

March 17, 1998

**MINUTES OF AN ADJOURNED REGULAR
MEETING OF THE TORRANCE CITY COUNCIL**

1. **CALL TO ORDER**

The Torrance City Council convened in an adjourned regular session at 5:34 p.m. on Tuesday, March 17, 1998, in the City Council Chambers at Torrance City Hall.

ROLL CALL

Present: Council members Cribbs, Messerlian, O'Donnell, Walker,
and Mayor Hardison.

Absent: Council members Lee and Nakano.

Also Present: City Manager Jackson, City Attorney Fellows,
City Clerk Herbers, and other staff representatives.

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At this time Agenda Item No. 20 was considered out of order.

20. **EXECUTIVE SESSION**

City Attorney Fellows, providing additional information regarding Real Property Negotiations scheduled for closed session (Item 3b, South Bay Lexus/Autohaus), noted the property addresses of South Bay Autohaus, 3233 Pacific Coast Highway and South Bay Lexus, 3215 Pacific Coast Highway.

At 5:35 p.m., pursuant to California Government Code Sections 54957.6, 54956.9(b)(1), and 54956.8 the Council recessed into a closed session to confer on matters listed on the meeting agenda.

At 7:40 p.m., the Council returned to Council Chambers, and the meeting reconvened in regular agenda order.

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2. **FLAG SALUTE/ INVOCATION**

The Pledge of Allegiance was led by Beach Cities Air Patrol Cadet Squad #107.

Pastor Siegfried Neuendorff gave the invocation for the meeting.

3. **AFFIDAVIT OF POSTING/WAIVE FURTHER READING**

MOTION: Councilwoman Cribbs moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. The motion was seconded by Councilman Messerlian and, there being no objection, it was so ordered by Mayor Hardison (absent Councilmen Lee and Nakano).

MOTION: Councilwoman Cribbs moved that, after the City Clerk has read aloud the number and title to any resolution or ordinance on the meeting agenda, the further reading thereof shall be waived, reserving and guaranteeing to each Council member the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Messerlian, and, there being no objection, it was so ordered by Mayor Hardison (absent Councilmen Lee and Nakano).

4. **WITHDRAWN/DEFERRED ITEMS**

None.

5. **COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Finance and Governmental Operations Committee

Tuesday, March 24, 1998, 5:30 p.m.

West Wing Commission Room

Subject: Mid-Year Budget Review

6. **COMMUNITY MATTERS**

6a. **PROCLAMATION RE “MEDIATION WEEK”**

Mayor Hardison presented a proclamation declaring the week of March 15-21, 1998, as “Mediation Week” in the City of Torrance to Ms. Carole Lebental, Chairperson, Mediation Week, Southern California Mediation Association. Ms. Lebental accepted the proclamation with appreciation and commented on peer mediation techniques being taught in local schools.

6b. **PROCLAMATION RE “MENTAL RETARDATION AWARENESS MONTH”**

Mayor Hardison presented a proclamation declaring the month of March 1998 as “Mental Retardation Awareness Month” in the City of Torrance to Ms. Judy Senter, Director, Administrative Services; Ms. Lyn O’Neill-Burton, 1st Vice-President, Board of Directors; and Mr. Lorenzo Ybarra, President, Board of Directors, the ARC, South Bay. Mr. Lorenzo expressed appreciation for the opportunity to promote public awareness of mental retardation and the efforts of the Association for Retarded Citizens (ARC).

7. **CONSENT CALENDAR**

7a. **APPROVAL OF MINUTES - JANUARY 27, FEBRUARY 10 & 17, 1998**

7b. **LICENSE AGREEMENT RE GROUNDWATER MONITORING WELLS**

Recommendation

The Engineering Director recommends that City Council authorize the Mayor and City Clerk to execute and attest to a license agreement with Arco Products for two (2) groundwater monitoring wells.

7c. **REVISED CLASS SPECIFICATION FOR MECHANIC**

Recommendation

The Human Resources Director and Civil Service Commission recommend that the proposed revised class specification for Mechanic be approved.

7d. **LICENSE AGREEMENT RE GROUNDWATER MONITORING WELLS**

Recommendation

The Engineering Director recommends that City Council authorize the Mayor and City Clerk to execute and attest to a license agreement with Exxon Company, USA for two (2) groundwater monitoring wells.

7e. **JOB TRAINING PARTNERSHIP ACT (JTPA) EMPLOYMENT AND TRAINING AGREEMENTS**

Recommendation

The Carson/Lomita/Torrance Private Industry Council (PIC) and the Human Resources Director of the City of Torrance recommend that City Council authorize the addition of \$150,000 to the Larson Training Center Contract (C97-006) and the addition of \$150,000 to the California Career Schools Contract. (C97-001).

7f. **PANASONIC DISC SERVICES CORPORATION CONTRIBUTION**

Recommendation

The Chief of Police recommends that City Council accept an "In-Car Video System" (including installation) from Panasonic Disc Services Corporation, for installation in one of the Police Department patrol vehicles.

7g. **LIVING TREE DEDICATION PROGRAM DONATIONS**

Recommendation

The Parks and Recreation Commission and the Parks and Recreation Director recommend that City Council accept donations totaling \$525.00 for the Living Tree Dedication Program and appropriate the funds for program expenses.

7h. **YOUTH COUNCIL DONATION**

Recommendation

The Torrance Youth Council recommends that City Council approve a \$2,800 donation from the Torrance Youth Council Donation Fund in the following amounts:

- (1) \$1,600 to the YMCA California Youth and Government Program; and
- (2) \$1,200 to the City of Torrance Parks and Recreation Department to sponsor a youth activity at the 24-Hour Relay.

MOTION: Councilwoman O'Donnell moved for the approval of the Consent Calendar as written. The motion was seconded by Councilman Walker and passed by unanimous roll call vote (absent Councilmen Lee and Nakano).

8. **LIBRARY / PARKS & RECREATION**

8a. **TORRANCE ARTISTS GUILD “ART IN THE PARK” PROGRAM**

Recommendation

The Cultural Arts Commission, the Parks and Recreation Commission and the Parks and Recreation Director recommend that City Council approve the request made by the Torrance Artists Guild for the “Art in the Park” program at Miramar Park located at 201 Paseo de la Playa in Torrance.

Parks and Recreation Director Barnett presented the staff report (per written material of record) and explained that the proposed art shows in the park would provide an opportunity to promote greater community awareness and support for the arts in the City.

MOTION: Councilman Walker moved to concur with the staff recommendation. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilmen Lee and Nakano).

8b. **MADRONA MARSH NATURE CENTER**

Recommendation

The Parks and Recreation Director recommends that City Council approve a Consulting Services Agreement and adopt a resolution approving the agreement between the City of Torrance and Bryant Palmer Soto, Inc. for preparation of plans and specifications for a nature center, not to exceed 8,000 square feet at Madrona Marsh, for a sum not to exceed \$105,000 with a 10% contingency.

Parks and Recreation Director Barnett presented the staff report (per written material of record).

Ms. Venora Lee, Friends of Madrona Marsh, thanked the City, particularly the Parks and Recreation Department, for supporting their efforts to preserve the marsh and to provide access for the public’s enjoyment and edification, and noted that the Friends will be presenting recommendations for the utilization of the nature center.

RESOLUTION NO. 98-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN AGREEMENT BETWEEN THE CITY OF TORRANCE AND BRYANT PALMER SOTO, INC. FOR THE PREPARATION OF DESIGN AND CONSTRUCTION DOCUMENTS AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE DEVELOPMENT OF A NATURE CENTER, NOT TO EXCEED 8,000 SQUARE FEET AT MADRONA MARSH, FOR A SUM OF \$105,000 WITH A 10 PERCENT CONTINGENCY

MOTION: Councilman Walker moved for the adoption of Resolution No. 98-27. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilmen Lee and Nakano).

9. **TRANSPORTATION / PUBLIC WORKS**

9a. **ARTESIA BOULEVARD AND PRAIRIE AVENUE EASEMENTS**

Recommendation

The Engineering Director recommends that City Council adopt a resolution accepting two irrevocable offers to dedicate easements from Verdugo Management Co. for street and highway purposes at the southeast corner of Artesia Boulevard and Prairie Avenue.

Engineering Director Burt presented the staff report (per written material of record).

RESOLUTION NO. 98-28

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE ACCEPTING TWO IRREVOCABLE OFFERS TO
DEDICATE EASEMENTS FOR STREET AND HIGHWAY
PURPOSES ON THE SOUTHEAST CORNER OF ARTESIA
BOULEVARD AND PRAIRIE AVENUE**

MOTION: Councilman Walker moved for the adoption of Resolution No. 98-28. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilmen Lee and Nakano).

11. **PLANNING & ZONING MATTERS**

11a. **RESOLUTION NO. 98-29 RE BREAKZONE BILLIARDS**

Recommendation

The Planning Director recommends that City Council adopt a Resolution of Denial of a request for approval of a Conditional Use Permit (CUP97-0005) to allow full alcoholic beverage and full food service, additional recreational facilities including pool, foosball, air hockey, arcade games, pool clinic and lessons, pro shop and smoke shop on property located in the C-3 and C-4 zones at 2533-A Pacific Coast Highway (Rolling Hills Plaza Shopping Center).

CUP 97-0005: Breakzone Billiards

Senior Principal Planner Gibson presented the staff report (per written material of record).

Mayor Hardison stated that Breakzone Billiards' close proximity to a residential neighborhood was the primary reason for her vote to deny this project and requested that the resolution be amended to more clearly reflect this concern.

City Attorney Fellows recommended that Section 1(a) of Resolution No. 98-29 be amended to read as follows:

“Late operating hours, use of amplified sound on the proposed open air patio and sale of alcoholic beverages would create undesirable levels of late-night activity and noise adversely affecting neighboring residences.”

RESOLUTION NO. 98-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING A CONDITIONAL USE PERMIT TO ALLOW FULL ALCOHOLIC BEVERAGE AND FULL FOOD SERVICE, ADDITIONAL RECREATIONAL FACILITIES INCLUDING POOL, FOOSBALL, AIR HOCKEY, ARCADE GAMES, POOL CLINIC AND LESSONS, PRO SHOP AND SMOKE SHOP ON PROPERTY LOCATED IN THE C-3 AND C-4 ZONES AT 2355-A PACIFIC COAST HIGHWAY (ROLLING HILLS PLAZA SHOPPING CENTER)

CUP97-0005: BREAKZONE BILLIARDS

MOTION: Councilman Walker moved for the adoption of Resolution No. 98-29 as amended. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilman Lee and Nakano).

11b. **RESOLUTION NO. 98-30 RE ALAN AND CHERYL PRIVEN**

Recommendation

The Planning Director recommends that City Council adopt a resolution approving the appeal and denying DVP97-0006, MOD97-0014, and MOD97-0015 for the construction of an 18,800 square foot commercial office building and the deletion of a previously approved condition restricting vehicular access onto Torrance Boulevard from property located at 3556 Torrance Boulevard at the southeast corner of Torrance Boulevard and Amie Avenue in the HBSCSP (DA-1) zone.

DVP97-0006, MOD97-0014 AND MOD 97-0015(EA86-5): Alan and Cheryl Priven

Councilwoman Cribbs announced her intent to abstain from consideration of this matter due to her absence from the January 27, 1998 City Council meeting and subsequently exited the dais.

Senior Principal Gibson presented the staff report (per written material of record).

Councilwoman O'Donnell questioned whether the resolution adequately conveyed the Council's concern about the project's inconsistency with the commercial/retail designation of the site.

Noting similar concerns, Mayor Hardison stated that the project's inability to generate sufficient revenues to the City was a major factor in the Council's decision.

City Attorney Fellows recommended that the second sentence of Paragraph (e) be amended to read as follows:

“As provided for by the General Plan and zoning, the subject property could support a much more intensive development or would otherwise increase sales tax or other revenues to the City.”

RESOLUTION NO. 98-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING THE APPEAL AND DENYING A DEVELOPMENT PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 35 OF THE TORRANCE MUNICIPAL CODE, THEREBY APPROVING THE APPEAL AND DENYING A MODIFICATION OF A CONDITIONAL USE PERMIT (CUP 85-15) AND A MODIFICATION OF A DIVISION OF LOT (D 89-14) TO ALLOW THE CONSTRUCTION OF AN 18,800 SQUARE FOOT OFFICE BUILDING AND THE DELETION OF A CONDITION RESTRICTING VEHICULAR ACCESS ONTO TORRANCE BOULEVARD FROM PROPERTY LOCATED IN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN ZONE (DEL AMO BUSINESS SUB-DISTRICT ONE) AT 3556 TORRANCE BOULEVARD, AT THE SOUTHEAST CORNER OF TORRANCE BOULEVARD AND AMIE AVENUE

**DVP97-0006, MOD97-0014, AND MOD97-0015 (EA85-5):
ALAN AND CHERYL PRIVEN**

MOTION: Councilman Walker moved for the adoption of Resolution No. 98-30 as amended. The motion was seconded by Councilman Messerlian and passed by unanimous roll call vote, with Councilwoman Cribbs abstaining (absent Councilmen Lee and Nakano).

12. **PERSONNEL MATTERS**

12a. **AUTHORIZATION OF EXAMINATION FOR FIRE CHIEF**

Recommendation

The City Manager, Civil Service Administrator and the Civil Service Commission recommend that the City Council authorize an examination to fill the position of Fire Chief on a promotional basis.

Civil Service Administrator Ghio presented the staff report (per written material of record) and reported that there is a large field of qualified candidates for this position.

MOTION: Councilman Walker moved to concur with the staff and Commission recommendation. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilmen Lee and Nakano).

13. **ADMINISTRATIVE MATTERS**

13a. **PETITION RE 310 AREA CODE RELIEF PLAN**

Recommendation

The City Manager recommends that City Council file a petition to intervene with the California Public Utilities Commission regarding the 310 Area Code Relief Plan.

MOTION: Councilman Messerlian moved to concur with the City Manager recommendation. The motion was seconded by Councilman Walker and passed by unanimous roll call vote (absent Councilmen Lee and Nakano).

13b. **ASSIGNMENT AND MERGER OF SOUTH BAY AUTOHAUS LEASE**

Recommendation

The Land Management Team recommends that City Council consider an assignment of lease and merger from William J. Adkins and Joseph Alfen to Carwell Corporation, a California corporation, and RI/CC Merger Corporation, a California corporation, for the property located at 3233 Pacific Coast Highway currently known as South Bay Autohaus.

Assistant to the City Manager Sunshine presented the staff report (per written material of record).

MOTION: Councilman Messerlian moved to concur with the staff recommendation. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilmen Lee and Nakano).

13c. **ASSIGNMENT OF LEASE & SUBLEASE OF 3215 PACIFIC COAST HIGHWAY**

Recommendation

The Land Management Team recommends that the City Council consider an assignment of lease from William Adkins to Carwell Corporation, a California corporation, and further consent to a sublease from Carwell to S.B.L. Auto Incorporated, a California corporation.

Assistant to the City Manager Sunshine presented the staff report (per written material of record).

MOTION: Councilman Messerlian moved to concur with the staff recommendation. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilmen Lee and Nakano).

13d. **ORDINANCE NO. 3449 RE CURFEW RESTRICTIONS FOR MINORS**

Recommendation

The City Attorney recommends that City Council repeal existing Torrance Municipal Code Sections 45.2.1 through 45.2.6 and adding new Sections 45.2.1 through 45.2.5 relating to curfew restrictions for minors and daytime loitering by minors during school session. The City Attorney further recommends that City Council direct the City Clerk to publish a summary of the ordinance in the form attached, rather than publishing the full text of the new ordinance.

Senior Deputy City Attorney Acciani reported that recent court rulings have invalidated juvenile curfew ordinances similar to Torrance's juvenile curfew law for being vague, ambiguous and overly broad, necessitating the ordinance's revision to comport with these decisions.

In response to Councilman Messerlian's request, Mr. Acciani summarized the changes in the ordinance.

Responding to Mayor Hardison's inquiry, Police Chief Herren advised that although the City does not have a significant problem, and the ordinance is used sparingly, the Police Department views it as an effective tool in dealing with minors during curfew hours.

Councilman Walker, echoed by Councilwoman O'Donnell, expressed concerns that normal youthful activities, such as stopping for a snack after a movie, might be criminalized.

Police Chief Herren replied that police officers have a great deal of discretion in enforcing the ordinance and their primary concern is for the safety of juveniles and the community at large.

ORDINANCE NO. 3449

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTIONS 45.2.1 THROUGH 45.2.6 OF THE TORRANCE MUNICIPAL CODE RELATING TO CURFEW RESTRICTIONS FOR MINORS AND DAYTIME LOITERING BY MINORS DURING SCHOOL SESSION AND ADOPTING NEW SECTION 45.2.1 THROUGH 45.2.5

MOTION: Councilman Messerlian moved for the adoption of Ordinance No. 3449. The motion was seconded by Councilwoman Cribbs and passed by a majority roll call vote, with Councilman Walker dissenting (absent Councilmen Lee and Nakano).

Commenting on his dissenting vote, Councilman Walker stated that although he agrees with the portion of the ordinance dealing with loitering during school hours, he is not in favor of the nighttime restrictions where the vast majority of minors would be technically violating the law merely pursuing typical teenage activities.

Noting that all the neighboring communities have juvenile curfew laws, Mayor Hardison stated that the ordinance is valuable as a means of controlling activities of young people from outside the area.

City Attorney Fellows advised that the Council has the option to direct the City Clerk to publish the full text of the ordinance or the attached summary. Councilman Messerlian suggested that the summary would be more easily read.

MOTION: Councilman Messerlian moved to direct the City Clerk to publish a summary of the ordinance. The motion was seconded by Councilwoman Cribbs and passed by a unanimous roll call vote (absent Councilmen Lee and Nakano).

14. **HEARINGS**

14a. **REQUEST FOR GENERAL PLAN AMENDMENT: J.C.C. PLAZA, L.L.P.**
(RICHARD GOULD, REPRESENTATIVE

Recommendation

The Planning Commission and the Planning Director recommend that City Council:

- (1) Approve GPA97-0004 to reclassify the subject property as “Low Medium Density Residential,” and
- (2) Deny the appeal and approve PD97-0001 to allow the construction of 21 detached condominiums, and approve TTM52420 to allow a one-lot subdivision for condominium purposes.

Senior Principal Planner Gibson briefly outlined the plans for the construction of 21 detached condominiums on a lot formerly utilized for oil production (per written material of record).

Mayor Hardison noted supplemental material available at the meeting consisting of a letter in support of the project from Verdi Homeowners Association and a letter in opposition from Ms. C. Meddles.

Mr. Doug Maupin, 2733 Pacific Coast Highway, representing J.C.C. Homes, presented an artist’s rendering of the proposed development; stated that the project was designed with input from the Planning and Engineering staff to be compatible with surrounding developments; and offered to answer questions.

Councilman Messerlian, while not objecting to this particular project, expressed general concerns about this type of housing product. He requested that staff take into consideration the need to provide adequate separation between dwellings as specific standards for single-family detached condominiums are developed, so that open space can be better utilized by residents.

Senior Principal Planner Gibson advised that building separation, as well as driveway locations, driveway setbacks, and FARs, is among the list of concerns being examined as standards are being devised.

Mayor Hardison related her favorable impression of the project and noted that the applicant’s dedication of a substantial portion of Plaza Del Amo frontage will permit the street alignment to be straightened and street improvements to be completed.

MOTION: Councilman Messerlian moved to close the public hearing. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilmen Lee and Nakano).

RESOLUTION NO. 98-31

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE, CALIFORNIA, APPROVING A PLANNED
DEVELOPMENT TO ALLOW THE CONSTRUCTION OF
21 DETACHED CONDOMINIUM UNITS ON PROPERTY**

**LOCATED IN THE PD ZONE ON THE SOUTHWEST CORNER
OF CRENSHAW BOULEVARD AND PLAZA DEL AMO**

**PD97-0001: J.C.C. PLAZA, L.L.P. (RICHARD GOULD,
REPRESENTATIVE)**

MOTION: Councilman Walker moved for the adoption of Resolution No. 98-31. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilmen Lee and Nakano).

RESOLUTION NO. 98-32

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE, CALIFORNIA, APPROVING A TENTATIVE
TRACT MAP TO ALLOW A ONE-LOT SUBDIVISION FOR
CONDOMINIUM PURPOSES ON PROPERTY LOCATED IN
THE PD (PLANNED DEVELOPMENT) ZONE ON THE SOUTHWEST
CORNER OF CRENSHAW BOULEVARD AND PLAZA DEL AMO**

**TTM52420: J.C.C. PLAZA, L.L.P. (RICHARD GOULD,
REPRESENTATIVE)**

MOTION: Councilman Walker moved for the adoption of Resolution No. 98-32. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilmen Lee and Nakano).

RESOLUTION NO. 98-33

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE, CALIFORNIA, AMENDING THE LAND USE
ELEMENT OF THE GENERAL PLAN ADOPTED OCTOBER 27,
1992, BY RESOLUTION NO. 92-172, TO REVISE THE
DESIGNATION OF THE VACANT PROPERTY LOCATED IN THE
PD ZONE AT THE SOUTHWEST CORNER OF CRENSHAW
BOULEVARD AND PLAZA DEL AMO FROM “LOW DENSITY
RESIDENTIAL” TO “LOW MEDIUM DENSITY RESIDENTIAL”**

**GPA97-0004: J.C.C. PLAZA, L.L.P. (RICHARD GOULD,
REPRESENTATIVE)**

MOTION: Councilman Walker moved for the adoption of Resolution No. 98-33. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilmen Lee and Nakano).

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The Council met as the Torrance Cable Television Public Access Foundation from 8:54 p.m. to 8:57 p.m.

At 8:57 p.m., the Council met as the Torrance Redevelopment Agency. The meeting was adjourned at 8:58 p.m., and the meeting resumed in regular agenda order.

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18. **ADDENDUM MATTERS**

None.

19. **ORAL COMMUNICATIONS**

19a. Councilwoman Cribbs asked about freeway signs for the Cultural Arts Center.

19b. Councilwoman Cribbs asked for information regarding recent communication from Torrance Civic Chorale.

19c. Councilman Messerlian asked about the installation of a school crossing sign on Newton Street near Richardson School.

19d. Councilman Messerlian received information from City Engineer Burtt on the condition of Hawthorne Boulevard.

19e. Councilwoman O'Donnell wished everyone a Happy St. Patrick's Day.

20. **EXECUTIVE SESSION**

At 9:03 p.m., the Council recessed to continue closed session. Council members returned to Council Chambers at 9:34 p.m. No formal action was taken on any matter heard in closed session.

21. **ADJOURNMENT**

At 9:34 p.m., the City Council adjourned to Tuesday, March 24, 1998 at 7:00 p.m. in Council Chambers.