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\* \* \*

Marlene Lewis  
Minute Secretary

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Prepared by Office of City Clerk  
DONNA M. BABB, CITY CLERK

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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, September 24, 1985, at 7:04 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Geissert,  
Mock, Nakano, Walker, Wirth,  
and Mayor Armstrong.

Absent: None.

Also Present: City Manager Jackson,  
City Attorney Remelmeyer,  
and Staff Representatives.

\* \* \*

Mayor Armstrong introduced Reverend Boyd Kifer of Congressman Glenn Anderson's administrative staff, former pastor of the Church of the Nazarene. Reverend Kifer related personal greetings from the Congressman to the Mayor and Council and introduced Reverend Charles Bullock, the new pastor of the Church of the Nazarene.

Reverend Bullock was extended a warm welcome to the City by Mayor Armstrong and his colleagues on the Council.

\* \* \*

3. FLAG SALUTE AND INVOCATION:

Mr. Peter Lacombe led the flag salute.

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Reverend Charles Bullock, Church of the Nazarene, provided the invocation for the meeting.

STANDARD MOTIONS:

4. APPROVAL OF MINUTES:

MOTION: Councilman Applegate, seconded by Councilwoman Geissert, moved to approved the City Council minutes of August 27, 1985, and September 3, 1985, respectively. The motion carried by unanimous roll call vote.

5. MOTION TO WAIVE FURTHER READING:

MOTION: 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. Councilwoman Geissert seconded the motion, which carried by unanimous roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

Item 17b.: Cable TV Access Foundation -- continued to October 1, 1985.

7. COUNCIL COMMITTEE MEETINGS:

None.

Taken out of order at this time...

17. ADMINISTRATIVE MATTERS:

17c. EXECUTIVE SESSION:

Mayor Armstrong announced the need for an early closed Executive Session and advised of the possible need to continue this Executive Session later in the evening, since it was not his intent for the Council to take a prolonged absence with agenda items pending.

He read the following statement into the record at this time:

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The City Council will now recess to closed session for the purpose of conferring with the City Attorney regarding the following:

1. Pending litigation entitled: City of Torrance vs. Torrance Unified School District, Case No. C561662, Los Angeles Superior Court. This closed session is being held pursuant to Government Code Section 54956.9(a).
2. Possible litigation concerning the Park del Amo project and the deed to the Madrona Marsh. This closed session is being held pursuant to Government Code Section 54956.9(c).

The City Council will also recess to closed session to confer with the City Manager regarding salaries, salary schedules and compensation of certain employee groups. This closed session is being held pursuant to the authority of Government Code Section 54957.6.

Councilman Applegate announced that he would abstain during consideration of the Park del Amo project/deed to the Madrona Marsh matters for reasons of record.

At 7:10 p.m. the Council recessed to a closed Executive Session, returning at 7:41 p.m. No action resulted, and Mayor Armstrong informed those present that Councilman Applegate abstained during consideration of Park del Amo matters and that the Council did not complete discussion on the matter of salaries, salary schedules and compensation of certain employee groups, necessitating continuation of the Executive Session later in the evening.

The Council now returned to regular agenda order to consider...

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. APPROVAL OF A REVISED SUPPLEMENT TO AN AGREEMENT BETWEEN THE CITY OF TORRANCE AND CALTRANS RELATING TO AN INTEREST-FREE LOAN OF FEDERAL-AID-URBAN FUNDS TO GARRETT AIRESEARCH FOR AN EMPLOYEE VANPOOL PROGRAM:

At the request of Mayor Armstrong, City Clerk Babb read title to the following --

RESOLUTION NO. 85-277

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A REVISED SUPPLEMENT TO

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AN AGREEMENT BETWEEN THE CITY OF TORRANCE AND  
CALTRANS RELATING TO AN INTEREST-FREE LOAN OF  
FEDERAL-AID-URBAN FUNDS FOR AN EMPLOYEE VAN-  
POOL PROGRAM

MOTION: Councilman Mock moved for the adoption of Resolution No. 85-277. His motion was seconded by Councilman Nakano, and unanimously approved by roll call vote.

11. POLICE AND FIRE MATTERS:

11a. RESOLUTION OF THE CITY COUNCIL SUPPORTING  
SB 719 (ALQUIST):

Responding to Mayor Armstrong's request, City Clerk Babb read title to --

RESOLUTION NO. 85-278

A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF TORRANCE  
ENDORING AND SUPPORTING SB 719 (ALQUIST)

MOTION: Mrs. Geissert moved for the adoption of Resolution No. 85-278. Her motion, seconded by Mr. Mock, was unanimously approved by roll call vote.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

13a. APPEAL OF SIGN CASE 85-13, ALOHA TELEVISION,  
24218 HAWTHORNE BOULEVARD:

Mayor Armstrong announced that this was the time and the place for public hearing in the matter of Sign Case 85-13, Aloha Television, 24218 Hawthorne Boulevard, which was postponed at the Council meeting of September 10, 1985.

RECOMMENDATION OF THE ENVIRONMENTAL QUALITY  
AND ENERGY CONSERVATION COMMISSION/STAFF:

The Torrance Environmental Quality Energy and Conservation Commission/Staff recommend that this request be denied and that the applicant return to the Commission with a new proposal for the redesign of the existing ground signs. Considerable progress has been made to correct nonconforming signs in this section of the City. Properties are being recycled and signage is becoming an important design element of these developments.

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Slides of the subject property and existing signage were presented by Environmental Quality Administrator McElroy who advised of the proponent's position that the satellite ground sign, the subject of this appeal, affords better visibility due to the height of his portion of the existing ground sign.

Stating the position of the Environmental Quality and Energy Conservation Commission and staff, Ms. McElroy explained that the Commission and staff have no compunction about allowing the existing ground sign for this development with less than Code required frontage. She explained, however, that the applicant's satellite ground sign, which is only visible to northbound traffic on Hawthorne Boulevard, compounds the property's nonconformity with Code and adds to the proliferation of ground and roof signs in the subject area. The Commission and staff feel the existing ground sign can be redesigned to offer better visibility to Aloha Television and the other tenants, Ms. McElroy elucidated, reinforcing the recommendation that this appeal be denied.

From the podium, Mr. Maurice Dumas, the applicant, requested a variation to the Sign Ordinance in order to keep the satellite sign, which according to this speaker is in the line of vision for northbound traffic. Drivers would have to look up from their normal line of vision to see the position of his sign on the existing ground sign for the center, he said. He maintained that northbound exposure was the most important to him because southbound traffic cannot readily gain access to his store. Also of importance to this speaker was the greater cost involved in modifying the existing ground sign as recommended.

There being no one else present who wished to speak, Councilman Applegate, seconded by Councilman Mock, moved to close the public hearing. His motion carried by unanimous roll call vote.

Mayor Armstrong entertained comments from the Council.

Although he stated his compassion for the applicant's situation, Mr. Applegate opined that the satellite sign does not fit into the neighborhood or the sign program urged by the City. He suggested that the request could not be reasonably granted and still remain within accepted aesthetic boundaries. On that basis, HE MOVED to deny the appeal and request, subject to the recommendation that the applicant return with a new proposal for redesign of the existing ground signs. Mr. Wirth seconded the motion, and roll call vote proved unanimously favorable.

Staff was directed by Mayor Armstrong to work with Mr. Dumas to redesign signage.

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15. HEARINGS:15a. APPEAL OF A CONDITION OF A PRECISE PLAN PROHIBITING ACCESS TO SAMUEL STREET AT 22750 HAWTHORNE BOULEVARD PP 76-6 (MOD.) - ROBERT WHITNEY:

Mayor Armstrong acknowledged receipt of supplemental material consisting of a letter of protest from Mr. Robert L. Davis, dated September 22, 1985 (of record). He announced that this was the time and place for the hearing on the above stated matter.

Proof of publication was presented by City Clerk Babb, and was ordered filed without objection.

At Mayor Armstrong's request, Planning Associate Gibson provided a brief synopsis of the matter at hand. He explained that as part of the conversion of a racquet ball facility to office space certain fire requirements were set forth, one of which was the need for a fire hydrant. In response to the applicant's request for financial relief from the burden of installing a hydrant, the Fire Department suggested, as an alternative, that a fire gate be installed in the wall along Samuel Street providing access to the existing hydrant at that location.

The Planning Commission and Planning Department recommended denial of the request (material of record).

Relating information obtained from the Water Department at Mrs. Geissert's request, Battalion Chief Haas reported that the cost for the required hydrant and access to the water main on Samuel Street, going under the street and wall, would be approximately \$6,500.

Applicant Robert Whitney, 22750 Hawthorne Boulevard, came forward to explain measures taken to avoid the requirement of a sprinkler system in the building and to request relief from the burden of installing a fire hydrant for which he said he had neither the funds nor the parking spaces. Aware of the protests against a gate in the Samuel Street wall, Mr. Whitney solicited other alternatives to the hydrant, which he proposed would cost \$15,000 according to his contractor. In a final attempt to sway the matter in his favor, Mr. Whitney described the proposed gate in detail.

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At the podium to agree with the recommendation to deny this appeal, Mr. Lee Robinson, 3615 West 227th Place, President of Torrance Heights Homeowners Association, opposed any type of gate in the wall on Samuel Street. His main concern, he said, was that the gate would become unrestricted in time and would provide access to employees for off street parking like the fire door in the Snyder-Diamond building.

Information presented at the Planning Commission hearing on this request, August 21, 1985, was reiterated by Mr. Jack LeResche, 3634 West 228th Street, who said he lives three doors in from where the gate on Samuel Street would be located. After quoting from material of record (agenda Item 15a, bottom of Page 9, and top of Page 10), Mr. LeResche opined that modifications to the building to avoid the need for sprinklers were more expensive than a hydrant would be. He earnestly requested the Council to concur with the recommendation and deny the appeal.

Presenting photographs of construction on Mr. Whitney's building, Mr. Fred White, 22748 Samuel Street (directly behind the building), proposed the \$6,500 necessary to install a hydrant is "peanuts" compared to the modifications in progress.

The fire door in the Snyder-Diamond building was used as an example by Mr. James Bell, 3649 West 228th Place. The door is supposed to be closed at all times, he said, but is used as an access door by employees to enter, exit and park on the residential street. Mr. Bell proposed that a gate in the wall on Samuel street would lead to the same use.

Mayor Armstrong directed staff to investigate possible Code related violations involved in this existing situation on Samuel Street.

Councilwoman Geissert, seconded by Councilman Walker, moved to close the public hearing. The motion carried by unanimous roll call vote.

Comments from the Council were invited by the Mayor.

Noting the unfair burdens of cut-through traffic and backing a commercial area to residents on Samuel Street, Mrs. Geissert opined that, although it may be a hardship on Mr. Whitney, it is essential that his property be self contained with no access, even emergency access, onto Samuel Street. For those reasons, she MOVED TO CONCUR WITH THE RECOMMENDATION OF THE PLANNING COMMISSION AND PLANNING DEPARTMENT AND DENY THE APPEAL. Mr. Walker seconded the motion.

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Prior to voting, Councilman Wirth complimented Mr. Whitney's building, stating that it is "an asset to the community." However, he also verified that there is a problem on Samuel Street, and that something should be done in this regard. It was Councilman Wirth's opinion that any "good intentions" of keeping the proposed gate locked would be set aside in the future. He therefore supported the motion.

Roll call vote on the motion to deny the appeal was unanimously favorable.

At Mayor Armstrong's request, City Clerk Babb read title to --

RESOLUTION NO. 85-279

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION OF A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2, OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONVERSION OF AN EXISTING RACQUETBALL CLUB INTO AN OFFICE BUILDING IN THE C-3 (PP) ZONE ON PROPERTY LOCATED AT 22750 HAWTHORNE BOULEVARD PP 76-6 (MOD.): ROBERT WHITNEY

MOTION: Councilwoman Geissert moved to adopt Resolution No. 85-279. Her motion was seconded by Councilman Mock, and unanimously approved by roll call vote.

17. ADMINISTRATIVE MATTERS:

17a. REQUEST FROM THE CASDEN COMPANY FOR MULTIFAMILY HOUSING REVENUE BONDS FOR PROPOSED APARTMENT PROJECT IN THE PARK DEL AMO DEVELOPMENT:

Councilman Applegate announced that he would abstain from consideration of this matter for reasons of record, and left the dais at this time.

CITY MANAGER'S RECOMMENDATION:

It is recommended that your Honorable Body consider the request of the Casden Company for multifamily housing revenue bonds in relationship to the requirement for a 20 percent provision for low income housing. If the City Council decides to proceed with such a bond issue, the City Manager recommends the bonds be City issued and that the City receive an administrative fee similar to

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that which would be required by the County. City staff would return with a more detailed item as to bond counsel and bond administration at a later date. If Council concurs in the concept, it should adopt a Resolution of Inducement.

Mr. Larry Schmidt, representing Watt Industries, 2716 Ocean Park Boulevard, Santa Monica, requested permission to make a brief presentation during which he brought those present up to date regarding the residential portion of the Park del Amo development.

Continuing with the original concept of providing a broad spectrum of housing, Mr. Schmidt said that his company, together with Casden Company, proposed to build a 650 unit apartment project to fill what he considered to be a need in Torrance to add to diminishing apartment stock.

CoastFed Properties was represented by Mr. William Smolen, Vice President of Community Development, who explained that this organization is a partnership consisting of Coast Federal Savings and Loan and the Casden Company. This speaker proposed that bond financing is the only method that would enable any builder to bring rental housing to Torrance, and explained the technical aspects of the matter at hand.

Mr. Smolen told of the need to move forward quickly due to pending legislation and explained that the Inducement Resolution would in no way represent a commitment or obligation on the part of the City. He also explained that one of the conditions of bond financing requires that 20 percent of the total number of units (130), of equal quality and amenities be set aside for families or individuals whose gross income does not exceed 80 percent of the median income for Torrance.

Referring to the City's desire for senior housing in the Park del Amo development, Mr. Smolen said, although they had not found a way to set aside these 130 units exclusively for senior citizens, they would provide an agreement giving the City an opportunity -- for a period of time -- to rent the 130 units themselves, and this would include qualified senior citizens.

In conclusion, Mr. Smolen explained how site signage and local advertising would be used to attract "local people" to this housing.

Speaker Smolen responded to inquiries from Councilman Walker, explaining that the only sure way the 20 percent housing could be set aside exclusively for senior citizens is to either target the entire project for senior citizens, or create two

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separate projects, making one a senior citizens project. It was Mr. Smolen's opinion, based on current marketing research, that there would not be enough senior citizens in the community to warrant either option. He therefore admitted to Councilwoman Geissert that they were in no way proposing a senior citizens project.

Reading aloud language from the proposed Inducement Resolution, Councilwoman Geissert said she would not support this resolution without the hearing process, considering same a "highly unusual procedure." It was Mrs. Geissert's opinion that the public would question such an amendment, at a higher density than originally proposed, and that such action would put the City in an awkward situation of becoming a partner, in appearance, prior to an opportunity for public input. She MOTIONED TO DENY THE REQUEST, and was seconded by Councilman Wirth. (See final action on Page 11.)

Providing figures from the original concept plan, Watt Industries Representative Schmidt disagreed that going from the 25 units per acre originally agreed upon to 27 units per acre as proposed represented a "substantial deviation." He maintained that they did not propose to exceed the 1,482 units allowed. This proposal represented the only amendment to the original plan, per Mr. Schmidt, and represents "a relocation of density, not an increase."

Back at the podium, Mr. Smolen reminded those present that the appropriateness of the number units per acre this project proposes would be determined through the public hearing process at the time of development. Reiterating previous remarks, Mr. Smolen again reminded the Council that they would have no obligations except to participate through the approval process.

Mayor Armstrong requested and received clarification from City Manager Jackson that devices that would encourage development of rental housing and increase affordability are available, but would place offsetting burdens on the City.

A letter to the Mayor and Members of the Council dated September 24, 1985 (of official record), was read aloud by Georgean Griswold, President of the Friends of Madrona Marsh, wherein this group asked that the request for 650 apartments not be considered, and that the developers of Park del Amo be required to resubmit all current and pending plans to the City for re-evaluation.

Responding to Mayor Armstrong's request, Planning Director Ferren and City Attorney Remelmeyer respectively

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verified that heretofore there have been no amendments to the original Park del Amo development plan, and that the developer has every right to work within the original framework and offer ideas and modifications such as the subject proposal.

Last to speak from the audience was Mr. Larry Gitschier, 1303 Acacia, who expressed his hope proposed units would be affordable, especially to young people. Mr. Gitschier noted that this is the last plot for development of the 150 acres, and requested that the senior citizens not be forgotten. As a parting suggestion, this speaker suggested the City's counsel for this matter be selected from among the many Torrance attorneys, and not from out of the area.

Mrs. Geissert's motion to deny the request NOW CARRIED BY UNANIMOUS ROLL CALL VOTE OF THOSE PRESENT (Mr. Applegate having abstained on this matter prior to leaving the dais).

Mayor Armstrong commented that he voted with reluctance -- moving towards a goal, but unable to accomplish it.

Further comment was offered by Councilman Walker, who felt that this proposal was difficult to judge, it being his feeling that apartment usage, in the right area, and of the right density, would perhaps be a reasonable tradeoff to a developer as incentive to include senior housing somewhere in the Park del Amo development. He did not feel the proposal at hand provided adequate time to explore all possibilities.

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Councilman Applegate returned to the dais at this time.

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17b. CABLE TV ACCESS FOUNDATION:

City Attorney Remelmeyer advised of a request received this date to postpone consideration of this matter for one week and requesting the City Manager to consult with Group W regarding this matter. There was no objection, and it was so ordered.

17c. EXECUTIVE SESSION:

Considered earlier, see Pages 2 and 3, and continued on Pages 12 and 13.

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20. CONSENT CALENDAR:20a. ACCEPTANCE OF WORK - SEPULVEDA BOULEVARD BIKEWAYRECOMMENDATION OF THE DIRECTOR OF TRANSPORTATION:

The Department of Transportation recommends that the work be accepted as completed and final payment be made to De Armond Construction.

20b. PAVEMENT REHABILITATION ON CRENSHAW BOULEVARD NEAR 182ND STREET, THE SAN DIEGO FREEWAY RAMP AND 190TH STREET. (B85-55) - REJECTION OF BID:RECOMMENDATION OF THE CITY ENGINEER:

1. That the sole bid be rejected, and
2. That the project be re-advertised.

MOTION: Councilman Applegate, seconded by Councilwoman Geissert, moved to concur with the staff recommendations on Consent Calendar Items 20a and 20b. Roll call vote was unanimously favorable.

22. ORAL COMMUNICATIONS:

22a. Councilwoman Geissert reported on her participation in judging the Community Access Programing Awards and attendance at the first annual awards presentation at the Civic Center Library.

22b. Mayor Armstrong stated his desire that City staff have access to reports and technical findings resulting from the Mexico City earthquake.

\* \* \*

At 8:57 p.m., the Redevelopment Agency of the City of Torrance convened in joint session with the City Council, returning to the Council agenda at 8:58 p.m. but REMAINING IN JOINT SESSION for purposes of a joint Executive Session.

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The City Council, in joint session with the Redevelopment Agency now returned to...

17c. EXECUTIVE SESSION: (Continued from Page 3.)

Mayor Armstrong read the following statement into the record:

The City Council, acting as the Redevelopment Agency, will now recess to closed session for the purpose of conferring with the Redevelopment Agency's Counsel regarding the following:

1. Pending litigation concerning eminent domain proceedings of 26 acres of land situated north of Torrance Boulevard and east of Van Ness Avenue. (Redevelopment Agency of the City of Torrance vs. J. S. Enterprises, Inc., et al, Superior Court Case No. C544996.) This closed session is held pursuant to the provision of California Government Code Section 54956.9(a).
2. Pending litigation concerning eminent domain proceedings of 26 acres of land situated north of Torrance Boulevard and east of Van Ness Avenue. (Redevelopment Agency of the City of Torrance vs. Frank Anthony Scotto, et al, Superior Court Case No. C544905.) This closed session is held pursuant to the provisions of California Government Code Section 54956.9(a).

The City Council will also recess to closed session to confer with the City Manager regarding salaries, salary schedules and compensation of certain employee groups.

The City Council/Redevelopment Agency then recessed, Mayor Armstrong announcing that the joint Executive Session would commence at 9:08 p.m.

At 10:05 p.m., the City Council/Redevelopment Agency returned, and Mayor Armstrong confirmed that they had met in a joint closed Executive Session. The following action resulted:

Council Action:

At the request of Mayor Armstrong, City Clerk Babb read title to --

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ORDINANCE NO. 3151

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE SETTING FORTH THE WAGES, HOURS, AND  
WORKING CONDITIONS FOR DEPUTY CITY ATTORNEYS.

City Manager Jackson noted that this Ordinance has certain findings and conclusions, that a point of impasse had been reached, and that it was necessary to take unilateral action.

MOTION: Mrs. Geissert moved to approve Ordinance No. 3151 at its first reading. Mr. Nakano seconded the motion, which carried by unanimous roll call vote.

Agency Action:

MOTION: Mr. Applegate moved to concur with the Executive Director's recommendation regarding a short-term loan, with appropriate interest, from the City of Torrance to the Redevelopment Agency for the payment of the Vac-Hyd settlement escrow (Vac-Hyd being a tenant of J. S. Enterprises, Inc.). His motion was seconded by Mr. Mock, and carried unanimously by roll call vote.

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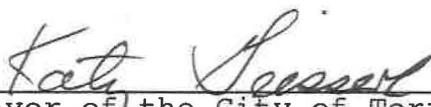
Regular Council agenda order was now resumed for adjournment.

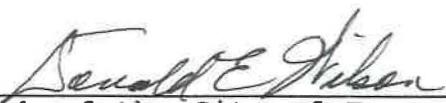
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23. ADJOURNMENT:

MOTION: Council/Agency Member Applegate moved to adjourn the City Council/Redevelopment Agency meeting at 10:08 p.m. to October 1, 1985, at 5:30 p.m. His motion was seconded by Mr. Nakano, and unanimously approved by roll call vote.

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Mayor of the City of Torrance

  
\_\_\_\_\_  
Clerk of the City of Torrance

Marlene Lewis  
Minute Secretary

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