

I N D E XCity Council - June 5, 1979

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Adjourned at 10:00 P.M. to June 7, 1979 at
4:30 P.M. for Budget Workshop No. 1

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Ava Cripe
Minute Secretary

City Council
June 5, 1979

June 5, 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, June 5, 1979, at 5:30 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:

Mr. Ed Enrietta led in the salute to the flag.

4. INVOCATION:

The invocation for the meeting was provided by Councilman Wilson.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of May 1, 1979, as recorded. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilmen Brown and Wilson ABSTAINED in that they were not present at the May 1st meeting).

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 Councilwoman Geissert, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEES:

Transportation Committee:

Met on June 4th; report forthcoming to the Council.

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12. PLANNING AND ZONING MATTERS:

- 12a.
- RESOLUTION
- re: Consulting Architect - Downtown Torrance Design Study.

RESOLUTION NO. 79-101

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH THE CONSULTING ARCHITECT, NEIL STANTON PALMER, FOR THE DOWNTOWN TORRANCE DESIGN STUDY

Councilwoman Geissert moved for the adoption of Resolution No. 79-101. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

- 13a.
- RENEWAL OF ANIMAL CONTROL SERVICES CONTRACT.

RESOLUTION NO. 79-102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN AGREEMENT FOR POUND SERVICES BETWEEN THE CITY OF TORRANCE AND THE SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS (SPCA) DOING BUSINESS AS THE SOUTHERN CALIFORNIA HUMANE SOCIETY

Councilman Wilson moved for the adoption of Resolution No. 79-102; the motion was seconded by Councilman Walker.

Prior to roll call vote on the motion, there was further Staff input by Environmental Quality Administrator Godfrey regarding the revised estimate provided by the Los Angeles County Department of Animal Control. Mr. Godfrey reaffirmed the original Staff recommendation that the contract be renewed for one year with the Southern California Humane Society.

Councilman Applegate reviewed the extensive Council Committee deliberations in this matter and the substantially improved conditions of the Southern California Humane Society services.

Comments from the audience were invited by Mayor Armstrong.

Ms. Judith Lofgren, 5528 Rockview Drive, spoke against renewal of the SPCA contract and indicated her preference for the services provided by Los Angeles County Department of Animal Control.

Ms. Betty Denny Smith, director, Los Angeles County Department of Animal Control, clarified the contents of the above referred to estimate, and affirmed the County's desire to cooperate with the City of Torrance in its animal control program. Ms. Smith acknowledged the lateness of the County's

proposal and indicated that next year's would be forthcoming at an earlier date.

Also present on this matter was Mr. Don Anderson, Operations Manager for the Southern California Humane Society who provided input regarding the services proposed by this organization.

Roll call vote on Councilman Wilson's motion for the adoption of Resolution No. 79-102 was unanimously favorable.

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

ORDINANCE NO. 2906

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING THE PROVISIONS OF SECTION 41.3.2 OF THE TORRANCE MUNICIPAL CODE RELATING TO THE ANNUAL DOG LICENSE TAX AND PRORATION THEREOF AND DECLARING THE PRESENCE OF AN EMERGENCY

Councilman Wilson moved for the approval of Emergency Ordinance No. 2906 at its first and only reading. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

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15. HEARINGS:

- 15a.
- JOINT PUBLIC HEARING
- by City Council and Redevelopment Agency to review the Skypark Project.

Chairman Armstrong announced that this was the time and place for the continued public hearing on the Skypark Redevelopment Project, reviewed the events which have transpired to this point, and requested Staff input by Land Management Team Officer Payne.

Following this presentation, an Executive Session was ordered by Chairman Armstrong, the hour being 6:05 P.M. Agency/Council members returned at 6:50 P.M., and took action as follows:

MOTION: Mr. Applegate moved to approve the acquisition appraisal and to direct the City Manager and City Attorney to make offers based thereon, following the posting of the Five Million Dollar letter of credit and the Three Million Dollar loan availability, proof of equity, proof of financing and other necessary actions in the execution of DDA by the Mayor. The motion was seconded by Mr. Rossberg, and roll call vote was unanimously favorable.

At the request of Chairman/Mayor Armstrong, City Clerk Nelson assigned numbers and read titles to the following:

RESOLUTION NO. 79-103

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPROVING AND ADOPTING
AN ENVIRONMENTAL IMPACT REPORT ON THE
PROPOSED REDEVELOPMENT PLAN FOR THE
SKYPARK REDEVELOPMENT PROJECT

Councilwoman Geissert moved for the adoption of Resolution No. 79-103. Her motion was seconded by Councilman Rossberg; roll call vote was unanimously favorable.

RESOLUTION NO. RA 79-8

A RESOLUTION OF THE REDEVELOPMENT AGENCY
OF THE CITY OF TORRANCE APPROVING AND
ADOPTING AN ENVIRONMENTAL IMPACT REPORT
ON THE PROPOSED REDEVELOPMENT PLAN FOR
THE SKYPARK REDEVELOPMENT PROJECT

Dr. Wilson moved for the adoption of Resolution No. RA 79-8. His motion, seconded by Mr. Brown, was unanimously approved by roll call vote.

* * * * *

Land Management Team Officer Payne reviewed the matter of owner participation, per report of record. The appropriate manner of procedure was reviewed by Special Counsel Jacobs, and formal action is reflected below:

Wilshire Muirfield Development Company:

MOTION: Mr. Brown moved that if the Disposition and Development Agreement is entered into between the Redevelopment Agency and F.A.B. Industries, the Agency Staff is not authorized to purchase the property of the Wilshire Muirfield Development Company until specifically authorized by Agency members. The Agency staff is authorized to approve any joint venture relationship consistent with the DDA which may be mutually agreed upon between Wilshire Muirfield and F.A.B. in a part of the DDA site or in a particular building on the DDA site. If such a joint venture relationship has not been entered into by August 1, 1979, then the matter shall be returned to the Agency members for their further consideration. However, if Wilshire Muirfield in the meantime decides to sell its property to the Agency, the Agency staff is authorized to make an offer to Wilshire Muirfield consistent with action previously taken by the City Council and the Agency members regarding acquisition of other properties in the Site. The motion was seconded by Dr. Wilson.

Representing Wilshire Muirfield Development Company, Mr. Bill Sweeney indicated concurrence with the above action.

Roll call vote was unanimously favorable.

Sam and Ock Ja Kim:

MOTION: Dr. Wilson moved that if the Disposition and Development Agreement is entered into between the Redevelopment Agency and F.A.B. Industries, the Agency staff is not authorized to purchase the property of Sam and Ock Ja Kim until specifically authorized by the Agency members. The Agency staff is authorized to approve any joint venture or other relationship consistent with the DDA as may be mutually agreed upon between the Kim's and F.A.B. in a part of the DDA site or in a particular building on the DDA site. If no such relationship has been entered into by August 1, 1979, then the matter shall be returned to the Agency members for their further consideration. However, if the Kim's in the meantime decide to sell their property to the Agency, the Agency staff is authorized to make an offer to the Kim's consistent with action previously taken by the City Council and the Agency members regarding acquisition of other properties in the Site. The motion was seconded by Mr. Rossberg.

Mr. Harry Kim, representing Sam and Ock Ja Kim, reviewed past history of the Kim property, an ownership which has existed for a long period of time, with a continued interest in developing the property. The Kims are highly interested in participating, per this speaker, and the above motion would be acceptable to Mr. Kim.

Roll call vote on the motion was unanimously favorable.

Animal Hospital:

MOTION: Mrs. Geissert moved that if the Disposition and Development Agreement is entered into between the Redevelopment Agency and F.A.B. Industries, the Agency staff is not authorized to purchase the property containing the lot and building of the Animal Hospital if the Animal Hospital enters into an owner participation agreement in substantially the form submitted by the Agency to the Animal Hospital prior to August 1, 1979. The Agency staff is authorized to enter into such owner participation agreement. If such owner participation agreement has not been entered into by August 1, 1979, then the matter shall be returned to the Agency members for their further consideration. The Agency staff is authorized to make an offer for the vacant lot in the DDA site owned by the Animal Hospital consistent with action previously taken by the City Council and the Agency members regarding acquisition of other properties in the Site. The motion was seconded by Mr. Brown, and roll call vote was unanimously favorable.

Others Who Filed Statements of Interest to Participate:

MOTION: Mrs. Geissert moved that if the Disposition and Development Agreement is entered into between the Redevelopment Agency and F.A.B. Industries, the Agency staff is authorized to offer to purchase the property of the parties set forth below in a manner consistent with action previously taken by the City Council and the Agency members regarding acquisition of other properties in the Site:

L & E Schleissner
 G & A Rahman
 G.W. Reagan
 V.J. Pileggi, trustee for Dr. J.R. Black
 W & H Gross
 G & C Lowder
 G. Lowder
 O & E Olsen.

The motion was seconded by Mr. Rossberg.

Mr. Jim Rahman, 4722 Laurette Street, reaffirmed his desire this his tennis center be relocated within the boundaries of the project (specifically, the upper northeast corner), that there be an equitable purchase price, and that there be relocation benefits.

Roll call vote was unanimously favorable.

RESOLUTION NO. 79-104

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE MAKING CERTAIN FINDINGS WITH RESPECT TO THE CONSIDERATION TO BE RECEIVED BY THE AGENCY PURSUANT TO A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE AND F.A.B. INDUSTRIES FOR THE SALE AND DEVELOPMENT OF CERTAIN REAL PROPERTY IN THE SKYPARK REDEVELOPMENT PROJECT AND THE MEADOW PARK REDEVELOPMENT PROJECT AND APPROVING THE PROPOSED SALE OF SAID REAL PROPERTY AND THE DISPOSITION AND DEVELOPMENT AGREEMENT PERTAINING THERETO

Councilwoman Geissert moved for the adoption of Resolution No. 79-104. Her motion, seconded by Councilman Rossberg, carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Geissert, Rossberg, Walker
Wilson; Mayor Armstrong.
NOES: COUNCILMEMBERS: Brown.

Councilman Brown stated that this negative vote was for the reason that he is dissatisfied with the mechanism for handling excess costs in the subject document.

RESOLUTION NO. RA 79-9

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE MAKING CERTAIN FINDINGS WITH RESPECT TO THE CONSIDERATION TO BE RECEIVED BY THE AGENCY PURSUANT TO A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND F.A.B. INDUSTRIES FOR THE SALE AND DEVELOPMENT OF CERTAIN REAL PROPERTY IN THE SKYPARK REDEVELOPMENT PROJECT AND THE MEADOW PARK REDEVELOPMENT PROJECT; APPROVING THE PROPOSED SALE OF SAID REAL PROPERTY AND THE DISPOSITION AND DEVELOPMENT AGREEMENT PERTAINING THERETO; AND AUTHORIZING THE EXECUTION AND IMPLEMENTATION OF SAID DISPOSITION AND DEVELOPMENT AGREEMENT

Dr. Wilson moved for adoption of Resolution No. RA 79-9. His motion was seconded by Mrs. Geissert, and carried, with roll call vote as follows:

AYES: MEMBERS: Applegate, Geissert, Rossberg, Walker,
Wilson; Chairman Armstrong.
NOES: MEMBERS: Brown (for above stated reason).

The Joint Agency Council public hearing was duly adjourned at 7:25 P.M.

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15b. PP 79-1, RICK KAHN AND DONALD ZOLA, Appeal of Planning Commission approval of a Precise Plan of Development which would allow the construction of a one-story retail building at 18430 Hawthorne Boulevard. 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.

Mr. John LaCorte, 18501 Ashley Avenue, the appellant in this matter, reaffirmed his written statement, of record, concerning the long standing problems and current litigation surrounding the subject property. It was the request of Mr. LaCorte (1) that the easement be granted for vehicular ingress and egress, a non-exclusive easement, so that their rights and the rights of any future owners of this building will be protected; (2) that the Precise Plan provide whatever is necessary to provide the present structure with a sufficient number of parking spaces.

Mr. Rick Kahn, 9009 Beverly Boulevard, Los Angeles, pointed out the "Grant of Easement Appurtenant", of record, negotiated with the City Attorney's office; this document, along with Staff and Planning Commission conditions, should resolve Mr. LaCorte's concerns, per Mr. Kahn.

Council discussion ensued, it being the general consensus that there should be a Precise Plan condition guaranteeing the right of access by way of Hawthorne Boulevard. Also noted was the need to clarify the language in the "Grant of Easement Appurtenant", Item No. 6, regarding occupancy change.

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

It was the comment of Councilman Brown that the appeal has raised points, but these points can be addressed through a proper drafting of the easement, and he offered the following MOTION: That the APPEAL BE DENIED, subject to the execution of an easement prepared by the City Attorney's Office -- a provision of ingress and egress from Hawthorne Boulevard, and a clarification re: "Grant of Easement Appurtenant", Item No. 6, to eliminate the ambiguity. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

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- 15c. ZC 78-25, TORRANCE CITY COUNCIL, Request for a Change of Zone from R-3 to C-R, C-2 PP, C-3 PP or C-5 on property located at the northwest corner of Cabrillo Avenue and Sepulveda Boulevard. PLANNING COMMISSION RECOMMENDS CHANGE TO C-R. PLANNING STAFF RECOMMENDS C-R or C-2 PP.

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 public hearing on ZC 78-25, 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; roll call vote was unanimously favorable.

MOTION: Councilman Walker moved to concur with the recommendation of the Planning Department for a change of zone to C-2 PP on ZC 78-25. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

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The hour being 8:02 P.M., a 10-minute recess was ordered by Mayor Armstrong.

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- 15d. LOCAL COASTAL PLAN.

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 public hearing on the Local Coastal Plan, and, following formal Staff presentation by Planning Associate Progen, invited comments from the audience.

Dr. Robert Mantovani, 411 Camino de Encanto, provided the Council with copies of the draft of the Local Coastal Plan as it has been amended by many citizens, and verbally reviewed concerns of record -- Parkway School site zoning, bluff erosion, mineral recovery rights.

Mr. Lee Dante, 2551 Lesserman Street, Department of Beaches, County of Los Angeles, reported on the successful remedial action taken by the County at the beach parking facilities on Paseo de la Playa, cooperative efforts with residents and City Transportation Department, and the greatly improved outlook for this parking site.

Dr. John Howe, 201 Calle Miramar, expressed approval of the development of Calle Miramar Park as a passive recreation park, and urged that it be expedited.

Other speakers were: Mr. Jim Dyer, representing Riviera Homeowners Association, who indicated support for the suggestions offered by Dr. Mantovani, specifically, PU zoning for Parkway School, with an R-1 Precise Plan overlay; Mrs. Virginia Jones, 342 Paseo de la Playa, representing the Torrance Beach Improvement Association, commended the efforts of the County in improvement of the beach parking lot; and Ms. Inez McGee, 431 Camino de Encanto, voiced wholehearted agreement with the recommendations of Dr. Mantovani, and pointed out the serious need for additional park area in the Riviera section of the City, urging that the Parkway School property be retained as Public Use land.

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

MOTION: Councilman Wilson moved to concur with the recommendation of the Planning Commission for adoption of the Final Draft Local Coastal Plan, with modifications A through F, concurring with Planning Department that Item G be retained. The motion was seconded by Councilman Applegate.

It was the recommendation of Councilman Brown that the following statement be added at the end of Alternative 2 (Page 32): "The City Council has considered Alternative 3 and concluded that this is not an appropriate use of the property." Further, per Mr. Brown, in implementing action on the Parkway School site that Staff be directed to move immediately towards processing a zone change to R-1 PP overlay.

The following language was recommended by Councilwoman Geissert re: Item #3, Page 34: "The City will initiate a change of zone to P-U with an R-1 Precise Plan Overlay, to take effect upon adoption of the appropriate ordinance, thus insuring that the property will either remain in public use or be developed under City Code provisions for single-family development."

It was the further recommendation of Councilman Brown that appropriate provisions of the Oil Code be incorporated in the subject document.

Councilman Wilson thereupon AMENDED HIS MOTION to incorporate the above stated recommendations. The amended motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

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15e. CABLE TELEVISION - PUBLIC HEARING.

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 advertised public hearing re: Cable Television, and inquired if anyone wished to be heard.

Representing Torrance Memorial Hospital, Dr. Kenneth Bokita indicated their enthusiasm for Cable Television which will give them an opportunity to communicate with the public via educational programs.

Mrs. McManus, 3510 - 228th Street, commended the Council on its long perusal of this matter, and requested, and received, clarification pertaining to reception, charges, etc.

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, and roll call vote was unanimously favorable.

It was the direction of Mayor Armstrong that this matter be referred to the City Manager for further evaluation, to be returned to the Council at a later date.

18. SECOND READING ORDINANCES:18a. ORDINANCE NO. 2905.ORDINANCE NO. 2905

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED ON THE WEST SIDE OF PASEO DE LA PLAYA BETWEEN CALLE MIRAMAR AND VIA RIVIERA AND DESCRIBED IN ZONE CHANGE CASE 78-28 - TORRANCE PLANNING COMMISSION

Councilman Applegate moved for the adoption of Ordinance No. 2905 at its second and final reading. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

20. ROUTINE MATTERS:20a. EXTENSION OF EXISTING CITY TOW SERVICE CONTRACT.
(Ref. #C-1848)

RECOMMENDATION OF PURCHASING SUPERVISOR/POLICE CHIEF:
That Council approve a 60-day time extension to the existing tow service contract.

- 20b. AWARD OF CONTRACT - Installation of Water Main in Border Avenue from Carson Street to Torrance Boulevard and in Van Ness Avenue from Torrance Boulevard to Harpers Way.

RECOMMENDATION OF CITY ENGINEER/WATER SYSTEM MANAGER:
That the contract be awarded to G.R. Frost, Inc. pending approval by HUD, and that all other bids be rejected.

MOTION: Councilman Applegate moved to concur with Staff recommendations on agenda items 20a. and 20b. His motion was seconded by Councilman Brown; roll call vote was unanimously favorable.

21. ADDENDUM MATTERS:

- 21a. ORDINANCE re: Paid and Validated Parking.

ORDINANCE NO. 2907

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AMENDING SECTION 93.4.20
OF THE TORRANCE MUNICIPAL CODE TO PROVIDE
FOR PARKING LOT CHARGES AND VALIDATED
PARKING FOR PARKING FACILITIES OF 300
SPACES OR MORE

Councilman Wilson moved to approve Ordinance No. 2907 at its first reading. His motion, seconded by Councilman Applegate, was unanimously approved by roll call vote.

22. ORAL COMMUNICATIONS:

22a. Councilman Rossberg requested that an appropriate communication go forward to recently retired Supervisor Hayes.

22b. Councilman Rossberg advised that the health of Mr. John Green, present, Torrance Area Chamber of Commerce, has improved and his condition is stable.

22c. Staff investigation re: maintenance of closed service stations was requested by Councilman Wilson.

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At 10:00 P.M., Councilman Applegate moved to adjourn to June 7, 1979 at 4:30 P.M. for Budget Workshop No. 1. The motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

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Ava Cripe
Minute Secretary

12.

City Council
June 5, 1979

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

James R. [Signature]
Mayor of the City of Torrance