the advantage of both the City and the developer not to set such standards but to allow flexibility to remain in this area. For instance, if the buildings were single story, they would require a larger lot than a two story building. Incidentally, he wished it to be noted that the two story structures, if any, would not be like apartments, with another unit on top of the ground floor unit, but rather, the first floor would be living quarters and the second floor would probably be bedrooms, both stores belonging to the same unit.

Councilman Brewster expressed concern over Item (e) on Page 3 of the tentative ordinance, which established the distance between buildings. He did not think the 10 feet requirement was adequate, and, further, if this or any other minimum distance between buildings is definitely decided upon, he recommended the distance be increased as the buildings go higher.

The discussion continued at length, with information being contributed relative to the various attributes of the townhouse zone and how it differs from an apartment zone by both Planning Associate Busse and Planning Director Shartle. Control can be exercised through a Conditional Use Permit, Mr. Shartle explained -- further, there are other controls, such as the minimum open space requirements, etc. covered in other City ordinances.

MOTION: Mayor Miller moved to refer subject item back to the City Attorney for further consideration with the request that the aforesaid comments be noted. The motion was seconded by Councilman Sciarrotta and carried unanimously.

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14. Recommendation of the Planning Commission to amend the Municipal Code relating to Relocation Permits and include Factory-built Housing

Following City Attorney Remelmeyer's request, Councilman Sciarrotta MOVED that subject item be referred to the City Attorney. The motion was seconded by Councilman Surber and carried unanimously.

15. ORDINANCE placing a moratorium upon the development of oil well sites in the "O" zone and declaring the presence of an emergency

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

ORDINANCE NO. 2166

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF TORRANCE PLACING A
MORATORIUM UPON THE DEVELOPMENT OF
OIL WELL SITES IN THE "O" ZONE AND
DECLARING THE PRESENCE OF AN EMERGENCY.

Prior to roll call vote on the motion, Attorney George Kurtz, 2211 Torrance Boulevard, spoke, stating that it was his understanding that the purpose of the moratorium was to prohibit drilling or redrilling in the "O" Zone only. That fact having been established, Mr. Kurtz advised that he filed an answer in the Superior Court to have Ordinance No. 2130 declared invalid, and to order the City Council to hold public hearings. Subsequent to the filing of this answer, the City did schedule a public hearing to be held on November 18th and that date was later changed to December 2nd. In order to save his client money, and so that the City, also, can save litigation fees, on an issue that appears to be moot, Mr. Kurtz requested that the Council repeal Ordinance No. 2130 and proceed with the public hearings. The City would still have protection, he contended, in that drilling in an "O" Zone would be covered in the subject ordinance now before them.

Mr. Kurtz then referred to a recent communication prepared by Deputy Attorney Jack Allen which stated in part, "...it is distinctly possible that the Court could declare that Ordinance No. 2130 is invalid...If so, the combining oil district as it existed prior to the enactment of Ordinance No. 2130 would be in effect until all public hearings are completed and a new ordinance passed eliminating the "O" combining oil districts..." It appeared to Mr. Kurtz from reading this, that some pre-determination had been made as to an issue which should be decided upon upon conclusion of the public hearings and not before. City Attorney Remelmeyer stated that the comment just quoted was merely a statement of what could happen, and it did not in any way infer that the Council would take any particular action in that direction. The statement of Deputy Attorney Allen was intended to point out that this moratorium must be placed in effect, in order to preserve the status quo, until such time

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as the public hearings are completed and the Council has another opportunity to reassess the necessity of repealing the "O" district. It was Mr. Remelmeyer's recommendation therefore, that the Council pass subject ordinance as requested by Mr. Allen, rather than grant Mr. Kurt's request. Repealing Ordinance No. 2130, Mr. Remelmeyer added, would have no effect anyway, as far as predetermining or not determining the action with regard to the repeal of the "O" Zone after the public hearing.

Roll call vote was taken on the motion to adopt Ordinance No. 2166 and the results were unanimously favorable.

Relative to subject matter, Councilman Johnson advised that he had previously asked City Attorney Remelmeyer to complete an assignment re making the "O" Zone application complete all over Torrance. Now that Ordinance 2130 has been enacted, however, that assignment has become moot and he therefore, released Mr. Remelmeyer from having to complete this assignment.

Councilman Johnson also requested that Ordinance No. 2130 be referred to Mr. Remelmeyer as long as, in his words, the oil and gas association in Sacramento continues to be uncooperative. Mr. Johnson indicated he would like Ordinance 2130 modified, not abandoned, so that this body would receive every request that comes from the Planning Commission for drilling or redrilling, deepening, or secondary recovery. He subsequently MOVED that Ordinance No. 2130 be referred to the City Attorney for this modification. Councilman Surber seconded the motion.

Before action was taken on the motion, Councilman Uerkwitz asked if this could possibly be done with the automatic appeal provision -- Councilman Johnson did not believe it would. City Attorney Remelmeyer was of the opinion that the desirability of having a Conditional Use Permit procedure for the wells in the secondary recovery zone is something apart from the alleged uncooperativeness of the oil and gas association in Sacramento. It was also his feeling that, regardless of cooperation or the lack of it by said association, there is merit in having certain controls on the secondary recovery wells. Drilling is permitted at the present time in the secondary recovery area, Mr. Remelmeyer continued, under the restrictions of the "O"-1/"O"-5 Zone. But outside of that area, no drilling is permitted at all and he therefore, did not feel that Councilman Johnson's suggestion would have any application outside of the secondary recovery zone.

At the conclusion of the discussion, Councilman Johnson reiterated his request to have the matter of Ordinance No. 2130 referred to the City Attorney -- there were no objections.

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16. ORDINANCE reclassifying property described in Zone Change Case 70-5, initiated by the Torrance Planning Commission. Said property is located on the northeast corner of Carson Street and Maple Avenue.

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

ORDINANCE NO. 2167

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF TORRANCE AMENDING DIVISION 9
OF THE TORRANCE MUNICIPAL CODE TO
RECLASSIFY THAT CERTAIN PROPERTY WHICH IS
LOCATED AT THE NORTHEAST CORNER OF CARSON
STREET AND MAPLE AVENUE, AND DESCRIBED IN
ZONE CHANGE 70-5.

Councilman Sciarrotta moved for the adoption of Ordinance No. 2167. The motion was seconded by Councilman Wilson, and carried as is shown below:

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

17. ORDINANCE reclassifying property described in Zone Change Case 70-19, initiated by the Torrance Planning Commission. Said property is located on the northwest and southwest corners of Western Avenue at 185th Street.

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

ORDINANCE NO. 2168

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF TORRANCE AMENDING DIVISION 9
OF THE TORRANCE MUNICIPAL CODE TO
RECLASSIFY THAT CERTAIN PROPERTY WHICH
IS LOCATED AT THE NORTHWEST AND SOUTHWEST
CORNERS OF WESTERN AVENUE AT 185TH STREET,
AND DESCRIBED IN ZONE CHANGE 70-19.

Councilman Wilson moved for the adoption of Ordinance No. 2168. The motion, seconded by Councilman Brewster, carried unanimously by roll call vote.

18. TENTATIVE TRACT MAP NO. 23882, Subdivider - Sunnyglen Construction Company; Engineer - Lanco Engineering. Five R-1 zoned lots on the northwest corner of 237th Place and Walnut Street.

Councilman Uerkwitz' question as to how it came about that two of the lots in subject tract map are substandard in size --

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Lots 4 and 5 -- initiated a lengthy discussion as to the pros and cons of approving subject item as presented. Planning Director Shartle believed that the lots were probably split up many years ago and he presumed they were legal at the time since no current records would indicate otherwise. This does happen from time to time, he added.

Mayor Miller commented that he "did not like to see this," but it has been done before in the past and to deny approval would probably cause this corner to remain vacant for years to come -- there would be no street dedication, no curbs and gutters installed, etc. In his opinion, certain situations had to be lived with in order to get something done.

Mr. Peter Tillson of Sunnyglen Construction Company entered the conversation several times to answer questions directed to him by the Council. One of these questions concerned the land in back of the two small lots -- whether or not the owner of that property would be willing to sell his lot to Sunnyglen Construction Company, or buy the two small lots. Mr. Tillson informed the Council that the owners of said property were not for years, and still were not, willing to do either. In response to Councilman Wilson's suggestion if perhaps Lots 4 and 5 could be expanded into one, larger lot, Mr. Tillson advised that it would not be economically feasible for them to do this. For their added information, Mr. Tillson added that a special house had been designed to fit this property which would meet all the required setbacks. Additional light was thrown on the matter of the lot to the rear by Councilman Johnson, who advised that there was an oil lease on said property and the owners "were not about to break the lease."

Another point was mentioned by Councilman Wilson, and expounded upon by Councilman Sciarrotta that, to approve the two lots as presented would set a precedent for the future and perhaps, when the property to the rear is developed, it may be broken up into even smaller parcels.

MOTION: Councilman Johnson moved to concur with the recommendation of the Planning Commission. Mayor Miller seconded the motion. Roll call vote was taken and is recorded below:

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

Councilman Brewster qualified his negative vote by stating that he concurred with the statement made by the Planning Department, who believed that to approve this kind of small lots would set a precedent in future cases. Councilman Sciarrotta concurred in this thinking, thus his "No" vote, also.

Councilman Surber, although he stated he had mixed emotions on approving substandard lots, voted "Yes" since the people in the area seemed to be in favor of it.

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19. RESOLUTION approving a Conditional Use Permit to allow the addition of a noise abatement structure for use in the operation and test of jet engine components in the M-2 zone, on property located at the south side of Skypark Drive, west of Crenshaw Boulevard (CUP 70-4, Aeronca, Inc.)

City Attorney Remelmeyer called attention to the second page of subject Resolution, Condition No. 4, the second line -- the word "within" contained in that line should be changed to "outside." Following this correction, Councilman Uerkwitz questioned the 65 decibel rating, also found in Condition No. 4, stating that he recalled the Council had decided that 62 was to be the acceptable rating. Since the question of the decibel rating could not immediately be resolved, the item was referred back to Airport Manager Egan, there being no objections.

STREETS AND SIDEWALKS:

20. Letter from Torrance Beautiful Commission regarding their motion to beautify the Carson Street service road at Maple Avenue, and attached letters from Arthur Horkay, City Traffic Engineer and Milton H. Carlsen, resident in the area

Mr. Robert Vroman, 3217 Carson Street, Torrance, who expressed his desire, as a resident in the area, of having that section of Carson Street beautified as per the recent action by the Torrance Beautiful Commission. Carson Street is becoming one of Torrance's major thoroughfares, Mr. Vroman stated, and he, for one, would like to see the beautification program commence in the very near future.

Councilman Sciarrotta moved that this item be referred to Staff for a feasibility study and their recommendations. The motion was seconded by Councilman Surber and carried unanimously.

REAL PROPERTY:

21. Palos Verdes Aviation Breach of Lease

Councilman Uerkwitz moved to concur with Staff recommendations on subject item. Councilman Johnson seconded the motion which carried unanimously.

FISCAL MATTERS:

22. Business License ORDINANCE regarding Handbills - Change in Annual Fee

At the request of City Manager Ferraro, this item was removed from the agenda for one week, because of technical reasons. There were no objections and it was so ordered.

The hour being 6:45 P.M., Councilman Sciarrotta moved to recess as City Council and reconvene as the Redevelopment Agency of the City of Torrance.

Following the adjournment of the meeting of the Redevelopment Agency at 6:47 P.M., the City Council reconvened long enough for Mayor Miller to call for a recess.

At 7:05 P.M., the City Council reconvened and the following item was considered:

AIRPORT MATTERS:

23. The Southern California Association of Governments Aviation Planning Study

Councilman Wilson moved to concur with the recommendation of the Airport Manager on subject item. Councilman Sciarrotta seconded the motion.

Following Airport Manager Egan's explanation of the subject study, which will be carried on in cooperation with a similar State program already in operation, City Manager Ferraro advised that the study is to be conducted in lieu of a financial grant, and the services of the various cities in Southern California which have airports, are being utilized in an effort to keep costs down. Mr. Egan further stated that the estimated cost of this City's contribution will total around \$1,300.00, which figure will be supplied the County along with other similar estimates they may receive from other cities -- the County then will submit their totals as required by the Federal Government in order for them to be eligible for federal funding.

Councilman Uerkwitz was of the opinion that the benefits of the subject study would be questionable -- thus is negative vote on the motion as is shown in the following roll call vote:

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

ITEMS NOT OTHERWISE CLASSIFIED:

24. ORDINANCE regarding License Review Board. Council Public Works Committee recommending for adoption

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

ORDINANCE NO. 2169

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF TORRANCE AMENDING SECTION
31.7.2 OF THE TORRANCE MUNICIPAL CODE
TO PROVIDE FOR SUBSTITUTION OF MEMBERS
OF THE LICENSE REVIEW BOARD.

Councilman Brewster moved for the adoption of Ordinance No. 2169. Councilman Uerkwitz seconded the motion which carried unanimously.

25. RESOLUTION authorizing execution of agreement between the City and the Torrance Area Youth Bands, Incorporated for the fiscal year 1970-71.

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

RESOLUTION NO. 70-229

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BY AND BETWEEN THE CITY OF TORRANCE AND THE TORRANCE AREA YOUTH BANDS, INC. FOR THE FISCAL YEAR 1970-71.

Councilman Johnson moved for the adoption of Resolution No. 70-229. The motion, seconded by Councilman Uerkwitz, carried unanimously.

SECOND READING ORDINANCES:

26. A. ORDINANCE NO. 2145 relating to billboards and repealing emergency ordinance no. 2144.
26. B. Letter from Foster and Kleiser suggesting several revisions to the Second Reading Ordinance No. 2145

Mr. Dan Walker, representing Foster & Kleiser, 1550 West Washington Boulevard, Los Angeles, spoke on behalf of his company and advised they had suggested several revisions to Ordinance 2145 which are summarized below:

(1) A height limit of 42 feet for outdoor advertising structures in the City of Torrance;

(2) Of the two types of billboards which are manufactured by Foster & Kleiser, they agreed to construct the larger, 652 square feet "painted bulletin" only upon receipt of proper approval of the City Council. (Based on the premise that the present requirement of the Conditional Use Permit is lifted, per Foster & Kleiser's request).

(3) Outdoor advertising structures will be constructed no closer than 100 feet from a residence in the City of Torrance, regardless of whether it is in a residential or commercial zone.

(4) Outdoor advertising structures will be built no closer than 200 feet from a public recreation area, church, library, or a public or parochial school. (This is an increase of 100% over the City's earlier recommendation.)

(5) Outdoor advertising structures can be built only in zones C-2 through C-5 or in M-1 or M-2 zones. They cannot be built in a residential zone.

(6) Outdoor advertising structures can only be built in areas that lend themselves to commercial activity. They cannot be constructed in such a manner or location as to block the view of any existing nearby signs.

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(7) All billboards must be constructed on steel posts and on not more than two steel posts.

(8) Foster & Kleiser recommends that outdoor advertising structures not be placed closer than 400 feet from each other on the same side of the street for the smaller signs; for the larger billboards, the industry recommends they be allowed no closer than 700 feet from an existing outdoor advertising structure.

(9) It is recommended that no advertising structures be permitted which would be illuminated if the lights were directed toward any residential area. Further, no flashing lights would be permitted on any billboard nor would it be permitted to encroach on any public property.

(10) Regarding landscaped freeways, this section is pre-empted by Senate Bill No. 636 which does not permit the construction of an outdoor advertising structure within 500 feet of a freeway if it is designed to be primarily viewed from the freeway.

(11) Standards on embellishment on signs -- only the larger signs, or "painted bulletins" have embellishments placed on them and these are not permitted by subject Ordinance.

(12) Unsafe and unlawful billboards -- Foster & Kleiser promises to maintain and keep clean within 8 feet of any outdoor advertising structure and will keep the area clean from weeds, rubbish and other flammable waste material.

(13) Abatement of non-conforming uses on outdoor advertising structures -- Foster & Kleiser suggests that this be deleted because they would agree to make these signs conform on an almost immediate basis.

Mr. Walker stated that Foster & Kleiser considered the present regulations governing billboards in the City of Torrance (they must apply for a Conditional Use Permit) too restrictive and too costly. Another suggested alternative, the Sign Review Board, was also considered unacceptable to his industry, mainly because of the time involved. Because of the prohibitory restrictions in the City of Torrance, Foster & Kleiser, who have approximately 12,000 outdoor advertising structures in the Southern California area -- Los Angeles and Orange Counties -- have only 18 structures in the City of Torrance which comprises 22 square miles. Further, in the past five years, between Foster & Kleiser and Pacific Outdoor Advertising, the two standardized outdoor advertising companies, only two such structures have been constructed in the City of Torrance due to the restrictiveness of the subject ordinance.

Mr. Walker stated he felt his company had a realization of the need of the community and have tried to utilize their resources for the good of the community. His company, last year, donated 2,753 outdoor advertising structures to public service; in addition, Foster & Kleiser has donated a significant amount of radio, television and other media time for the benefit of the communities in which they do business. Mr. Walker then listed the various letters his company received from charitable

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organizations, high schools, the Marine Corps, and others, thanking them for their assistance. The company also conducts tours for the public schools -- one such tour is scheduled for next week, Mr. Walker stated, in the City of Torrance, and another in January in this City. In closing, Mr. Walker stated that Foster & Kleiser want to take a part in this community, but also feel they deserve an opportunity to do business in the community, and, with the ordinance being considered (Ordinance No. 2145), they felt totally unable to do business. They therefore asked that the Council either amend the second reading of this Ordinance with the industry's suggestions and revisions, or that they vote "No" on the second reading of the Ordinance, so that it may be amended at a later date, following a public hearing.

It was Mayor Miller's comment that ... "no one is trying to ban outdoor advertising in the City of Torrance." The issue, rather, he felt, was, to what degree does the City have control over this type of advertising? By the industry's very own admission, 90% of their business is in the smaller, 300 square foot signs. They would agree to go through the Conditional Use Permit process for the larger, 652 square foot signs, but these larger billboards represent only about 10% of the company's business. To Mayor Miller, what was actually being said was that the industry would accept City control over 10% of their business but not over the majority of their business. He agreed that perhaps the Conditional Use Permit procedure was clumsy, but thought that the Sign Review Board method would not be as costly or as complicated. If the industry was not happy with the decision rendered by that body, they could always appeal to the Council.

In rebuttal to Mayor Miller's allegation that the industry does not want control over 90% of their business, Mr. Walker stated that 90% of the volume of his company's structures are poster panels (the 300 sq. ft. billboards) and 10% are painted bulletins (652 sq. ft. billboards) -- this, however, has no reflection at all on the dollar value received, since, on the larger structures, considerably more than 10% of the company's business is represented. An investment of \$15,000 to \$20,000 is made in the larger structures, he stated, as compared to \$1,500 or \$2,000 in the smaller ones.

Further, Mr. Walker emphasized that the Council has the final word in anything regarding the construction of outdoor advertising signs -- his company is aware of this, and would be foolish to build something that the City does not like. Mr. Walker believed that the understanding that his company has with this City insures sufficient control by the City over any proposed outdoor advertising structures.

Councilman Wilson concurred with Mayor Miller in his feeling that the argument before this body is not whether or not

not billboards are wanted in the City of Torrance since he felt they were very much a part of the economy. The issue, rather is the Conditional Use Permit. Dr. Wilson wondered what criteria would be used by the Planning Commission in considering approval of billboards? It seemed to him, in terms of regulations, that there is a big area that must be looked at. There was also the possibility that some of the changes suggested by the billboard industry could be utilized by the Planning Commission in the granting of a Conditional Use Permit.

Specificly referring to Section 88.10.6 of the subject ordinance, Councilman Wilson favored a radius distance between signs, rather than just establishing a minimum distance on the same side of the street. In this vein, Councilman Wilson felt it would be better to have the various regulatory criteria spelled out in the Ordinance rather than leave this up to the Planning Commission in their issuance of a Conditional Use Permit. Perhaps, that way, the industry could regulate itself by having such strict specifics that there could be no mistake as to interpretation or as to the degree of the City's control.

Planning Director Shartle, in response to Dr. Wilson's comments, advised that the Ordinance does contain certain limitations, over and above what limitations the Planning Commission could impose in a Conditional Use Permit. He felt that the Ordinance should remain as flexible as possible, to allow for proper placement of signs, depending on the location of other signs, the size of the lot, etc. It has been considered, Mr. Shartle acknowledged, following Councilman Wilson's question in this regard, by the Planning Commission to create an overlay "billboard zone" where such signs could be permitted.

Councilman Uerkwitz asked how much time would be involved in the Sign Review Board process of granting billboards? The response from Mr. Shartle was "from one to two weeks." Councilman Uerkwitz was of the opinion that there would be in existence the same kind of control as with a Conditional Use Permit under this procedure, but the time period could be reduced, as well as the cost factor.

Councilman Johnson also felt there were some problems in the system as it now exists and he believed that there had been a "very severe effort on the part of the industry to establish controls that are more or less acceptable to the general public from the standpoint of view, interferences, etc." He felt they had established a self-regulating situation and did not believe it should be necessary for them to go through the Sign Review process either; however, if that becomes the final decision of the Council, he stated he would go along with it. The situation definitely needs to be simplified and he recommended accepting the industry's suggested revisions, on a trial basis.

Councilman Surber agreed with Councilman Johnson, adding that he thought "the industry is of such character that they are not going to come in and 'do themselves in', so to speak." He believed the suggestions made by Mr. Walker were very good and felt they should probably be incorporated into the Ordinance.

Councilman Sciarrotta asked, since the industry apparently was mostly interested in saving time, why could they not come before the Council, eliminating both other process mentioned? Mayor Miller responded that he thought the Sign Review Committee could act as a "screening agent" so the Council would not be deluged with time-consuming requests for billboards every Tuesday night.

The Council was then reminded by Councilman Brewster that the entire Sign Review procedure is now under surveillance by the Public Works Committee -- it is therefore possible that changes in this procedure may soon be recommended.

Planning Director Shartle suggested that the Council refer this entire matter to the Planning Commission who will hear the item tomorrow night and consider it for action on December 2nd. Councilman Sciarrotta so MOVED, to refer subject item to the Planning Commission for further analysis and recommendations. Councilman Brewster seconded the motion which carried unanimously.

As to the matter of the second reading of the Ordinance, Councilman Sciarrotta moved that this be extended until the 22nd of December at which time the Planning Commission should be through with their analysis and the entire issue may be brought back before the Council on formal agenda. Councilman Surber seconded the motion which carried unanimously.

Noted by Mayor Miller was the fact that the people involved in subject matter did not know that their item was on tonight's agenda -- it happened that Mr. Walker was accidentally notified by another person late this afternoon. Mayor Miller expressed concern over this problem and asked that something be done to alleviate similar such instances in the future.

27. ORDINANCE NO. 2163 regarding Waiver of Drainage Improvement Fee for construction of an improvement on a lot

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

ORDINANCE NO. 2163

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 213.3.3 OF THE TORRANCE MUNICIPAL CODE TO PROVIDE A WAIVER OF THE DRAINAGE IMPROVEMENT FEE FOR CONSTRUCTION OF AN IMPROVEMENT ON A LOT WHEN SUCH IMPROVEMENT IS AN ACCESSORY BUILDING SUPPLEMENTAL TO AN EXISTING BUILDING OR STRUCTURE.

Councilman Wilson moved for the adoption of Ordinance No. 2163 at its second and final reading. Councilman Sciarrotta seconded the motion which carried unanimously.

28. ORDINANCE NO. 2165 regarding employment compensation provisions for employees represented by the Torrance Management Employees Organization and Certain Management Employees representing themselves.

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

ORDINANCE NO. 2165

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING PART X TO CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE GOVERNING EMPLOYMENT COMPENSATION PROVISIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE MANAGEMENT EMPLOYEES ORGANIZATION AND CERTAIN MANAGEMENT EMPLOYEES REPRESENTING THEMSELVES.

Councilman Sciarrotta moved for the adoption of Ordinance No. 2165 at its second and final reading. The motion was seconded by Councilman Surber and the roll call vote was unanimously favorable.

NON-CONTROVERSIAL ITEMS:

29. EXPENDITURES OVER \$300:

A. BUDGETED ITEMS:

1. \$1,217.68 to M. L. Snyder Company of Los Angeles for 45 complete sets of raingears (jacket, pants, hats) and 73 pairs of rainboots as requested by the Police, Traffic & Lighting, Garage, Water, Park, Street & Sanitation, Bus and Building

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Maintenance Departments for the coming rainy season.

2. \$897.28 to J. Jones Company for 300 only 3/4" couplings and 25 only 1 1/2" corporation stops as requested by the Water Department for stock.
3. \$518.43 to 3M Business Products for 16 rolls of 3M copy paper and 11,000 sheets white copy paper, sizes 8 1/2 x 11" and 8 1/2 x 14" as requested by the City Airport. This is a manufacture-direct sole Los Angeles outlet for 3M paper.
4. \$427.28 to Kemp Yorke Equipment Company for 25 gutter broom refill segments as requested by the City Garage for use on street sweepers. This is the sole Los Angeles source for Mobile sweeper parts.
5. \$388.89 to Interstate Automotive Products for 400 brake cylinder cups, 224 directional lamps and other miscellaneous repair parts as requested by the City Garage for stock.
6. \$2,450.00 to Consolidated Film Industries for lab work and raw film stock necessary in producing a documentary film on "Leisure" by the Recreation Department. Consolidated was chosen for this work based on their experience in this field. The expenditure will be on an "as needed" basis.
7. \$1,000.00 to F & B/CECO of California, Inc. for equipment rental "as needed" by the Recreation Department for use in the documentary film on "Leisure." F & B was chosen because of their equipment availability for productions of this size.
8. \$410.00 to S.O.S. Photo-Cine Optics, Inc. for various film supplies such as sound tapes, spools and cords needed for the "Leisure" documentary by Recreation. S.O.S., Inc. works in close cooperation and is in the same location as F & B/CECO.
9. \$525.00 to Kodak for 6,000 feet of film to be delivered on an "as needed" basis by the Recreation Department for the "Leisure" film. This is a manufacture-direct purchase.
- B. REIMBURSABLE ITEMS:
10. \$913.63 to Hersey Sparling Meter Company for two (2) only 6" Hersey water meter complete with flow detector for use on the Vickers and Farrell's Ice

Cream Parlor services. Payment has already been received for this expenditure. Hersey Sparling is the sole Los Angeles source for this configuration of meter and they sell direct.

- 11. \$304.68 to Park Son, Inc. for three (3) only 6" water tapping sleeves and 2 only 6" valves as requested by the Water Department for installation at the Farrell's Ice Cream Parlor service.

C. SPECIAL ITEMS:

- 12. \$3,681.64 to Bro-Dart, Inc. for 544 adult books
- 13. \$754.24 to Needham Book Finders - Infinite Books for 231 adult books
- 14. \$310.91 to Prentice Hall for 36 adult books

- 30. NOTICE OF COMPLETION - Construction of restrooms at Alta Loma Park with recommendation of Building and Safety Director that final payment be made

Councilman Sciarrotta moved to concur with the Staff recommendations on Items 29 and 30. Councilman Wilson seconded the motion.

Prior to action being taken on the above motion, Councilman Uerkwitz expressed concern over the fact that \$4,385.00 had been requested by the Recreation Department (Expenditures Over \$300 - Nos. 6., 7., 8., and 9. of Item 29) for the purpose of making a film called "Leisure."

City Manager Ferraro advised that the making of the film represented an effort on the part of Staff to develop an answer to a contemporary community problem. "It is an attempt to answer a problem before the problem mounts on us," he added. By way of clarification to his statements, Mr. Ferraro explained that, right now, the Recreation Department is engaged in the practice of administering recreation programs in response to requests made by the citizens. It recently was realized that the problem is bigger than just answering the "needs" requested by the people -- there are many people in the City who have leisure time but are not affluent and the thought arose that perhaps these people can be shown how they can best use their leisure time by taking advantage of the facilities already offered by the City, without having to impose additional, costly programs on the City budget. Also, Mr. Ferraro continued, the film will contain a broader concept than just recreation programs -- other City facilities than can be used to advantage for those with leisure time will also be featured. The City is presently reacting in a "negative" fashion, he felt, by responding defensively to requests by the citizens for various programs -- the film would represent a "positive" approach to this problem. Further, the

City will be using its own resources, with only one extra person to be hired from U.C.L.A.

The attributes of the program were further outlined by Director of Recreation Van Belleham, following which City Manager Ferraro pointed out that the sum of money requested which will be necessary to make subject film, represents about 1/5th of an employee, (During budget time, part-time recreation employees are referred to in fractions) and therefore, would not appear to be an unduly excessive sum. Councilman Uerkwitz, however, was of the opinion that for the Recreation Department to amass such a sum of money for the film, that one or more of their other programs would have to suffer as a result. He questioned if "this would be the most for the money?" Or could that money be used to better advantage on other projects now pending?

Director of Recreation Van Belleham thought the proposed film would be well worth the money expended. To support his feelings, he pointed out that the film will help our citizens to prepare for their leisure time in their retirement years and also, will be made available to the industries in Torrance as well as to churches, social groups, etc. The existence of the film will be made known through the distribution of bulletins and direct advertising.

Councilman Sciarrotta commented that the problem of leisure time has "become one of the most important things that is facing the nation today." He felt sure that the schools in the country are probably preparing courses relative to this subject, and certainly if the schools believed the matter that important, "our Recreation Department should be interested also." Not only the senior citizens are effected by the "leisure time problem" and the program, therefore, would appear to benefit all in Councilman Sciarrotta's opinion.

Councilman Uerkwitz stated he did not think subject matter, the making of the recreation film, was completely without merit, but, unless the Council provided an excessive budget for the Recreation Department, which he did not believe they did, he felt that to spend this much money for the film, an unbudgeted item, would have to have a detrimental effect on some of the Department's other programs. Mr. Van Belleham pointed out that many programs, absorbed by his Department's budget, were not budgeted, and he pointed out the fallacy of a "line-item budget," particularly in the field of Recreation.

Concurring with Councilman Uerkwitz' opinions as to the cost involved was Councilman Surber, who added that he felt "there were more pressing problems facing the City than leisure time."

Roll call vote was then taken on Councilman Sciarrotta's motion (to concur with the Staff recommendations for Items 29 and 30); the results are shown below:

AYES: Councilmen: Brewster, Johnson, Sciarrotta, Wilson
and Mayor Miller

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NOES: Councilmen: Surber and Uerkwitz

ADDENDUM ITEMS:

31. ORDINANCE re Creation of Noise Beyond Certain Levels, adding Chapter 6 to Division 4 of the City Code

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

ORDINANCE NO. 2170

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING CHAPTER 6 TO DIVISION 4 OF THE TORRANCE MUNICIPAL CODE PROHIBITING EMISSION OR CREATION OF NOISE BEYOND CERTAIN LEVELS.

Councilman Uerkwitz moved for the adoption of Ordinance No. 2170. His motion, seconded by Councilman Johnson, carried unanimously.

Several questions regarding subject ordinance were asked City Attorney Remelmeyer by City Employee Dick Perkins, 19404 Entradero, Torrance. Following Mr. Remelmeyer's explanation of the intent of the ordinance, Councilman Brewster commented it was his understanding that the reason subject ordinance was before this body this evening was to honor a request made by Councilman Uerkwitz so that Torrance may join with other South Bay cities and immediately go on record with regard to the noise control process. The ordinance as presented therefore, may be imperfect -- changes may have to be made if experience proves certain provisions to be inadequate. Councilman Brewster suggested that Mr. Perkins direct his questions and recommendations to Airport Manager Egan so that when the document appears again before the Council, perhaps some of these ideas can be incorporated therein.

ORAL COMMUNICATIONS:

32. Following City Manager Ferraro's reminder that an official delegate and alternate of the Council must be chosen to represent Torrance at the National League of Cities Conference, Mayor Miller suggested that the Mayor Pro Tem automatically be slated to attend functions such as this. However, since the present Mayor Pro Tem -- Councilman Sciarrotta -- will not be able to attend the National League Conference, Mayor Miller selected Councilman Surber to represent this City at that event.

33. City Manager Ferraro advised that members of the City's technical Staff will be in attendance at a State Division of Highways hearing to be held soon regarding freeways. He referred to Information Item E. which provided the details of the upcoming meeting.

34. Finance Director Dundore reported that this year, for the first time, the City is joining with other South Bay Cities -- El Segundo and Manhattan Beach -- in the purchase of City vehicles. It is hoped that the larger quantity volume ordering will enable a better buy on these vehicles.

35. Councilman Brewster requested that a letter recently received from Councilman Lewis Gilbertson of Temple City be placed on next Tuesday's agenda so that formal action could be taken on Mr. Gilbertson's request for this City to take a stand re a matter involving the County Division of the League of California Cities.

36. Although he felt it is probably too late to do anything about it, Councilman Brewster commented that he was concerned that the slogan "People for Parks" chosen by the Bond Steering Committee was not adequate and is totally misleading. There are other items that are to be considered on the pending bond issue and since this is not reflected in that particular slogan, he felt the choice of words might be detrimental to the whole program.

Councilmen Sciarrotta and Uerkwitz agreed that the slogan did pinpoint the bond issue too much in one direction.

Also, it was Councilman Brewster's opinion that if the Bond Steering Committee proposes that some kind of joint recreation effort between the City and the School District will be effected -- this kind of thing takes time to develop, and he suggested that if this be the case, that the "preliminary spadework" be initiated right now. City Manager Ferraro informed Councilman Brewster that some efforts in this direction have already been instituted and a report regarding this matter will be available in about 30 days.

37. As Chairman of the Civil Service Committee of the Council, Councilman Johnson requested that the Personnel Director make his decision within 30 days as to which of the two positions he wishes to take in the recently implemented Personnel Reorganization program.

38. Councilman Johnson encouraged the other Councilmen to read the Los Angeles Times newspaper article recently placed in their mailboxes concerning senior citizens facilities in other cities.

39. Councilman Johnson called attention to the next meeting of the Independent Cities of Los Angeles County which is to be held in Whittier. Particulars are available in a letter contained in the Councilmen's mailboxes, he stated.

40. It was recently pointed out to Councilman Johnson that a Lomita resident had voiced a complaint regarding the exit onto Pacific Coast Highway from the Skypark Mobile Homes trailer park.

He suggested that consideration be given to installing a coordinated signal at the intersection of Hillworth and Pacific Coast Highway. The Lomita resident also alleged that the grading of the park was not in accordance with the plan that was submitted, and there was fear of mudslides with the anticipated rainy season approaching. Councilman Johnson requested that Staff look into this matter and report back.

41. It was pointed out by Councilman Johnson that a public hearing is slated for December 7 in Sacramento re Senate Bill No. 395 which he felt would pre-empt the City in the matter of tentative tract maps. He urged that this body consider taking formal action opposing the Bill. Mayor Miller suggested this item be made a formal agenda item for next week since there would still be time to act before December 7th. There were no objections and it was so ordered.

42. Councilman Surber called attention to an article he recently noted in the Los Angeles Times having to do with federal grants. From the article, it would appear that HUD proposes to make it "virtually impossible for communities without blacks or low income housing to qualify for federal water and sewer program assistance."

43. Councilman Surber thanked the Staff for the lock recently furnished him for his Council mailbox.

44. Councilman Uerkwitz reported that it was recently called to the attention of the Police/Fire/Public Safety Committee that a young Torrance lad -- Jeff Wise -- who resides at 2307 236th Place, Torrance, on November 4, 1970, saved the life of another individual by entering a burning garage and rescuing him. Councilman Uerkwitz felt this heroic deed should be honored with a permaplaque and he so MOVED. Councilman Brewster seconded the motion which carried unanimously.

45. Councilman Uerkwitz urged all interested persons to attend the meeting to be held on the 19th in North Torrance re the Artesia Freeway.

46. Councilman Wilson advised that his committee, in completing their report relative to the "rights and priveleges of a Councilman" came up with more questions than answers in their deliberations. He did feel that the Committee came up with some positive action, however, in discovering the guidelines set forth in the City Charter and he referred to Article 7, Section 5 which he read for the benefit of the other members. In essence, the Charter sections referred to say that Councilmen should have the full Council's permission to have any type of secretarial or Staff assistance in matters not specified or related to City business, or if there would be any question as to whether or not the matter was so related.

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The discussion became rather heated at times after Councilman Surber's statement that he would like permission to run off copies of something pertaining to Project Quest which he felt important enough to duplicate and distribute to the Council and Staff, and which request, made earlier to City Manager Ferraro, he felt had triggered the subcommittee's recent undertaking in the first place. Councilman Uerkwitz moved to approve Councilman Surber's request to have the material duplicated. No second was immediately made to the motion however, and the discussion continued with more questions being raised as to the propriety of this request and as to how many copies of a particular document were considered to be "normal" distribution. It was suggested that the Charter sections quoted by Councilman Wilson be accepted as Council policy for the time being until City Attorney Remelmeyer has furnished this body with answers to the many questions still unanswered. Councilman Johnson objected to this, stating that it was a matter of interpretation if that is what the Charter meant and he was not sure at this point, if he would agree with the committee's interpretation.

Mrs. Mary Surber, wife of Councilman Surber, wished it to be noted that some time after Councilman Surber had been told nothing further was to be duplicated by City Staff on Project Quest, that City Manager Ferraro authorized normal distribution of a Los Angeles Times editorial on the same subject.

Councilman Brewster recommended that the matter be held over for one week until "cooler heads could prevail," -- he then moved that this matter be brought back on formal agenda next Tuesday and that the subcommittee's report be accepted as policy in the meantime. There were no objections and it was so ordered.

47. Mrs. Arnold Johnson, 2278 West 232nd Street, Torrance, representing the Southeast Torrance Homeowners Association, reported that various homeowners' groups have been "noting with interest the secondary recovery oil operations taking place in the vicinity of Sam's Cafe on Sepulveda Boulevard along Maple Avenue and Monterey Street." There was a growing consensus among these people and other Torrance citizens, she stated, that "the time has come for the City of Torrance to impose a severance tax..." on this allegedly lucrative method of oil production. Mrs. Johnson expounded on the favorability of imposing this tax, which she felt would result in a more equitable distribution of the tax burden. A recent study showed that a 3¢ barrel tax could yield more than \$50,000 if imposed in 1971. Such a tax would be simple for the City to levy, Mrs. Johnson felt, and compliance by the oil companies seemed to pose no problem either since they are now required by State law to make periodic oil and gas production reports to the State Division of Oil and Gas. The Council agreed that her suggestion was worthwhile and the matter was referred to Staff for further study.

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48. Mayor Miller thanked Mr. Reid Bundy and the Los Angeles Times representative, Mary Ann Miller, for their extensive newspaper coverage relative to the recent tax increases.

49. Mr. D. F. Schoonover, Civil Defense & Disaster Commissioner, residing at 3546 Senefeld Drive, Torrance, registered a complaint against the noisy motorcycles on Madison Street, south of Newton, near his home. He asked about the possibility of fencing off the area leading to the Scout House where the cycles seemed to congregate. Mayor Miller ordered this matter be referred to the City Manager for appropriate action.

The meeting was regularly adjourned at 9:10 PM.

Vernon W. Coil

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

APPROVED:

Ken Miller

Mayor of the City of Torrance

Sandra Sedwarft
Minute Secretary

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