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Ava Cripe
Minute Secretary

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Adjourned at 8:05 P.M.

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Ava Cripe
Minute Secretary

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September 18, 1973

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 18, 1973, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmen Armstrong, Brewster, Surber, Uerkwitz, Wilson, and Mayor Miller. Absent: Councilman Sciarrotta (illness).

Also present: City Manager Ferraro, Assistant City Manager Scharfman, City Attorney Remelmeyer, City Clerk Coil, and City Treasurer Rupert.

3. FLAG SALUTE:

Mr. Brian Bell led in the salute to the flag.

4. INVOCATION:

Reverend H. Milton Sippel, First Christian Church, gave the invocation:

"ALMIGHTY GOD, CREATOR OF ALL MANKIND, WE THANK THEE FOR THIS GOOD EARTH WHICH THOU HAS GIVEN TO US, STOCKED WITH ALL THE RESOURCES THAT HAVE MADE US HAPPY, BUT, OUR FATHER, HELP US TO REALIZE WE MUST BE GOOD STEWARDS OF THESE RESOURCES AND THAT WE MUST TAKE CARE OF THIS GOOD EARTH.

"WE THANK THEE FOR THE PRIVILEGE OF LIVING IN A COUNTRY LIKE THIS WHERE WE MAY CHOOSE OUR OWN OFFICIALS, AND THAT WE CAN MEET IN MEETINGS LIKE THIS WHERE LOCAL COUNCILS MAKE THE PLANS AND CARRY FORWARD THE ACTIVITIES OF A COMMUNITY.

"WE ASK, O GOD, THY GUIDANCE UPON OUR CITY AND UPON THE COUNCIL THAT ALL DECISIONS MADE BY THEM MAY BE MADE WISELY AND FOR THE BENEFIT OF THE MOST NUMBER. GO WITH US AS WE GO FORWARD INTO THE FUTURE, AND MAY WE SEEK TO DO THY WILL ON THIS EARTH."

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Uerkwitz moved for the approval of the minutes of August 28, 1973, as recorded. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable (Absent: Councilman Sciarrotta).

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6. APPROVAL OF DEMANDS:

Councilman Wilson moved that all properly audited demands be paid. His motion, seconded by Councilman Uerkwitz, was unanimously approved by roll call vote (Absent: Councilman Sciarrotta).

7. MOTION TO WAIVE FURTHER READING:

Councilman Surber moved that after the Clerk has given 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 Councilman the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

8. COUNCIL COMMITTEE MEETINGS:Police, Fire, and Public Safety:

The matter of Policewoman consideration has been continued to October 22nd at 4:30 P.M. as a result of the meeting this date.

Park, Recreation, and Community Development:

Will next meet with School Board representatives on September 26th at 7:30 A.M. to discuss Meadow Park School.

PRESENTATIONS:

9. AWARD OF PLAQUE TO LORI RAY - National Hula Hoop Champion.
PRESENTATION OF \$1000 U.S. SAVINGS BOND by Donald R. Ansel,
Vice President - Marketing, Wham-O Manufacturing Company.

Following introduction of the 1973 Hula Hoop Champion, Miss Lori Ray, by Mayor Miller, and the presentation of A \$1000 U.S. Savings Bond by Mr. Ansel, Miss Ray provided a demonstration of her award-winning, championship hula hoop ability.

10. AWARD OF PLAQUE TO BRIAN BELL in recognition of his service on the Airport Commission.

The plaque and the Council's appreciation were conveyed to Mr. Bell by Mayor Miller. Mr. Bell, in turn, expressed gratitude and pleasure at having so served the City of Torrance.

11. Withdrawn.

PROCLAMATION:

12. "Traffic Safety Week" - September 24 -30, 1973.

So proclaimed by Mayor Miller.

REAL PROPERTY:13. RELOCATION PAYMENT - LAND PURCHASE RE: PUC DECISION.RECOMMENDATION OF CITY MANAGER:

That Council authorize payment of said relocation benefits as set forth in the subject claims and appropriate from the unappropriated reserve the sum of \$12,261 from the General Fund.

MOTION: Councilman Uerkwitz moved to concur with the above recommendation and appropriation of \$12,261. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

AIRPORT MATTERS:

14. Repair and adjustment of T-Hangar development area taxiways.

Withdrawn -- additional data needed.

It was the request of Councilman Uerkwitz that a cost breakdown be provided, with the return of this item to the agenda.

PERSONNEL MATTERS:15. COUNCIL AD HOC COMMITTEE ON APPOINTED GROUPS - Final Report and Summary Recommendations.

Following verbal review of the Committee's findings, Councilman Armstrong moved for the adoption of the subject report, and the recommendations contained therein. His motion was seconded by Councilman Wilson.

Council discussion ensued -- of concern were the possibilities of overlapping responsibilities of Commissions, the need for meaningful assignments for these appointed groups, consideration of Minute Secretary services, detailed review of pertinent ordinances, with written definition re: areas of needed clarification, etc.

Commission

Park and Recreation/Chairman, Mrs. Katy Geissert, noted that this Commission had previously entertained matters pertaining to areas now assigned elsewhere -- what, then, is to be the role of the Park and Recreation Commission? It was the further comment of Mrs. Geissert that the Council should spell out areas of responsibility rather than leaving Staff faced with this decision. Also noted was the need for updating the existing Park and Recreation Commission ordinance in order that it will conform with those to be drafted for the new groups.

The September 26th Park and Recreation Commission Workshop meeting to discuss this matter was next noted by Mrs. Geissert, who invited the Committee members to join them in this discussion.

In view of the foregoing discussion, and the need for further Ad Hoc Committee review, Councilman Armstrong withdrew his earlier motion for adoption of the report. Mayor Miller directed that Item #15 be returned to the Committee; there were no objections, and it was so ordered.

SECOND READING ORDINANCES:16. ORDINANCE NO. 2425.ORDINANCE NO. 2425

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED ON THE EAST SIDE OF HAWTHORNE BOULEVARD BETWEEN 230TH STREET AND LOMITA BOULEVARD AND THE NORTH SIDE OF LOMITA BOULEVARD BETWEEN HAWTHORNE BOULEVARD AND MADISON STREET, AND DESCRIBED IN ZONE CHANGE 73-3.

(Torrance Planning Commission)

Councilman Uerkwitz moved for the adoption of Ordinance No. 2425 at its second and final reading. His motion was seconded by Councilman Armstrong, and carried, with roll call vote as follows:

AYES: COUNCILMEN: Armstrong, Brewster, Uerkwitz, Wilson,
and Mayor Miller.
NOES: COUNCILMEN: None.
ABSTAIN: COUNCILMEN: Surber (not present at first reading).
ABSENT: COUNCILMEN: Sciarrotta.

17. ORDINANCE NO. 2426.ORDINANCE NO. 2426

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED ON THE EAST SIDE OF PALOS VERDES BOULEVARD, ADJACENT TO THE PALOS VERDES ESTATES BOUNDARY LINE, AND DESCRIBED IN ZONE CHANGE 73-2.

(Torrance Planning Commission)

Councilman Wilson moved for the adoption of Ordinance No. 2426 at its second and final reading. His motion, seconded by Councilman Uerkwitz, carried, as follows:

AYES: COUNCILMEN: Armstrong, Brewster, Uerkwitz, Wilson,
and Mayor Miller.
NOES: COUNCILMEN: None.
ABSTAIN: COUNCILMEN: Surber (not present at first reading).
ABSENT: COUNCILMEN: Sciarrotta.

18. ORDINANCE NO. 2427.ORDINANCE NO. 2427

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING PART VI OF CHAPTER 7, DIVISION 1, OF THE TORRANCE MUNICIPAL CODE TO EFFECT REVISIONS IN CERTAIN HOURS, WAGES AND WORKING CONDITIONS.

Councilman Uerkwitz moved for the adoption of Ordinance No. 2427 at its second and final reading. His motion was seconded by Councilman Armstrong, and carried, with roll call vote as follows:

AYES: COUNCILMEN: Armstrong, Brewster, Uerkwitz, Wilson,
and Mayor Miller.
NOES: COUNCILMEN: None.
ABSTAIN: COUNCILMEN: Surber (not present at first reading).
ABSENT: COUNCILMEN: Sciarrotta.

19. ORDINANCE NO. 2428.ORDINANCE NO. 2428

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 17.55.2 OF THE TORRANCE MUNICIPAL CODE.

Councilman Armstrong moved for the adoption of Ordinance No. 2428 at its second and final reading. His motion was seconded by Councilman Uerkwitz, and carried, as follows:

AYES: COUNCILMEN: Armstrong, Brewster, Uerkwitz, Wilson,
and Mayor Miller.
NOES: COUNCILMEN: None.
ABSTAIN: COUNCILMEN: Surber (not present at first reading).
ABSENT: COUNCILMEN: Sciarrotta.

PLANNING AND ZONING MATTERS:20. RESOLUTION granting PP 73-10, CRODDY MORTGAGE INVESTMENT TRUST (WILD WEST STORES).RESOLUTION NO. 73-183

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2, OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A RETAIL COMMERCIAL STORE OVER 15,0000 SQUARE FEET AS APPLIED FOR BY CRODDY MORTGAGE INVESTMENT TRUST (WILD WEST STORES) IN PLANNING COMMISSION CASE NO. PP 73-10. (EA 73-84).

Councilman Uerkwitz moved for the adoption of Resolution No. 73-183. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

21. RESOLUTION granting CUP 73-27, CRODDY MORTGAGE INVESTMENT TRUST (WILD WEST STORES).

RESOLUTION NO. 73-184

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A RETAIL COMMERCIAL STORE OVER 15,000 SQUARE FEET ON PROPERTY IN THE C-3 (PP) ZONE LOCATED EAST OF HAWTHORNE BOULEVARD APPROXIMATELY 100 FEET SOUTH OF 227TH STREET.

(CUP 73-27 - EA 73-84 - CRODDY MORTGAGE INVESTMENT TRUST)

Councilman Wilson moved for the adoption of Resolution No. 73-184. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

PLANNING AND ZONING HEARINGS:

22. ZC 73-13, ROD BARKER.

Change of zone from C-5 to R-2 on property located approximately 170 feet east of Crenshaw Boulevard between 238th Street and 239th Street.

RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION.

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

Mayor Miller announced that this is the time and place for the advertised public hearing on ZC 73-13, and, following Staff presentation by Assistant Planning Director Hagaman, invited those desiring to speak to do so at this time.

Mr. Tom Papadakis, 267 West 7th Street, San Pedro, owner of the shopping center at this location and seller of the subject property, stated his opinion that he is being penalized by way of the conditions imposed on the lot split for this property involving the upgrading of the shopping center.

It was clarified that the sole consideration of the Council at this time is the matter of the zone change -- the appropriate time for the establishment of conditions is at the time of the lot split request -- and that desired control could be achieved by making the zone change effective upon recordation of the parcel map.

There being no one else who wished to be heard, Councilman Uerkwitz moved that the hearing be closed. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

MOTION: Councilman Surber moved to concur with the recommendation of the Planning Commission re: ZC 73-13 for approval of a change of zone from C-5 to R-2, such zone change to become effective upon recordation of the lot split parcel map. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

Considered together:

PLANNING AND ZONING HEARING:

23. ZC 73-14, D.G.H. DEVELOPERS, INC. (CONTINUED HEARING):
Change of zone from R-1 to R-3 (PD) on property located at the east side of Cypress Street approximately midway between Sepulveda Boulevard and 229th Street.
RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION.

PLANNING AND ZONING APPEALS:

24. CONTINUED APPEAL. Appeal of Planning Commission action on PP 73-11, CUP 73-28, and TT 31547 (D.G.H. DEVELOPERS, INC.) to allow the construction of a 24-unit condominium apartment building on property located at the east side of Cypress Street approximately midway between Sepulveda Boulevard and 229th St.
DENIED BY THE PLANNING COMMISSION.

Mayor Miller announced that he would again ABSTAIN in this matter in that his residence is within 300 ft. of the subject property, and directed that Councilman Brewster assume leadership of the meeting.

Mayor Pro Tem Brewster announced that this is the time and place for the continued public hearing in this matter. Staff presentation was made by Assistant Planning Director Hagaman which encompassed the history of the property from its initial consideration to the present date. Added by City Attorney Remelmeyer was the legal history and present litigation surrounding the subject property, the proponent now before the Council, at the direction of the court, to seek "administrative relief".

Attorney for the applicant, Mr. Dudley Gray, 2424 Torrance Boulevard, likewise reviewed the chronology of the Cypress Street property; the difficulties encountered, economical and otherwise; the tortuous route followed by the proponent through City departments and commissions; and the court direction that the matter be processed expeditiously. Mr. Gray noted that earlier comments of record are reiterated at this time, and same should be incorporated in the Council deliberations.

Mr. Gray then described the uniqueness of the subject property, and expressed his opinion that what is proposed is an acceptable compromise between R-1, apartment and/or commercial development by way of the proposed condominiums and the "pride of ownership" represented thereby; further, it is felt that 24-units are appropriate, and meet all ordinance requirements, without detrimental effect in any respect.

The proponent, Mr. Don Hunt, was the next speaker -- he elaborated on necessary economic considerations pertaining to condominium development, provided overall review of the property's past history and the varied problems faced by him, etc. Mr. Hunt indicated his willingness to reduce the proposed development to 23 units in that the elimination of 1 rear unit would provide considerable recreation area thereby enhancing the value of the condominiums.

There being no one else who wished to be heard, Councilman Uerkwitz moved that the hearing be closed. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

Council discussion ensued. It was the comment of Councilman Uerkwitz that there appears to be some validity in the proposed development in that the property is unique in size and location and would strain R-1 -- however, the changing times are for lower, not higher, density, and he cannot concur with the 24-unit concept. It was added by Mr. Uerkwitz that there is a need for open space recreational areas, and, in his opinion, there would be no significant financial burden on the developer were the number of units reduced and the cost spread accordingly -- 20 units, with additional open space for recreation purposes, were favored by Councilman Uerkwitz.

Concurrence with the foregoing was expressed by Councilman Armstrong, as was his recognition of the costly, time-consuming process in the many considerations of this matter -- his concern related to the creation of pockets of population density. Councilman Armstrong stated that he would support the Planning Department recommendation for 20 units with a Planned Development Overlay.

Reluctant concurrence was indicated by Councilman Wilson -- a density of 10-12 units would be preferred by him in order to avoid congestion in the areas of traffic and parking. Dr. Wilson added that perhaps 20 units are^a more reasonable request compared with what was previously approved on a variance -- he will, therefore, support the 20 units.

Petitions of protest from residents in the area who desire that the property remain R-1 were noted by Councilman Surber. Mr. Surber then indicated that he could not support 20 units or any development other than R-1. Councilman Uerkwitz likewise commented on the desirability of R-1 development -- however, this approach has been used in the past where similar units have been used as a buffer for R-1; had this case been treated differently in the beginning many of the problems could have been avoided, but because of the existing situation, his opinion has necessarily been revised.

Mayor Pro Tem Brewster recalled, as a former Planning Commissioner, the original hearings in this matter at which time an application for some 42 units was presented, and his opinion then, a matter of minute record that the City's position regarding R-1 was somewhat arbitrary and not too strong court-wise. Mr. Brewster then noted that he had encouraged the initial compromise -- a 28-unit garden-style apartment building which never materialized, for some reason.

The situation at this time, according to Mayor Pro Tem Brewster, is one of polarization between the developer and the neighborhood, hence compromise is necessary -- the Planning Department recommendations in this case represent that compromise, in his opinion.

Discussion as to the, appropriate manner of procedure followed. The proponent, Mr. Hunt, indicated reluctance in again appearing before the Planning Commission in what would represent a time-consuming and futile act -- the ever present right of appeal to the Council was pointed out. Assistant Planning Director Hagaman indicated that there are considerable areas of concern as to configuration of the building, architecture and design of the property; further, Staff is not in agreement with the plans in their present state.

The following action, per clarification by City Attorney Remelmeyer, as to procedure, resulted:

MOTION: Councilman Uerkwitz moved to approve ZC 73-14, a change of zone from R-1 to R-3 (PD), such zone change to be effective upon recordation of the tract map for the subject property, and approval of the CUP and Precise Plan, it being the consensus of the Council that 20 units be permitted. The motion was seconded by Councilman Armstrong, and carried, with roll call vote as follows:

AYES: COUNCILMEN: Armstrong, Brewster, Uerkwitz, Wilson.
 NOES: COUNCILMEN: Surber.
 ABSTAIN: COUNCILMEN: Mayor Miller.
 ABSENT: COUNCILMEN: Sciarrotta.

MOTION: Councilman Armstrong moved to DENY WITHOUT PREJUDICE PP 73-11, CUP 73-28, and TT 31547. The motion was seconded by Councilman Wilson, and carried, as follows, "yes" being for denial:

AYES: COUNCILMEN: Armstrong, Brewster, Surber, Uerkwitz,
 and Wilson.
 NOES: COUNCILMEN: None.
 ABSTAIN: COUNCILMEN: Mayor Miller.
 ABSENT: COUNCILMEN: Sciarrotta.

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(Mayor Miller returned to the meeting at this point.)

ROUTINE MATTERS:

25. EXPENDITURES OVER \$300:

RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

A. BUDGETED ITEMS:

1. \$1971.14 to Graybar Electric Company for the purchase of traffic signal and direct burial wire as requested by the Department of Transportation. Other bids received were: \$1974.19 (a corrected figure) from both Superior Electric and Consolidated Electric Distributors Company.

2. \$742.21 to Downey Mower Company for two only "Lo-Blo" air brooms which have performed well in Torrance, as requested by the Park Services Division.
3. \$400.05 to Western Fire Equipment Company for three only sets of Globe aluminized fire-fighting proximity coats and pants, as requested by the Fire Department.
4. \$312.70 to Torrance Auto Parts for one only 4-ton mechanics floor jack, as requested by the City Garage.
5. \$312.70 to Gaylord Bros., Inc. for the purchase of a paperback book rack holding 600 paperbacks, as requested by the Library Department.
6. On a bid for 32 different miscellaneous items of fire fighting hose plumbing, truck fittings, nozzles, etc., the following is the recommended award from the Fire Department and Purchasing, based on an evaluation of the products offered and their respective prices (which each are different) for a determination of best value to the City:
 - a. \$2363.38 to Western Fire Equipment Company for an award of 14 of the 32 items.
 - b. \$951.78 to Halprin Supply Company for an award of 18 of the 32 items.

MOTION: Councilman Uerkwitz moved to concur with the recommendation on agenda item #25. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

26. RESOLUTION AUTHORIZING SANITARY SEWER EASEMENT TO LOS ANGELES COUNTY SANITATION DISTRICT FOR RELIEF TRUNK SEWER.

RESOLUTION NO. 73-185

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE MAYOR
AND CITY CLERK TO EXECUTE AND ATTEST
THAT CERTAIN SEWER EASEMENT TO COUNTY
SANITATION DISTRICT NO. 2 OF LOS ANGELES
COUNTY, SAID SEWER EASEMENT BEING DESCRIBED
AS DESCRIPTION NO. 2993, J.O. "J" UNIT 5C
RELIEF TRUNK SEWER, SECTION 1.

Councilman Armstrong moved for the adoption of Resolution No. 73-185. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilman Sciarrotta absent).

ORAL COMMUNICATIONS:

27. Councilman Armstrong congratulated Fire Captain Sellers on the completion of his paramedic training. Mr. Armstrong noted as well his rewarding personal experience with the Paramedic Team's response to his father's need of such service.

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The hour being 8:02 P.M., Councilman Brewster moved to recess as the City Council, and reconvene as the Redevelopment Agency. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Sciarrotta absent). The Council returned at 8:04 P.M. to resume:

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ORAL COMMUNICATIONS (Cont.)

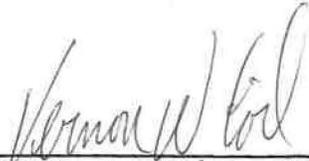
28. It was the request of Councilman Surber that Staff respond to the recent communication from Smog Abatement Systems, Inc.

29. A letter at hand regarding traffic between Talisman and 190th Street was referred to City Traffic Engineer Horkay by Councilman Surber.

30. Councilman Wilson reminded those present of the various activities planned by the "Friends of Bob Jones".

The meeting was regularly adjourned at 8:05 P.M.

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 Vernon W. Coil, Clerk of the
 City of Torrance, California

APPROVED:



 Mayor of the City of Torrance

Ava Cripe
 Minute Secretary

11.

City Council
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