

I N D E XCity Council - October 26, 1976

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Adjourned at 12:30 A.M. to Wednesday,
November 3, 1976 at 5:00 P.M.

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Ava Cripe
Minute Secretary

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October 26, 1976

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, October 26, 1976, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Armstrong, Geissert, Rossberg, Wilson and Mayor Miller. Councilman Brewster arrived at 7:05 P.M. Absent: None.

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

3. FLAG SALUTE:

City Librarian West led in the salute to the flag.

4. INVOCATION:

Reverend George Johnson, Cathedral of Life Church, provided the invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Armstrong moved to approve the minutes of October 5, 1976, as recorded. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Brewster had not yet arrived at the meeting).

6. MOTION TO WAIVE FURTHER READING:

Councilwoman Geissert moved that after the City 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 Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Brewster had not yet arrived at the meeting).

7. COUNCIL COMMITTEE MEETINGS:

Finance Committee:

Wednesday, November 10th, at 5:00 P.M.

1.

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PRESENTATION:8. BEAUTIFICATION SCENE AWARDS - Fall, 1976.

Environmental Quality Commissioner Earl Clark presented Beautification Scene Awards to the following:

Residential Land Use:
Luis and Ysabel Cordova
22202 Redbeam Avenue

Commercial Land Use:
Skypark Professional Building
23560 Madison Street

Industrial Land Use:
Oil Well Site "Day Fee"
c/o R.W. Rhodabarger

PROCLAMATIONS:

9. YOUTH APPRECIATION WEEK - November 8-14, 1976.
10. BEACH CITIES SYMPHONY WEEK - November 5-12, 1976.
11. BUNKA-SAI JAPANESE CULTURAL FESTIVAL DAYS -
November 13-14, 1976.
11A. T.I.P. MONTH IN TORRANCE - November, 1976.

So proclaimed by Mayor Miller.

COMMUNITY AFFAIRS:

12. REQUEST FOR CITY CONTRIBUTION FROM BEACH CITIES SYMPHONY ASSOCIATION, INC.

RECOMMENDATION OF CITY MANAGER:

That Council deny this request and refer it to the Fine Arts Commission for its review and consideration for future year budget and program recommendations.

An urgent request for Council support was made by Mrs. Jean Clawson in view of the outstanding contribution to community culture made by the Beach Cities Symphony.

In view of the time element, it was the recommendation of Councilman Wilson that this matter be referred to the Park, Recreation and Community Development Committee. Dr. Wilson so MOVED; the motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

It was the recommendation of Councilman Brewster that the Committee likewise take under advisement the framing of some general criteria for future application to these kinds of requests.

FISCAL MATTERS:13. INTERIM WATER RATE INCREASE AND REVISION OF CAPITAL IMPROVEMENT APPROPRIATIONS FOR FISCAL YEAR 1976-77.RECOMMENDATION OF WATER DEPARTMENT:

The Water Department requests that the water system capital improvement program for fiscal 1976-77 be amended to include new projects identified as WT-01 and WT-02. In addition, we request that previously appropriated projects 126 through 133 be revised as indicated in the October 12th report to the Commission (of record). Authorization of this proposal will increase capital improvement appropriations for the year from \$492,700 to \$580,900, or a net increase of \$88,200.

It is recommended that the Water Department's previously established contribution to the General Fund in the amount of \$275,000 not be changed for fiscal year 1976-77. It is recognized that a reduction in the contribution level at this time would have an adverse effect on the City's Contingency Revenue and/or activities supported by these funds.

The Water Department recommends that rate Alternative III, which provides for a 2¢ increase in rate block I and a 6¢ increase in blocks II-V be adopted by City Council with an effectivity date of November 1, 1976. This alternative will generate an estimated additional revenue of \$303,000 during fiscal 1976-77 and maintain the Water Revenue Fund in a viable position. A resolution (No. I) authorizing a revision of water rates in accordance with this alternative is presented for your consideration.

RECOMMENDATION OF WATER COMMISSION:

1. That water rates be increased by approximately 10% in accordance with the Selective 2¢-4¢ option to become effective November 1, 1976. A resolution (No. II) authorizing a revision of water rates in accordance with this alternative is presented for your consideration.
2. That the Water Department contribution to the General Fund be reduced by \$100,000 from \$275,000 to \$175,000 for fiscal 1976-77.

Staff presentations were provided by Water System Manager Borgwat and Finance Director Dundore.

Comments from the audience were invited by Mayor Miller.

Mrs. Pat Tyrrell, president, League of Women Voters, offered a prepared statement (of record) requesting that the Council make a decision at this time, noting that the League has no position regarding a water rate increase. Mrs. Tyrrell reiterated their earlier position at the Council budget workshop sessions: "In our opinion, transferring this large sum to the General Fund constitutes a subsidy being paid by

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the users of the Torrance Water System for the benefit of residences and businesses in other water service areas of the City." Is there any safeguard to guarantee that this new rate increase will not result in another increased transfer which would precipitate yet another rate increase, per Mrs. Tyrrell.

Next to speak was Mr. Neil Casey, Mobil Oil Corporation, 3700 West 190th Street, who indicated concurrence with the comments of Mrs. Tyrrell, and who pointed out that primary cost increases are in the customer billing area, rather than in the direct running of the Water Department.

Council discussion followed, and was directed to: the capital improvement schedule, Water Department revenues and costs, transfer of water revenue funds, rate increase time factors, Dominguez Water Corporation considerations, the impact of reduction in contribution to General Fund, water rates of other companies, etc. It was the request of Mayor Miller that there be further Staff input pertaining to an equitable amount which should be paid into the General Fund as far as costs, etc. are concerned.

It was the general consensus of the Council to concur with the recommendation of the Water Department.

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

RESOLUTION NO. 76-221

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF TORRANCE REPEALING
RESOLUTION NO. 75-122 AND ALL AMEND-
MENTS THERETO IN ORDER TO MODIFY RATES
AND CHARGES FOR WATER

Councilman Armstrong moved for the adoption of Resolution No. 76-221. His motion, seconded by Councilwoman Geissert, carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Geissert,
Wilson; Mayor Miller.

NOES: COUNCILMEMBERS: Rossberg (agrees with Water
Commission)

It was the direction of Mayor Miller that there be more in-depth review of the Water Department's contribution to the General Fund, the pros and cons of same, via the Public Works Committee. Further, that the Committee also consider the proposed capital improvement programs for the Water Department.

The Water Commission was commended for its extensive deliberations in this matter -- Chairman O'Brien was present to provide any desired clarification.

SECOND READING ORDINANCES.

14. ORDINANCE NO. 2702.

ORDINANCE NO. 2702

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 SOUTH SIDE OF TORRANCE BOULEVARD BETWEEN PALOS VERDES BOULEVARD AND PROSPECT AVENUE (5500 TORRANCE BOULEVARD) AND DESCRIBED IN ZONE CHANGE 76-7 (Louis and Ruth Rosenthal)

Councilman Wilson moved for the adoption of Ordinance No. 2702 at its second and final reading. His motion was seconded by Councilman Armstrong, and carried, with roll call vote as follows:

- AYES: COUNCILMEMBERS: Armstrong, Geissert, Rossberg, Wilson.
- NOES: COUNCILMEMBERS: None.
- ABSTAIN: COUNCILMEMBERS: Brewster; Mayor Miller (not present at hearing)

15. ORDINANCE NO. 2703.

ORDINANCE NO. 2703

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 61.10.3 OF THE TORRANCE MUNICIPAL CODE SETTING A THIRTY-FIVE (35) MILES PER HOUR PRIMA FACIE SPEED LIMIT FOR SKYPARK DRIVE BETWEEN CRENSHAW BOULEVARD AND GARNIER STREET

Councilman Wilson moved for the adoption of Ordinance No. 2703 at its second and final reading. His motion was seconded by Councilman Rossberg, and carried, with roll call vote as follows:

- AYES: COUNCILMEMBERS: Brewster, Rossberg, Wilson; Mayor Miller.
- NOES: COUNCILMEMBERS: None.
- ABSTAIN: COUNCILMEMBERS: Armstrong, Geissert (not present at first reading).

PLANNING AND ZONING MATTERS:16. HILLSIDE ORDINANCE.RECOMMENDATION OF PLANNING DIRECTOR/DIRECTOR OF BUILDING AND SAFETY/CITY ATTORNEY AND DEPUTY CITY ATTORNEY:

Adoption of Ordinance B as an Emergency and Regular Ordinance. (Ordinance B is an alternative to adoption of a moratorium which would grant the Planning Commission the authority to impose requirements which are more restrictive than those established in the Torrance Municipal Code on hillside construction in certain specified circumstances.)

Staff clarification was provided by City Attorney Remelmeyer and Planning Director Shartle. Specifically noted was the recommended change in Ordinance B: Section 1 b) should be revised to read: "Subject to the provisions of Section 91.4.15, the Planning Commission may impose development restrictions as to height, setbacks, lot coverage, siting of structures and open space which are more restrictive than the restrictions established by this Code."

Comments from the audience were invited by Mayor Miller.

Mr. Tom Nosek, representing Riviera Homeowners Association, indicated their support of Ordinance B and established guidelines.

Representing the uphill residents on Mesa Street, Dr. Overby, 4202 Mesa Street, reiterated their concerns (of record) and was of the opinion that Ordinance B represents very little change from the present ordinance; their primary concern is preservation of their view. It was the recommendation of Dr. Overby that Ordinance A be adopted, and that pressure be put on for some established guidelines within a specified period of time.

Mr. Tony Kriss, 413 Via los Miradores, stated that the matter of freedom for the Planning Commission to interpret a Precise Plan was clearly demonstrated last week when indecision was evident when action was considered for the builder and the residents to negotiate regarding the height of the homes to be built.-- a complete forfeiture of the function of the Commission, in the opinion of Mr. Kriss -- it ultimately being the decision of the Commission that the responsibility is theirs to determine what the view is. It was the recommendation of Mr. Kriss that there first be a determination as to what are the rights of the City in enforcing the rights of the citizen -- who are you entitled to protect, and to what degree can you enforce that protection?

The next speaker was Mr. Al Jenowith who reviewed his current problems in connection with the development of Lot 10 on Mesa Street. Clarification regarding building permit procedures in the hillside area was provided by Building and Safety Director McKinnon.

An attorney (name unintelligible), representing Mr. Sellen, reviewed the Building and Safety Director's

communication relative to the matter introduced by the foregoing speaker, the Code references therein, etc. -- also described were Mr. Sellen's extensive efforts in trying to comply with all requirements. Building and Safety Director McKinnon again delineated Code contents and procedures.

Also present was Mr. Raymond G. Sellen, 326 South Pacific Coast Highway, Redondo Beach, who related the sequence of events surrounding his proposed development of Mesa Street lots.

Following discussion, and the indication by Building and Safety Director McKinnon that he would be amenable to further review, concurred in by Mr. Sellen, the Council referred this matter to the Building and Safety Director.

The last speaker was Mr. Sam Djujic, 4503 Newton Street, who noted that the earlier reference by Mr. Kriss to Planning Commission action was to his proposed development -- noted as well was the fact that he had made a couple of changes trying desperately to stay in line with the changing rules.

It was the consensus of the Council that needed time to permit development of guidelines for hillside development would be achieved with the adoption of Ordinance B.

ORDINANCE NO. 2704

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AMENDING SECTION 91.4.13
AND ADDING SECTION 91.4.15 TO THE TORRANCE
MUNICIPAL CODE TO PROVIDE THAT THE
PLANNING COMMISSION MAY APPLY MORE
STRINGENT LIMITATIONS THAN THOSE ESTAB-
LISHED BY THE CODE WHEN REVIEWING PRECISE
PLANS ON HILLSIDE DEVELOPMENT AND DECLAR-
ING THE PRESENCE OF AN EMERGENCY

Emergency
Councilman Armstrong moved for the adoption of Ordinance
No. 2704, as amended by the City Attorney, at its first and only
reading. The motion was seconded by Councilman Rossberg, and
roll call vote was unanimously favorable.

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PLANNING HEARINGS:17. ALIGNMENT OF FUTURE EXTENSION OF BLUFF STREET.

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

Mayor Miller announced that this was the time and place for the subject public hearing. Staff presentation was made by City Engineer Weaver -- it was the recommendation of Mayor Miller that an access be created via the L-shaped piece of City-owned property on Newton Street to accommodate safety vehicles, etc. and leave Bluff Street a cul-de-sac. This suggestion met with the approval of the Council, and it was agreed that this item should be held for review and report by the Engineering Department.

Present on this matter were: Mr. Conrad Lenin, 3872 Bluff Street; a resident (name unintelligible) at 4110 Wilmington; Mr. Jack Gibson, 3850 Bluff Street; and Mr. Raymond Drew, 3897 Bluff Street -- all of whom indicated concurrence with the above recommended action.

MOTION: Councilman Armstrong moved to continue Item #17 for 30 days -- to November 30th, at 5:30 P.M. -- with a report back from the Engineering Department at that time relative to the Mayor's proposal. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

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The hour being 10:15 P.M., the Council recessed and reconvened as the Redevelopment Agency. On completion of the Agency business at 10:40 P.M., there was a 15-minute recess.

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18. CUP 76-68 (EA 76-73) GARRETT CORPORATION. Appeal of conditions of approval of a Conditional Use Permit to allow the construction of a 72,000 sq. ft. industrial building in the M-2 zone on property located on the north side of Del Amo Boulevard between Van Ness and Western Avenues (20000 Van Ness Avenue). PLANNING COMMISSION APPROVED WITH CONDITIONS.

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

Mayor Miller announced that this was the time and place for the subject public hearing; Staff presentation was provided by Planning Director Shartle, it being his recommendation that Condition #7 ("That the proponent abide by all other special conditions of all other City departments submitted prior to or during the public hearing.") be deleted in that there were no other requirements.

Present, representing the Garrett Corporation, were attorney Forrest Brown and Mr. Ted Soderberg -- item by item review of the protested conditions followed.

"Condition #3: That all required underground serviced 400 watt mercury vapor street lights on marbelite poles be installed to the satisfaction of the Director of Transportation." This condition was deemed unreasonable in that the affected area is generally undeveloped. Following discussion regarding the overall cost of the lighting, it was the finding of the Council that the cost to Garrett should not exceed \$4500, plus 10% -- this finding was concurred in by both Mr. Soderberg and Director of Transportation Horkay.

"Condition #4: That a master plan for development of the Garrett properties be submitted for review by the Planning Commission." Messrs. Brown and Soderberg explained that the Garrett Corporation is without a plan for future development of the property, and have absolutely no knowledge of its future use. It was clarified by the Council that what is desired is a circulation plan (ingress, egress, traffic flow, etc.); a drainage plan (capacity of sewer system, etc.); air and noise pollution; etc. -- such Master Plan to be on a conceptual basis, with City Staff assistance, minus any lot divisions or building placements. Discussion was also directed to the future preparation of an Environmental Impact Report, it being ultimately agreed that this is a matter for Environmental Review Board consideration.

Conditions #5 and #6 pertaining to landscaping -- it was the direction of the Council that the conditions remain, with appeal to the Council, if desired.

Condition #7 to be deleted, per earlier recommendation of Planning Director Shartle.

Mrs. Pat Tyrrell, president, League of Women Voters, reaffirmed the comments made at the Planning Commission meeting (September 15th communication, of record), which urged concurrence with condition #4 relative to the requirement for a Master Plan.

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

Formal action taken by the Council is reflected below:

MOTION: Councilman Armstrong moved to concur with the recommendation of the Planning Commission, with the following modifications:

Condition #3: Add the phrase "cost to the developer not to exceed \$4500, plus 10%."

Condition #4, modified so that it reads: "That a Master Plan, as characterized at tonight's proceedings

(drainage element, circulation element, etc.) for the development of the Garrett properties be submitted for review of the Planning Commission."

Conditions #5 and #6 to remain.

Condition #7 to be deleted.

The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

ROUTINE MATTERS:

19. FINAL TRACT MAP No. 24060
 Subdivider: Coast Mortgage and Realty Investors
 (Wilcraft Development)
 Engineer: South Bay Engineering
 Location: North side of Sepulveda between Vine and
 Orange Avenue
 No. of Lots: 48

(It was the request of City Engineer Weaver that the map accompanying this item be revised to indicate that the name of the service road is "Sepulveda Way", instead of Sepulveda Boulevard. There were no objections, and it was so ordered.)

RECOMMENDATION OF CITY ENGINEER/PLANNING DIRECTOR:

That Final Tract Map No. 24060 be approved.

20. FINAL TRACT MAP NO. 31015
 Subdivider: Dan Butcher
 Engineer: Lanco Engineering
 Location: East side of Ocean Avenue at 228th Street.
 No. of Lots: 43

RECOMMENDATION OF CITY ENGINEER/PLANNING DIRECTOR:

That Final Tract Map No. 31015 be approved.

21. AWARD OF ANNUAL CONTRACT FOR PRINTING PAPER -
 Bid #B76-53, \$43,543.00

RECOMMENDATION OF FINANCE DIRECTOR/BUYER:

That Council approve the award of a contract to Carpenter/Offutt Paper Company in the total amount of \$43,543.00, including tax.

22. RENEWAL OF ANNUAL CONTRACT FOR CONTINUED LEASE OF POLICE
WANT/WARRANT EQUIPMENT - Re: Sanders Data Systems, Inc.
 (Ref. Contract #C-1558) - Annual Expenditure: \$12,520.80/year.

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR/

POLICE RECORDS AND IDENTIFICATION: That Council approve renewal of the contract for this Want/Warrant System Leased Equipment with Sanders Data Systems, Inc. for another year. Annual expenditure for this leased equipment is \$1,043.40 per month or \$12,520.80 per year. (This is an increase from \$950.70/month).

23. AWARD OF ANNUAL CONTRACT FOR GASOLINE TO SHELL OIL COMPANY - \$150,000.00/year.

RECOMMENDATION OF FINANCE DIRECTOR/BUYER:

That Torrance continue to participate on the Los Angeles area-wide "cooperative gasoline contract program" with Shell Oil Company for another year which involves many cities collectively.

Current gasoline prices from Shell are as follows:

Super Shell	\$.518/gal.
Reg. (No Lead)	\$.498/gal.
Reg.	\$.478/gal.

24. SALE OF SURPLUS VEHICLES. (Ref. Units #7146, #7148, #7156, #8073)

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR/EQUIPMENT SUPERINTENDENT: That Council approve of the sale of three wrecked surplus Police sedans and one totally wrecked van to Mr. John Vacer of Smokey Productions in the total amount of \$850.00, plus sales tax.

MOTION: Councilman Wilson moved to concur with Staff recommendations on agenda items #19, 20, 21, 22, 23 and #24. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

ADDENDA ITEM:

25. RESOLUTION re: Fashion Way Redevelopment Project - Consent to Joint Public Hearing.

RESOLUTION NO. 76-222

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CONSENTING TO A JOINT PUBLIC HEARING OF THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE AND THE TORRANCE CITY COUNCIL ON THE DRAFT ENVIRONMENTAL IMPACT REPORT AND THE PROPOSED REDEVELOPMENT PLAN FOR THE TORRANCE FASHION WAY REDEVELOPMENT PROJECT, AUTHORIZING THE CITY MANAGER TO ESTABLISH A TIME AND DATE THEREFOR AND PUBLICATION OF NOTICE OF SAID JOINT PUBLIC HEARING

Councilman Wilson moved for the adoption of Resolution No. 76-222. His motion, seconded by Councilman Rossberg, was unanimously approved by roll call vote.

ORAL COMMUNICATIONS:

26. City Attorney Remelmeyer requested that the Council adjourn to Wednesday, November 3rd, at 5:00 P.M. for an Executive Session re: Fujita. Assistant to the City Manager Jackson also noted the need to meet in Executive Session on a matter pertaining to wages, hours and working conditions, with the request that this be scheduled at the same time. There were no objections, and it was so ordered.

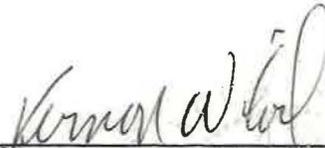
27. Congratulations to Mr. Chuck Galluci - YMCA's "Good Neighbor of the Year" -- were conveyed, on behalf of the Council, by Councilman Brewster.

28. Councilman Rossberg cited recent outstanding accomplishments by Building and Safety Director McKinnon -- again a proud grandfather by way of a beautiful boy born to his son and daughter-in-law; and professional recognition in being elected Second Vice President of the International Building Code Officials.

29. Councilman Wilson referred a recent communication from Behavioral Health Services and RSVP regarding transportation for the elderly to Staff for appropriate follow-through.

At 12:30 A.M., Councilman Wilson moved to adjourn to Wednesday, November 3, 1976, at 5:00 P.M. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

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

APPROVED:



Ken Miller
Mayor of the City of Torrance