

I N D E XCity Council - January 23, 1979

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Ava Cripe  
Minute SecretaryCity Council  
January 23, 1979

January 23, 1979

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, January 23, 1979, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Brown, Geissert, Rossberg, Walker, Wilson and Mayor Armstrong. Absent: None.

Also present: City Manager Ferraro, City Attorney Remelmeyer and City Clerk Nelson. Absent: City Treasurer Rupert.

3. FLAG SALUTE:

City Librarian West led in the salute to the flag.

4. INVOCATION:

Reverend LeRoy Brandes, Lutheran Church of the Good Shepherd, gave the invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of December 19, 1978, as recorded. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

6. MOTION TO WAIVE FURTHER READING:

Councilman Applegate moved that after the City Clerk has assigned 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 Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEES:

Finance Committee:

Met on January 22nd; report forthcoming to Council.

1.

City Council  
January 23, 1979

Ad Hoc Committee re: Executive, Exempt and Elected  
Officials Salaries Council Committee:

Met on January 22nd; will meet again on January 26th.

Community Planning:

Meeting scheduled for January 24th - 4:00 P.M.

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Mayor Armstrong regretfully announced the passing of Captain Edwin Fay, retired from the Boston Fire Department and a long time member of Torrance's Senior Citizen group, and directed that this meeting be adjourned in his memory.

\* \* \* \* \*

The lovely musical contribution of the Bartlett Center Kitchen Band immediately prior to this meeting was acknowledged by Mayor Armstrong, with appreciation for this most unique entertainment.

\* \* \* \* \*

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

- 10a. RESOLUTION re: ADAP Funds for Airport grading and storm drain work.

RESOLUTION NO. 79-11

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE AUTHORIZING APPLICATION  
TO THE FEDERAL AVIATION ADMINISTRATION  
FOR AIRPORT DEVELOPMENT AID PROGRAM FUNDS  
FOR ASSISTANCE WITH A PROJECT ON THE  
TORRANCE MUNICIPAL AIRPORT

Councilman Wilson moved for the adoption of Resolution No. 79-11. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

- 13a. RESOLUTION accepting Grant Offer - Airport Noise Control and Land Use Compatibility Planning Project.

RESOLUTION NO. 79-12

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE ACCEPTING A GRANT OFFER  
OF THE UNITED STATES OF AMERICA, FEDERAL  
AVIATION ADMINISTRATION, AND AUTHORIZING  
THE MAYOR AND CITY CLERK TO EXECUTE AND  
ATTEST THAT GRANT OFFER AND CONTRACT  
DOT-FA79WE-4846

Councilman Applegate moved for the adoption of Resolution No. 79-12. His motion, seconded by Councilman Brown, was unanimously approved by roll call vote.

13b. ORDINANCE re: Amendment to Oil Code.

ORDINANCE NO. 2893

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING THE OIL CODE DESIGN STANDARDS FOR DERRICKS AND PORTABLE MASTS AND REQUIRING ALL DERRICKS AND PORTABLE MASTS TO BE PROVIDED WITH A WIND GAUGE INDICATOR

Councilman Wilson moved for the approval of Ordinance No. 2893 at its first reading. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

Considered, at this time, out of order:

17. ADMINISTRATIVE MATTERS:

17a. RESOLUTION re: Assignment of Airport Hangar Lease (2711-C Airport Drive) from Robert D. Charest to Joseph Reynolds.

RESOLUTION NO. 79-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST A CONSENT TO ASSIGNMENT OF ONE AIRPORT HANGAR LEASE OF ROBERT D. CHAREST TO JOSEPH REYNOLDS

Councilman Wilson moved for the adoption of Resolution No. 79-13. His motion was seconded by Councilman Walker; roll call vote was unanimously favorable.

17b. RESOLUTION re: Assignment of Airport Hangar Lease (2747-L Airport Drive) from Hubert P. Gardner to Applied Air Engineering, Ltd.

RESOLUTION NO. 79-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST A CONSENT TO ASSIGNMENT OF AIRPORT HANGAR LEASE OF HUBERT P. GARDNER TO APPLIED AIR ENGINEERING, LTD.

Councilwoman Geissert moved for the adoption of Resolution No. 79-14. Her motion was seconded by Councilman Walker; roll call vote was unanimously favorable.

17c. RESOLUTION re: City Building Appraisal.

RESOLUTION NO. 79-15

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE AUTHORIZING THE MAYOR  
AND CITY CLERK TO EXECUTE AND ATTEST A  
CONTRACT AMENDMENT FOR APPRAISAL SERVICES  
BETWEEN THE CITY AND TAIT APPRAISAL  
COMPANY

Councilman Wilson moved for the adoption of Resolution No. 79-15. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable.

17d. WORD PROCESSING PROGRAM.

RECOMMENDATION OF WORD PROCESSING TEAM:

Pursuant to the Finance Committee's recommendation and Council's subsequent approval of a six-month pilot program for word processing, the Team requests Council's approval of the following recommendations:

1. A purchase order to be issued to Burroughs for a Redactor II for a six-month pilot program. (The total six months cost will be less than \$5,000.)
2. An evaluation of the effectiveness of the word processing at Torrance be conducted by the Team at approximately four months, with a report to the City Manager.
3. The Team select a site for the equipment and schedule its use so that all departments will have the opportunity to use the word processor during the pilot program.
4. Should the Team be unable to reach satisfactory arrangements with Burroughs Reactron Corporation, they be given the authority to work with Addressograph Multigraph.

MOTION: Councilman Wilson moved to concur with the above stated recommendation of the Word Processing Team. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable.

17e. RESOLUTION re: Employment Program Specialist.

RESOLUTION NO. 79-16

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE SETTING FORTH SALARY AND  
WAGE SUPPLEMENTAL BENEFITS FOR EMPLOYMENT  
PROGRAM SPECIALIST OF THE MANPOWER DIVISION

Councilwoman Geissert moved for the adoption of Resolution No. 79-16. Her motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

18. SECOND READING ORDINANCES:18a. ORDINANCE NO. 2886 - ORDINANCE NO. 2887.ORDINANCE NO. 2886

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING PART VII OF CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE GOVERNING EMPLOYMENT COMPENSATION PROVISIONS FOR THE TORRANCE LIBRARY EMPLOYEES ASSOCIATION

Councilman Applegate moved for the adoption of Ordinance No. 2886 at its second and final reading. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

ORDINANCE NO. 2887

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING PART XIII, OF CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE GOVERNING THE EMPLOYMENT COMPENSATION PROVISIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE PROFESSIONAL PARK AND RECREATION EMPLOYEES ORGANIZATION

Councilwoman Geissert moved for the adoption of Ordinance No. 2887 at its second and final reading. Her motion was seconded by Councilman Wilson; roll call vote was unanimously favorable.

18b. ORDINANCE NO. 2892.ORDINANCE NO. 2892

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING PART III OF CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE GOVERNING EMPLOYMENT COMPENSATION PROVISIONS FOR THE ENGINEERS

Councilman Wilson moved for the adoption of Ordinance No. 2892 at its second and final reading. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable.

20. ROUTINE MATTERS:20a. AWARD OF ANNUAL CONTRACT for Building Paint.

Estimated Expenditure: \$18,790.00

Ref. Bid #B78-58

RECOMMENDATION OF PURCHASING SUPERVISOR/BUYER:

That your Honorable Body approve of the award of an annual contract for the City's annual paint requirements to Mary's Color Bar, Torrance, in the anticipated amount of \$18,790.00, plus sales tax.

20b. PARCEL MAP NO. 11718.

Owner: York and York Development Company.  
 Engineer: Dave Minchell  
 Location: 2250 West 239th Street  
 No. of Lots: 3

RECOMMENDATION OF CITY ENGINEER:

That the City Council approve Parcel Map No. 11718 and accept the streets dedicated thereon.

20c. ON-THE-JOB TRAINING PROGRAMS.RECOMMENDATION OF MANPOWER PROGRAMS ADMINISTRATOR:

That your Honorable Body approve On-The-Job Training Contracts with Nagel Aircraft Sales, Inc. and Robinson Helicopter Company, and authorize the Mayor and City Clerk to execute same on behalf of the City of Torrance.

MOTION: Councilman Wilson moved to concur with Staff recommendations on agenda items #20a, 20b and 20c. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

22. ORAL COMMUNICATIONS:

22a. Councilman Rossberg requested Staff review of recent correspondence from Mrs. Rachel Meyer regarding air pollution.

The hour of 7:30 having arrived, the Council now returned to:

15. HEARINGS:

15a. GPA 78-7 - Deleting the Proposed 235th Street and Madrona Avenue Collectors.

RECOMMENDATION OF PLANNING DEPARTMENT/PLANNING COMMISSION.

Deletion of the proposed 235th Street and Madrona Avenue Collectors from Map #1, Pages 7 and 8 of the Circulation Element of the General Plan.

Affidavit of Publication was presented and ordered filed.

Mayor Armstrong announced that this was the time and place for the public hearing in the subject matter, with note of the supplementary material received this date from the Traffic Commission with their recommendation that "the 235th Street extension be referred back to the appropriate bodies for possible reinstatement in the Master Plan, with a further recommendation that some thought be given to circulation in the industrial area."

Mr. Lowell Lyle, chairman, Traffic Commission, reviewed the above noted action taken by the Commission.

There being no one else present who wished to be heard, Councilman Wilson moved that the hearing be closed. His motion was seconded by Councilman Brown; roll call vote was unanimously favorable.

Councilmembers Wilson and Geissert commented on the long period of years this matter has been in abeyance; it should be put to rest, once and for all.

MOTION: Councilman Wilson moved to concur with the above stated recommendation of the Planning Commission/Planning Department. His motion was seconded by Councilwoman Geissert, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Brown, Geissert, Wilson;  
Mayor Armstrong.

NOES: COUNCILMEMBERS: Applegate, Rossberg, Walker.

15b. 1975-79 HOUSING AND COMMUNITY DEVELOPMENT PROGRAM.

RECOMMENDATION OF PLANNING DEPARTMENT:

That the City Council:

1. Solicit citizen comments on progress and performance during the City's first four HCD program years, and direct Staff to include all written comments in the annual Performance Report to be submitted to HUD by March 31, 1979;
2. Approve in concept the City's continued participation in the Federal Housing and Community Block Grant program; and
3. Approve the proposed public hearing schedule for preparing the City's 1979-80 HCD application.

Mayor Armstrong announced that this was the time and place for the subject public hearing, and, following Staff presentation by Planning Associate Warot, invited comments from the audience.

Mrs. Ruth Vogel, president, Torrance League of Women Voters, presented their statement, of record, which stressed their concern for decent housing and a suitable living environment principally for persons of low and moderate income.

Representing the Senior Citizens, Mr. Leo Coleman expressed appreciation for all that has been accomplished in behalf of the Senior Citizens, and noted their desire for "another Golden West Towers".

Ms. Mary Perry, 1414 Cravens, inquired regarding the possibility of a rehabilitation loan for 16 units owned by her -- Planning Associate Warot advised that such a loan could be made available and recommended that application be made.

There being no one else who wished to be heard, Councilman Wilson moved that the hearing be closed. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

Following discussion, and commendation of Staff efforts, the Council took the following action:

MOTION: Councilman Wilson moved to concur with the above stated recommendation of the Planning Department. His motion,

seconded by Councilman Brown, was unanimously approved by roll call vote.

15c. DOWNTOWN DESIGN STUDY.

Mayor Armstrong announced that this was the time and place for the second required public hearing on the reprogramming of \$15,000 of HCD Administrative Funds for a Downtown Design Study, and inquired if anyone wished to be heard. There was no response.

Councilman Wilson moved that the hearing be closed; his motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable.

MOTION: Councilman Wilson moved to concur with the Staff recommendation: That the City Council consider any additional testimony at tonight's public hearing, and reprogram \$15,000 within the 1978-79 Housing and Community Development Budget to pay for services of an urban designer/architect to prepare an overall design theme for the Downtown Torrance Redevelopment Project. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

15d. ZC 78-22, J & S INVESTMENTS. Request for approval of a change of zone from RR-3 to R-3 PD to allow the construction of a 4-unit condominium at 4262 West 182nd Street. PLANNING COMMISSION AND PLANNING DEPARTMENT RECOMMEND APPROVAL.

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

Mayor Armstrong announced that this was the time and place for the subject public hearing, and inquired if anyone wished to be heard. There was no response.

Councilman Rossberg moved that the hearing be closed. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

MOTION: Councilman Brown moved to concur with the recommendation of the Planning Commission and Planning Department for approval of ZC 78-22. The motion, seconded by Councilman Rossberg, was unanimously approved by roll call vote.

15e. ZC 78-19 and GPA 78-4, ROBERT ARNOLD MARCUM. Request for a change of zone from R-2 to R-3 and a General Plan Amendment from low density to medium density residential on property located at 2707 and 2709 West 182nd Street. PLANNING COMMISSION AND PLANNING DEPARTMENT RECOMMEND DENIAL OF THESE REQUESTS.

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

Mayor Armstrong announced that this was the time and place for the subject public hearing, and, following Staff presentation by Planning Director Shartle, invited comments from the audience.

The proponent, Mr. Robert Marcum, reviewed Planning Commission concerns, but could not agree that there would be traffic problems or that a precedent would be set in that his is the only double width lot on the entire street -- R-3 zoning was requested by Mr. Marcum.

There being no one else present who wished to be heard, Councilman Wilson moved that the hearing be closed. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

Council discussion was directed to: "spot zoning" aspects, density, traffic, other R-3 development in the subject area, the need for a zoning study, etc.

Formal action taken by the Council is reflected below:

MOTION: Councilman Wilson moved to concur with the recommendation of the Planning Commission and Planning Department for denial of ZC 78-19 and GPA 78-4. The motion was seconded by Councilman Brown, and roll call vote was unanimously favorable, "yes" being for denial.

MOTION: Councilman Walker moved that the Planning Commission study the feasibility of rezoning the property on 182nd Street west of Casimir presently zoned R-2 to R-3. The motion was seconded by Councilman Rossberg, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Brown, Rossberg,  
Walker, Wilson.

NOES: COUNCILMEMBERS: Geissert; Mayor Armstrong.

The possible need for the proponent to apply for a Waiver for the present non-conforming use was noted by Councilman Brown -- Planning Director Shartle will follow through in this regard.

16. APPEALS:

16a. APPEAL BY TISE, INC. of the administrative denial of a request to cancel the performance bond for acoustical treatment of the existing building at 3400 Lomita Blvd.

RECOMMENDATION OF DEPARTMENTS OF TRANSPORTATION AND

BUILDING AND SAFETY: DENIAL of the request of Tise, Incorporated, for relief from the requirement to maintain a performance bond in the amount of \$150,000 for acoustical treatment of the building at 3400 Lomita Boulevard, unless they choose to perform the original acoustical treatment.

Mayor Armstrong announced that this was the time and place for the subject public hearing.

Staff presentation was provided by Building and Safety Director McKinnon.

Representing Tise, Inc., Mr. Don Martin reviewed the correspondence, of record, in this matter, with specific note of the absence of noise complaints associated with the lack of double-paned windows in this medical building. It does not appear to be either logical or financially feasible to maintain the bond or to make the double-paned installation, in view of the construction of the building and the noise level in the suites at the present time and as anticipated for the future, per Mr. Martin.

Discussion followed, with clarification by Mr. Martin, regarding CC&Rs in the matter of acoustical treatment, costs of soundproofing, overall concerns with Airport noise, a "hold harmless" provision, etc. It was confirmed by Building and Safety Director McKinnon that the same requirements when the building was originally built would apply today.

There being no one else present who wished to be heard, Councilman Rossberg moved that the hearing be closed. His motion was seconded by Councilman Walker; roll call vote was unanimously favorable.

MOTION: Councilman Applegate moved to deny the subject appeal without prejudice, with review one year hence on completion of the Airport Study, supported by tests on the subject property to substantiate any action to be taken. The motion was seconded by Councilman Brown.

It was the comment of Councilman Wilson that the above action would place the Council in a position of making excuses for this particular building, and new owners, as in the Skypark area, could make the same case, which would place the Council in a compromising position. Accordingly, Dr. Wilson offered a SUBSTITUTE MOTION: That the Council concur with the recommendation of the Department of Transportation and Building and Safety for denial of the request. The substitute motion was seconded by Councilwoman Geissert, but FAILED TO CARRY, with roll call vote as follows:

AYES: COUNCILMEMBERS: Geissert, Wilson; Mayor  
Armstrong.

NOES: COUNCILMEMBERS: Applegate, Brown, Rossberg,  
Walker.

The MAIN MOTION carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Brown, Rossberg,  
Walker.

NOES: COUNCILMEMBERS: Geissert, Wilson; Mayor  
Armstrong.

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The hour being 9:10 P.M., the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 9:11 P.M.

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17. ADMINISTRATIVE MATTERS:

Heard earlier in the meeting - See page 3.

18. SECOND READING ORDINANCES:

See Page 5.

20. ROUTINE MATTERS:

See Page 5.

22. ORAL COMMUNICATIONS (Cont.)

22b. Councilman Brown requested Staff investigation re: citizen complaint re: Airport noise, per his earlier conversation with Airport Manager Critchfield.

22c. Councilwoman Geissert advised that Water Commissioner Dishon will be leaving Torrance, and requested "appropriate recognition" for both Mr. and Mrs. Dishon at the forthcoming Rose Float Dinner.

22d. Councilman Walker reported on his recent visit to the Reno Transfer Station; a formal written report will be provided the Council and other interested parties.

22e. Councilman Wilson requested Staff investigation re: weed abatement on Van Ness Avenue, 700 block.

22f. It was the further request of Councilman Wilson that future meetings regarding the Local Coastal Plan be scheduled in larger quarters, with additional Staff support, based on complaints received by him regarding a recent unsatisfactory meeting on this matter.

22g. Mayor Armstrong requested Staff analysis of additional expenses imposed by CAL-OSHA.

22h. Mr. Andy Meyer, 4347 West 177th Street, addressed the trash problem and recommended that the City establish a trash collection facility on property at the northeast corner of Prairie and Del Amo (per communication of record). This communication was referred to the Street Department for review and recommendation.

22i. Ms. Mary Brote, 2870 West 235th Street, urged Council consideration of the rent control program for the City of Torrance. Mayor Armstrong advised that her letter and those of other tenants at this address had been referred to the City Manager's office for appropriate follow-up.

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At 9:25 P.M., the Council recessed for the purpose of an Executive Session, returning at 9:48 P.M. to take the following action:

MOTION: Councilman Applegate moved that the Council authorize and direct the City Attorney to file a Petition for a Hearing before the California Supreme Court and prosecute same in the case of County of Los Angeles and the City of Torrance vs. Shirley Berk. The motion was seconded by Mayor Armstrong, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Brown, Geissert,  
Rossberg, Walker; Mayor Armstrong.  
NOES: COUNCILMEMBERS: None.  
ABSTAIN: COUNCILMEMBERS: Wilson (member of Coastal  
Commission).

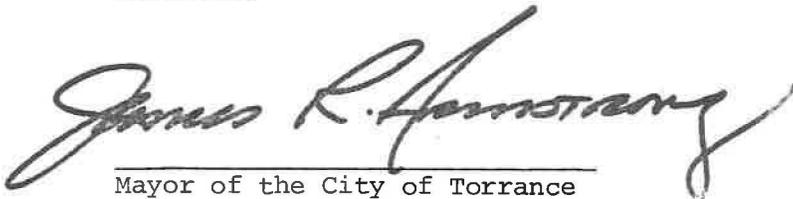
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The meeting was regularly adjourned at 9:50 P.M. in memory of Captain Edwin Fay.

\* \* \* \* \*

  
Sherie L. Nelson, Clerk of the  
City of Torrance, California

APPROVED:

  
Mayor of the City of Torrance