

February 4, 1997

**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, February 4, 1997, at 6:00 P.M., in the Council Chambers of Torrance City Hall.

**ROLL CALL**

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

Absent: None.

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

\*(Agenda Item No. 12a was considered out of order.)

**12. PERSONNEL MATTERS**

**12a. STEVEN SCHULTZE SUSPENSION APPEAL HEARING**

**RECOMMENDATION**

It is the recommendation of the Civil Service Administrator that City Council hear the appeal of Officer Steven Schultze of a suspension decision upheld by the Civil Service Commission.

Due to a possible conflict of interest, Councilman Messerlian withdrew himself from consideration of the personnel matter involving Mr. Steven Schultze.

City Attorney Fellows introduced Terence Boga, Esq., from the law firm of Richards, Watson & Gershon, who is special Counsel of the Civil Service Commission.

Mayor Hardison announced that this is the date, time and place to hear the appeal of Steven Schultze of the Civil Service Commission decision to sustain a 15-day suspension from his position as Police Officer. Reading from a prepared statement (of record) the Mayor noted the City is represented by David Larsen, Esq., and Officer Schultze is represented by John Lewis, Esq. The disciplinary hearing conducted by the Civil Service Commission was held in an open session, and tonight's hearing will also be conducted in an open session.

City Council  
February 4, 1997

The administrative process was reviewed and procedures for the hearing were suggested with each member of the City Council affirming they had reviewed all materials available to them.

At this time John Lewis, Esq., representing Officer Schultze, noted his opposition to City Council proceeding with this evening's hearing on appeal of the Civil Service Commission's decision to sustain the suspension of Mr. Steven Schultze due to the fact that the City Council does not possess a full transcript of the Schultze hearing, pursuant to the City's Municipal Code Sections; and advised that he has a letter from the city of Torrance which indicates that one of the tape-recordings from the Schultze hearing was unable to be transcribed because of its poor sound quality.

Responding to Mr. Lewis' comments, Counsel for the City advised that City Council may go forward with this evening's appeal hearing due to the fact that case law reflects that unavailability of a transcript need not be harmful error in an administrative appeal as long as City Council members have enough evidence before them; that City Council is in possession of the tape-recording; and that the portion of the Civil Service Commission proceedings which City Council has an untranscribed tape for was merely the opening statements of the Counsel for the City and the employee and, therefore, has no evidentiary value.

Mr. Lewis requested that the January 23 letter he received from Civil Service Administrator Ghio regarding Mr. Schultze's appeal be reflected in the record as follows:

*"In your written exceptions to the Commission's findings in the Schultze appeal, you noted that the City had not prepared a transcript of the July 22, 1996, meeting. The quality of the tape-recording of that meeting was so poor, we decided not to attempt to prepare a transcript. The document would, of necessity, contain so many omissions as to offer nothing beyond the contemporaneous minutes taken by the City's Minutes Secretary. Enclosed is a copy of the tape-recording of the hearing for your use. Copies have been provided to the City Council as well."*

Mr. Lewis stated that Torrance Municipal Code Section 14.47.14 requires that City Council possess a full transcript of the hearing in order to proceed on this appeal; and that because City Council is not in possession of a full transcript, he (Mr. Lewis) respectfully objected to City Council moving forward on this matter this evening -- citing *Chavez v. Sacramento County Civil Service Commission*, 86 Cal. App. 3d 324 and *Alluse [sic.] v. County of Fresno*, 159 Cal. App. 2d 826.

Mr. Lewis stated that procedural matters were discussed on the record at this particular Commission hearing -- namely, the performance evaluation of Officer Schultze; that at the time of this particular Civil Service Commission hearing, the performance evaluation was under appeal; and that he (Mr. Lewis) requested that this performance evaluation document not be used by the Commission until the appeal process had been completed, but that the Commission denied his request and the performance evaluation was submitted into evidence. Mr. Lewis stated that this document was used as a determination factor in the Commission's decision; that Officer Schultze received his appeal after the Civil Service Commission hearing regarding the performance evaluation; that the Civil Service Commission revised the performance evaluation; and that this constitutes evidence which was not available to the Commission

City Council  
February 4, 1997

at the time they rendered their findings and, therefore, should not have been used as evidence.

Mr. Lewis suggested that this case be returned to the Civil Service Commission so that the Commission may deal with this new evidence, as defined in the Torrance Municipal Code; and stated that he was unaware of what the Civil Service Commission was going to do regarding that evaluation -- pointing out that the Commission had, in fact, revised the evaluation.

Mr. Lewis objected to the Commission's First Conclusion of Law, finding that Officer Schultze neglected his duties by leaving his assigned beat to watch a particular roller hockey game; stated that the evidence/transcript clearly reflects that this roller hockey rink was in Officer Schultze's beat; and that based on this fact, this case should be returned to the Commission for re-consideration. Mr. Lewis mentioned that there exist two occasions where Officer Schultze had been charged with leaving his beat, but that this particular occasion at issue is not one of those two instances.

Mr. Lewis objected to the Commission's Sixth Conclusion of Law, which states that Officer Schultze left his assigned beat on October 22, 1995 -- noting that the testimony, which was uncontradicted, reflects that Officer Schultze did not leave his assigned beat on October 22, 1995.

Mr. Lewis expressed what he believed to be abusive discretion on the part of the Commission regarding this entire process -- explaining that one of the charges against Officer Schultze was a violation of 3/020.35, which is disrespecting/insubordination; that Captain Ross testified that this charge was the most serious charge; that the Commission found Officer Schultze not guilty of this charge; and that the Commission did not take this into consideration when they were making a determination as to the penalty in this particular case. Mr. Lewis expressed what he believed to be the Commission's misreading of the witnesses' testimony regarding these charges.

Mr. Lewis advised that what he is seeking in this particular case is that the City Council comply with its Municipal Code by having in its possession a full transcript; that the entire matter be returned to the Civil Service Commission; that the issues he spoke of this evening be addressed by the Civil Service Commission in rendering a decision in this particular case; and that the discipline in this matter be significantly reduced based on the comments and information he has put forth this evening.

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Mr. Larsen, Esq., representing the City, explained that the City Council's role in this matter is to determine whether or not there exists prejudicial error in this matter. Mr. Larsen outlined the following undisputed facts of this case: that on October 22 Officer Schultze was sent to an address to handle a restraining order violation; that he asked for the address to be repeated; that he went to that location but did not contact the party who had requested service; that he did not follow the procedure which was well-outlined for a Torrance police officer; that Officer Schultze did not provide the proper level of service to the requesting party; that instead of contacting this individual, Officer Schultze went to a hockey game; that he spent all or at least portions of three separate periods at the hockey game; that he was there a minimum of a half-hour; that he repeatedly told an investigator that he was there a couple of minutes, five or ten at the most; that during

this period of time, Officer Schultze missed a burglary call and a domestic violence call and that other officers had to be dispatched to his area to do his job on October 22.

Mr. Larsen further stated that Officer Schultze was then sent back to the original call; that he did contact the individual who requested service; that he did not properly complete this police report, even though he had been trained and previously criticized with respect to properly completing a report (left half of the report blank); that the report had to be given back to Officer Schultze to do again; that Sergeant Bry specifically advised Officer Schultze that before leaving his beat area, he must obtain permission from his supervisor and that this rule would be strictly enforced from that point on; that a few days later, he left his beat area once again without permission to watch a hockey game.

Mr. Larsen advised that approximately a year previous to this situation, Officer Schultze had been before the Civil Service Commission for not properly serving citizens on four other occasions, had not properly completed reports, and that the Civil Service Commission determined that Officer Schultze neglected his duties and responsibilities in a prior case; and explained that the Commission mitigated the penalty in that particular case, but that the Commission had the findings with the same type of conduct that previously has occurred with Officer Schultze. Mr. Larsen stated that the Department believed the appropriate discipline for this conduct was termination; that through an administrative hearing process, Assistant City Manager Giordano mitigated this penalty down to a 15-day suspension; and that after hearing the evidence, the Civil Service Commission concurred with the Assistant City Manager.

Noting that Council does not have a transcript of the January 22 tape-recording, Mr. Larsen pointed out that this was opening statement and not evidentiary; that due process does not require that opening statements be transcribed, taped or included as part of the record -- citing *County of Madera v. Holcombe*, 259 Cal. App. 2d 226 -- whereby the Court specifically stated that a tape, even if it's garbled, is an adequate record. Mr. Larsen stated that the minutes of this meeting are very detailed and reflect what was said during opening statements.

With respect to Mr. Lewis' comments concerning a revised evaluation, Mr. Larsen stated that no conclusions exist in any findings which address revised evaluation; that the only finding with respect to the past record is Finding No. 19, which relates to Exhibit No. 9 and is the prior hearing before the Commission; that the Commission did not use Exhibit A in its consideration of this issue, as claimed by Mr. Lewis. Referring to the record of Monday, July 29, 1996, page 36, starting at line 10, Mr. Larsen pointed out that Mr. Lewis at this time had not objected to submitting Exhibit No. 9 into evidence.

Mr. Larsen explained that the main written argument which was presented by Officer Schultze is that his discipline was more harsh than that of Officer Vega's discipline and, therefore, is prejudicial. Mr. Larsen highlighted the differences in the infractions of both Officers Schultze and Vega -- pointing out that because of the differences in the officers' infractions, Officer Vega had not been put on the same level of notice as Officer Schultze. In summarizing his argument, Mr. Larsen outlined the seven tests for determining just cause, which is the standard in the city of Torrance; and stated that there is no basis at all to conclude that prejudicial abusive discretion ever existed in this case.

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Mr. Lewis explained what he believes is a miscarriage of justice with respect to Officer Schultze; stated that within a couple days after this October 22 incident, Officer Schultze was sent home without pay; that he returned to work sometime in March; that he was questioned again with regard to what happened back in October; that at this time he was then charged with insubordination, for lying -- noting the difficulty with remembering specifics after a four-month period of time; that the Sergeant who charged Officer Schultze with not properly completing a report stated that this was the only time he had ever documented that any officer in the police department had not checked these particular boxes on the report; stated that Officer Vega was at the same hockey game that Officer Schultze attended; and that Officer Vega was less harshly reprimanded, and only before Officer Schultze's hearing, sometime in June; advised that the record states that the reason Assistant City Manager Giordano had given Officer Schultze a 15-day suspension is based upon his performance evaluation; and noting the various errors which have been made in this case, Mr. Lewis expressed what he believes to be a lack of justice for Officer Schultze.

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Citing Torrance Municipal Code Section 14.47.12 (c), Mr. Larsen highlighted the City Council's and the Civil Service Commission's duties and responsibilities with regard to these proceedings; noted the citizens' rights to receive a certain level of service as outlined by the Police Department; that Officer Schultze has not provided that level of service; and that the Police Department is entitled to officers who will listen, follow directions, and perform their duties.

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At 6:34 P.M., Council immediately recessed to deliberate this matter in closed Executive Session, returning to Council Chambers at 7:10 P.M.

Following deliberations in closed session, City Council moved to concur with the decision of the Civil Service Commission in the suspension of Mr. Steven Schultze. The motion was first moved by Councilwoman O'Donnell, seconded by Councilwoman Cribbs; the motion reflected unanimous approval of City Council, with the exception of Councilman Messerlian, who abstained.

City Attorney Fellows advised that authority for the closed session was pursuant to Government Code Section 54957.

**2. FLAG SALUTE/INVOCATION**

The Flag salute was led by Mr. Daniel Ainsworth, General Manager of Moog, Inc.

Reverend Eric Hoey, South Bay Presbyterian Church, led the invocation for the meeting.

**3. MOTION RE POSTING OF AGENDA/FURTHER READING**

**MOTION:** Councilman Lee moved to accept and file the report of the City Clerk on the posting of the Agenda for this meeting. This motion was seconded by Councilwoman Cribbs; hearing no objection, it was so ordered by Mayor Hardison.

**MOTION:** Councilman Lee moved that after the City Clerk has read number and title to any Resolution or Ordinance on the Agenda for this meeting, the further reading thereof be waived, reserving and guaranteeing to each Council member the right to demand the reading of any such Resolution or Ordinance in regular order. This motion was seconded by Councilwoman Cribbs; hearing no objection, it was so ordered by Mayor Hardison.

**4. WITHDRAWN OR DEFERRED ITEMS**

None.

**5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Citizen Development and Enrichment Committee Joint Meeting with the Torrance Unified School District (TUSD)  
Wednesday, February 5, 1997, 4:30 P.M.  
Third Floor Assembly Room  
Subject: Youth Services Task Force Update, Redondo  
Beach Police Shooting Range Update

Citizen Development and Enrichment Committee  
Monday, February 10, 1997, 5:30 P.M.  
Third Floor Assembly Room  
Subject: Natural History Center

**6. COMMUNITY MATTERS**

**6a. RESOLUTION HONORING BARBARA CARSWELL**

**RESOLUTION NO. 97-13**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE RECOGNIZING BARBARA CARSWELL AS THE RETIRING PRESIDENT AND CEO OF THE TORRANCE FEDERAL CREDIT UNION**

**MOTION:** Councilman Nakano moved to adopt Resolution No. 97-13. The motion was seconded by Councilman Walker, and roll call vote reflected unanimous approval.

City Council  
February 4, 1997

***For adoption only -- to be presented at a later date.***

**6b. PROCLAMATION declaring the week of February 3 through 9, 1997, as MORI-NU PRESIDENTS DAY RUN WEEK in the City of Torrance.**

So proclaimed by Mayor Hardison and accepted with appreciation by Mr. Yasuo Kumoda, President of Morinaga Nutritional Foods.

Mr. Paul O'Brien, President of the Torrance Education Foundation, thanked the Mori-Nu company, Mr. Kumoda and Mayor Hardison for their participation with the Foundation; highlighted the events which will take place over the weekend -- Music Festival; Civil War re-enactments; living history museum; and various race events. Mr. O'Brien encouraged everyone to attend the festivities, noting that the event proceeds will benefit the Torrance school children; and mentioned that the Foundation's Annual Fund-Raising Dinner is scheduled for Friday, April 25, 1997.

Mayor Hardison encouraged those to participate in this event, which proceeds will directly benefit Torrance students; expressed her pleasure with serving on the Foundation's Board since its inception; and noted her appreciation of Councilman Nakano's efforts and service on the Foundation's Board.

**6c. "DON'T GIVE UP THE SHIP" AWARD**

Civil Service Administrator Ghio presented to the City of Torrance the "*Don't Give up the Ship*" award, given by Southern California Public Labor Relations Council in recognition and support of the City successfully defending itself against the Department of Justice's lawsuit which challenged the personnel entry selection processes of the City's Fire and Police Departments; and Mr. Ghio congratulated and thanked the City Council, all Departments and all Staff for their assistance in this endeavor.

On behalf of the Fire Department, Fire Chief Adams thanked the City for its moral courage in fighting for what it believes to be right; and expressed his appreciation of Civil Service Administrator Ghio for all of his hard work and efforts with this lawsuit.

Police Chief DeLadurantey, on behalf of the Police Department, extended his appreciation of the City for its tenacity in fighting this lawsuit.

Mayor Hardison noted her appreciation of the previous City Council which agreed to the beginning of the lawsuit.

**7. CONSENT CALENDAR**

**7a. APPROVAL OF MINUTES -- JANUARY 7, 1997, WORKSHOP; REGULAR MINUTES OF JANUARY 7, 1997; AND JANUARY 14, 1997**

**7b. RELEASE OF SUBDIVISION BONDS FOR TRACT 52010 RECOMMENDATION**

It is the recommendation of the Engineering Director that the City Council approve the release of the Subdivision

City Council  
February 4, 1997

Bonds (Letter of Credit) in the amount of \$538,500 for Tract 52010, located on the east side of Amapola Avenue, north of Dominguez Way.

**7c. FY 96-97 AGREEMENTS FOR PROPOSITION C DISCRETIONARY FUNDS**

**RECOMMENDATION**

The Fleet Services Director recommends singly and in conjunction with the Policy Steering Committee of the Municipal Area Express that City Council authorize the Mayor to execute Memoranda of Understanding (MOUs) with the Los Angeles County Metropolitan Transportation Authority (MTA) for Fiscal Year 1996-97 Proposition C Discretionary funding: \$140,000 for the Torrance Transit System Line No. 6 and \$411,790 for MAX.

**7d. FY 96-97 MOUs FOR PROPOSITION C DISCRETIONARY MONIES**

**RECOMMENDATION**

The Fleet Services Director recommends that City Council authorize execution of the two MOUs with the Los Angeles County Metropolitan Transportation Authority (MTA), allocating the sums of Proposition C Discretionary funds indicated for each to the Torrance Transit System in Fiscal Year 1996-1997 1) Proposition C Recessionary MOU -- \$908,464; and 2) Foothill Transit Mitigation MOU -- \$26,958.

**7e. PURCHASE ORDER FOR FIRE DEPARTMENT TOW VEHICLE**

**RECOMMENDATION**

The Director of General Services, the Director of Fleet Services, and the Fire Chief recommend that the City Council authorize a Purchase Order be issued, for an amount not to exceed \$75,000, to Super Vac Mfg. Co., Inc., Loveland, CO, for the purchase of a tow vehicle for the Fire Department's Hazardous Materials Trailer.

**7f. PAYMENT OF DAVE TRANSPORTATION SERVICES, INC.**

Considered separately; see page no. 10.



**7g. ABANDONMENT OF SUR LA BREA OBSERVATION WELL**

**RECOMMENDATION**

The Building and Safety Director and Parks and Recreation Director recommend that the City-owned observation well (City of Torrance No. 6) at Sur La Brea Park be abandoned; that a maximum of \$50,000 be appropriated to cover all costs; and that the City Council direct staff to prepare a Request for Proposal (RFP) to perform the required work.

Mayor Hardison requested that Consent Calendar Item No. 7f be considered separately.

**MOTION:** Councilwoman O'Donnell moved to approve Consent Calendar Item Nos. 7 a, b, c, d, e and g. The motion was seconded by Councilman Walker, and roll call vote reflected unanimous approval.

**7f. PAYMENT OF DAVE TRANSPORTATION SERVICES, INC.**

**RECOMMENDATION**

The Fleet Services Director recommends that City Council:

- 1) Authorize payment of DAVE Transportation Services, Inc., for contractual services provided in the operation of the Torrance Dial-a-Lift Service for the period from September 1, 1996, through December 31, 1996, in the sum of \$84,297.54; and
- 2) Authorize future payment of DAVE Transportation Services, Inc., for provision of said Dial-a-Lift services for a period extending from January 1, 1997, until either commencement of a newly awarded contract or April 30, 1997, whichever comes first, for a sum not to exceed \$86,000.

Mr. Tom Whittle, Fleet Services/Transit Division, explained that no changes have occurred with the City's Dial-a-Lift service and operation contract; that the RFP is in the process of being drafted; and that a contract will be in force by April 30, 1997.

**MOTION:** Councilwoman Cribbs moved to approve Consent Calendar Item Nos. 7f. This motion was seconded by Councilwoman Cribbs; hearing no objection, it was so ordered by Mayor Hardison.

**9a. RESOLUTION FOR A SUMMARY VACATION OF A PORTION OF THE ALLEY SOUTHWEST OF 235TH STREET AND MAPLE AVENUE**

**RECOMMENDATION**

It is the recommendation of the Engineering Director that the City Council approve and adopt the attached Resolution summarily vacating a portion of the alley located parallel to

City Council  
February 4, 1997

and southwest of 235th Street and south of Nadine Circle, subject to certain conditions.

**RESOLUTION NO. 97-15**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE SUMMARY VACATION OF A PORTION OF THE ALLEY SOUTHWEST OF 235TH STREET AND MAPLE AVENUE**

**MOTION:** Councilman Nakano moved to adopt Resolution No. 97-15. The motion was seconded by Councilman Walker, and roll call vote reflected unanimous approval.

**11. PLANNING & ZONING MATTERS**

**11a. CORRECTED WAIVER RESOLUTION -- WAV96-0014: JEFF WHITE**

**RECOMMENDATION**

It is the recommendation of the Planning Director that the City Council adopt a corrected Resolution of Approval granting a Waiver of the side yard setback requirement to allow an addition to an existing garage of a single-family residence located at 5031 Mindora (WAV96-0014: Jeff White).

Per Mayor Hardison's inquiry, Senior Principal Planner Gibson explained that at this point in time, the Applicant has not done anything to the structure; and that the Applicant is considering an amended project which will not necessitate a Waiver.

**RESOLUTION NO. 97-16**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A WAIVER OF THE SIDE YARD SETBACK REQUIREMENT ON PROPERTY LOCATED IN THE R-1 ZONE AT 5031 MINDORA DRIVE -- WAV96-0014: JEFF WHITE**

**MOTION:** Councilman Walker moved to adopt Resolution No. 97-16. The motion was seconded by Councilman Messerlian. The motion passed, as reflected by the following roll call vote:

AYES: Council members Cribbs, Lee, Messerlian, Walker and Mayor Hardison.

NOES: Council members Nakano and O'Donnell.

Mayor Hardison requested that Staff keep Council apprised of this issue.

**12. PERSONNEL MATTERS**

**12a. STEVEN SCHULTZE SUSPENSION APPEAL HEARING**

City Council  
February 4, 1997

Previously discussed; see page nos. 1 through 6.

**12b. MOU FOR ESTABLISHING SALARY RANGE OF FINANCIAL SERVICES SUPERVISOR**

**RECOMMENDATION**

The Personnel Director and the Civil Service Commission recommend the approval of the new class specification for Financial Services Supervisor. The Personnel Director recommends the adoption of the Supplemental Memorandum of Understanding establishing the salary range.

**RESOLUTION NO. 97-17**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 96-160 SETTING FORTH CERTAIN CHANGES REGARDING HOURS, WAGES AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE PROFESSIONAL AND SUPERVISORY ASSOCIATION (TPSA)**

**MOTION:** Councilman Nakano moved to adopt Resolution No. 97-17. The motion was seconded by Councilman Walker, and roll call vote reflected unanimous approval.

**MOTION:** Councilman Lee moved to approve the new class specification for the Financial Services Supervisor. The motion was seconded by Councilman Messerlian, and roll call vote reflected unanimous approval.

**13. ADMINISTRATIVE MATTERS**

**13a. PEYTON CRAMER -- ACURA LEASE**

**RECOMMENDATION**

The Land Management Team recommends approval of a Lease Amendment for the Torrance Acura Dealership located at 25341 Crenshaw Boulevard, to permit a modification in the method of calculating percentage rent and use of the Consumer's Price Index.

**MOTION:** Councilman Lee moved to concur with the Land Management Team's recommendation. The motion was seconded by Councilwoman Cribbs, and roll call vote reflected unanimous approval.

**13b. RESOLUTION TO CREATE NEW ELECTIVE OFFICE FOR SOUTH BAY CITIES COUNCIL OF GOVERNMENTS**

**RECOMMENDATION**

The Governing Body of the South Bay Cities Council of Governments seeks City Council's approval of the proposed First Amendment to Agreement Establishing the South Bay Cities Council of Governments (A Joint Powers Authority) to create a new elected office of Vice-Chair Finance.

Mayor Hardison mentioned that the present Vice-Chair Finance is currently an appointed position.

**RESOLUTION NO. 97-18**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE FIRST AMENDMENT TO AGREEMENT ESTABLISHING THE SOUTH BAY CITIES COUNCIL OF GOVERNMENTS (A JOINT POWERS AUTHORITY) PROVIDING FOR THE ESTABLISHMENT OF THE OFFICE OF VICE-CHAIR (FINANCE) AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND TO ATTEST THE AMENDMENT**

**MOTION:** Councilman Nakano moved to adopt Resolution No. 97-18. The motion was seconded by Councilman Walker, and roll call vote reflected unanimous approval.

**13c. PEYTON CRAMER FORD DEALERSHIP**

**RECOMMENDATION**

The Land Management Team recommends the approval of a Four-Party Agreement between Ford Motor Credit Co., Ford Motor Co., Peyton Cramer and the City, and a First Amendment to Lease all regarding the property at the northwest corner of Aero Way and Pacific Coast Highway.

Land Management Team Chairman Ng mentioned that Assistant City Attorney Quale has devoted a lot of time to this Four-Party Agreement and that he and his staff deserve the credit.

**MOTION:** Councilman Walker moved to concur with Staff's recommendation. The motion was seconded by Councilman Nakano; hearing no objection, it was so ordered by Mayor Hardison.

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At 7:45 P.M., Council met concurrently as the Redevelopment Agency. At 7:47 P.M., the Agency met jointly with City Council.

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**18. ADDENDUM MATTERS**

None.

**19. ORAL COMMUNICATIONS**

**19a.** Councilwoman Cribbs requested that, in order to avoid a duplication of effort concerning the minutes of Civil Service Commission hearings, Staff determine if it is required that a Minute Secretary take the minutes of a hearing when a Court Reporter is recording and transcribing the proceedings.

**19b.** Referring to a letter from the Southwood Riviera Homeowners Association which addresses parking problems in the neighborhood, Councilman Messerlian requested that this parking issue be added to a future Agenda of the Citizen Development and Enrichment Committee.

**19c.** Councilman Nakano requested a status report with respect to the signalization at Crenshaw Boulevard and Jefferson Street.

**19d.** Per Councilwoman O'Donnell's inquiry, City Manager Jackson advised that Staff is continuing its research with regard to Ordinances related to residential care facilities.

**19e.** Councilwoman O'Donnell stated that she continues to receive complaints from residents regarding the issue of stop signs at Engracia and Arlington Avenues. In order to have a record of the residents' concerns, Mayor Hardison suggested that the citizens send letters regarding this issue to Transportation Planner Buchman.

**19f.** With the Council's concurrence, Mayor Hardison asked Staff to bring forward to Council an item to join the South Bay Economic Development partnership.

**20. EXECUTIVE SESSION**

Mayor Hardison read the following into the record:

*"The Council and the Redevelopment Agency will now recess jointly to closed session to confer with the City Manager and the City's Negotiator on the Agenda matters listed under Items 20.1a), "Conference with the City Manager," and 20.2a) "Real Property -- Conference with Real Property Negotiator," shown on the City Council Agenda, and to confer with the Redevelopment Agency's Negotiator on the item listed as 10.1a) "Real Property -- Conference with Real Property Negotiator," shown on the Redevelopment Agenda.*

*A closed session on these matters is authorized by California Government Code Sections 54957 and 54956.8."*

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At 7:53 P.M., Council and the Redevelopment Agency immediately recessed to commence a closed Executive Session, returning to Council Chambers at 10:10 P.M. No formal action was taken following this Executive Session.

City Council  
February 4, 1997

**21. ADJOURNMENT**

At 10:11 P.M., the City Council and the Redevelopment Agency were formally adjourned to Tuesday, February 11, 1997, 6:00 P.M.