

I N D E XCity Council - January 4, 1977

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Adjourned at 11:45 P.M. to Tuesday, January 11, 1977,
at 6:00 P.M.

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Ava Cripe
Minute Secretary

City Council
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January 4, 1977

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, January 4, 1977, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Armstrong, Brewster, Brown, Geissert, Rossberg, Wilson and Mayor Miller. Absent: None.

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

3. FLAG SALUTE:

Mr. Art Reeves led in the salute to the flag.

4. INVOCATION:

The invocation was provided by Reverend Lee Roy Brandes, Lutheran Church of the Good Shepherd.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

None available.

6. MOTION TO WAIVE FURTHER READING:

Councilman Wilson 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.

7. COUNCIL COMMITTEES:

No reports.

PRESENTATIONS - PROCLAMATION:

8. Presentation of Joint Water and Energy Conservation Program. Proclamation of month of January as "1977 WATER AND ENERGY CONSERVATION KICKOFF."

1.

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Water System Manager Borgwat elaborated on the unique and worthwhile Water and Energy Conservation Program proposed, with the cooperation of the Southern California Edison Company, the Southern California Gas Company, the Dominguez Water Corporation, the California Water Service Company, the Torrance Municipal Water Department, The Metropolitan Water District of Southern California, the Torrance Area Chamber of Commerce, and the educational institutions of the community.

The following speakers were then introduced by Mr. Borgwat:

Mr. Ted Porter, Southern California Edison Company; Mr. Jack Pearson, Southern California Gas Company; Mr. James Cantrell, California Water Service Company, and his entertaining film, "Water Follies"; Mr. Art Reeves, Dominguez Water Corporation; and Mr. Ben Haggott, The Metropolitan Water District of Southern California.

The appreciation of the Council for the above presentations was expressed by Mayor Miller who thereupon read aloud the Proclamation for the 1977 Water and Energy Conservation Kickoff and proclaimed the Month of January, 1977 for this period. The proclamation was then presented to Mr. John Alter, Torrance Area Chamber of Commerce and Dr. Robert McLemore, Torrance Unified School District.

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Councilman Rossberg, as a point of personal privilege, at this time introduced three of his "favorite people" -- his beautiful wife, June, and his stepparents, Ray and Millie Flege of Atlanta, Georgia, in the City of Torrance for the January 9th wedding of Claudia Rossberg to Mr. Patrick McClain. A warm welcome was extended by all present.

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PUBLIC WORKS:

9. WESTERN AVENUE IMPROVEMENT - Sepulveda Boulevard to Lomita Boulevard - County Activities.

RESOLUTION NO. 77-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BETWEEN THE CITY OF TORRANCE AND THE COUNTY OF LOS ANGELES FOR THE ACQUISITION OF RIGHTS-OF-WAY FOR THE IMPROVEMENT OF WESTERN AVENUE

2.

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WITHIN THE JURISDICTION OF THE CITY OF
TORRANCE FROM 500 FEET NORTHERLY OF
SEPULVEDA BOULEVARD TO LOMITA BOULEVARD

Councilman Armstrong moved for the adoption of Resolution No. 77-1. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

RESOLUTION NO. 77-2

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE REQUESTING AN ALLOCATION
OF COUNTY AID-TO-CITIES FUNDS FOR THE
ACQUISITION OF RIGHT-OF-WAY FOR THE IMPROVE-
MENT OF WESTERN AVENUE WITHIN THE JURISDICTION
OF THE CITY OF TORRANCE FROM 500 FEET NORTHERLY
OF SEPULVEDA BOULEVARD TO LOMITA BOULEVARD

Councilman Armstrong moved for the adoption of Resolution No. 77-2. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

RESOLUTION NO. 77-3

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE CONSENTING TO ESTABLISHMENT
OF A PORTION OF WESTERN AVENUE WITHIN SAID
CITY AS A PART OF THE SYSTEM OF HIGHWAYS OF
THE COUNTY OF LOS ANGELES

Councilman Armstrong moved for the adoption of Resolution No. 77-3; the motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

REAL PROPERTY:

10. TAX DELINQUENT PROPERTIES - PROPOSED SALE 100-A.

RESOLUTION NO. 77-4

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE MAYOR AND
CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN
AGREEMENT BY AND BETWEEN THE CITY OF TORRANCE
AND THE COUNTY OF LOS ANGELES FOR THE PURCHASE
OF CERTAIN TAX DELINQUENT PROPERTIES LOCATED
AT 188TH STREET AND CORDARY AVENUE, WARD STREET
NEAR SKYPARK DRIVE AND ROLLING HILLS ROAD
BETWEEN DALEMEAD AND PACIFIC COAST HIGHWAY

Councilman Wilson moved for the adoption of Resolution No. 77-4; his motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

FISCAL MATTERS:

11. RESOLUTION regarding Investment Media Alternatives.

RESOLUTION NO. 77-5

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE USE OF THE LOCAL AGENCY INVESTMENT FUND UNDER THE OFFICE OF THE CALIFORNIA STATE TREASURER AS AN INVESTMENT MEDIA ALTERNATIVE

Councilwoman Geissert moved for the adoption of Resolution No. 77-5. Her motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote.

PARK AND RECREATION MATTERS:

12. RESOLUTION re: additional work at Columbia Park site for night lighting.

RESOLUTION NO. 77-6

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING AN AMENDMENT TO AN EXISTING CONTRACT BETWEEN THE CITY AND WITON CONSTRUCTION COMPANY FOR ADDITIONAL WORK TO BE DONE AT THE COLUMBIA PARK SITE FOR NIGHT LIGHTING

Councilman Wilson moved for the adoption of Resolution No. 77-6. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

13. RATIFICATION OF YOUTH COUNCIL MEMBERS.

RECOMMENDATION OF PARK AND RECREATION DIRECTOR:

That Council ratify the following new Youth Council members:

North High
Jose Dominguez
Marina Peters

West High
Laura Gibbons
Elsie Hajek

South High
Pam Irwin
Chris Pilon

Torrance High
Annette Hutton
Chris Wokowsky

El Camino
Olga Hajek

Member at Large
Laurie Anderson
Kelly Thacker

MOTION: Councilman Wilson moved to concur with the above stated recommendation of the Park and Recreation Director. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

MANPOWER MATTERS:

14. RESOLUTION re: Contract under Title I of CETA with Torrance Employment Development Department for a Testing Service.

RESOLUTION NO. 77-7

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND PREPARE AN AGREEMENT BETWEEN THE CITY AND THE STATE OF CALIFORNIA EMPLOYMENT DEVELOPMENT DEPARTMENT FOR THE TESTING AND EVALUATION OF CETA EMPLOYMENT APPLICANTS

Councilman Wilson moved for the adoption of Resolution No. 77-7; his motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

MATTERS NOT OTHERWISE CLASSIFIED:

15. RESOLUTION re: Grant Agreement with Torrance Unified School District Children's Center.

RESOLUTION NO. 77-8

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN AGREEMENT BY AND BETWEEN THE CITY OF TORRANCE AND THE TORRANCE UNIFIED SCHOOL DISTRICT FOR THE GRANT OF DAY CARE EXPENSES FOR TARGET AREA CHILDREN AT THE TUSD CHILDREN'S CENTER

Councilwoman Geissert moved for the adoption of Resolution No. 77-8. Her motion, seconded by Councilman Brown, was unanimously approved by roll call vote.

PLANNING AND ZONING MATTERS:

16. ORDINANCE re: ZC 76-9, Chanslor-Western Oil & Development Company.

ORDINANCE NO. 2716

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 NORTH SIDE OF SEPULVEDA BOULEVARD
 BETWEEN CRENSHAW BOULEVARD AND VINE STREET,
 AND WEST OF CRENSHAW BOULEVARD ON THE NORTH
 SIDE OF SEPULVEDA BOULEVARD AND DESCRIBED IN
 ZONE CHANGE 76-9

(Chanslor-Western Oil and Development Company)

Councilman Wilson moved for the approval of Ordinance No. 2716 at its first reading. His motion, seconded by Councilman Armstrong, carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Geissert,
 Rossberg, Wilson.

NOES: COUNCILMEMBERS: None.

ABSTAIN: COUNCILMEMBERS: Brown; Mayor Miller (neither was
 present at hearing on this matter).

17. RESOLUTION adopting amendments to the Land Use Element of the General Plan.

RESOLUTION NO. 77-9

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN ADOPTED AUGUST 29, 1974, BY RESOLUTION NO. 74-194, TO RECLASSIFY (1) THE NORTH SIDE OF SEPULVEDA BOULEVARD BETWEEN VINE AND ORANGE AVENUES, DESCRIBED IN ZONE CHANGE 75-12, FROM LIGHT INDUSTRIAL AND COMMERCIAL TO LOW DENSITY RESIDENTIAL; (2) THE NORTH SIDE OF SEPULVEDA BOULEVARD BETWEEN CRENSHAW BOULEVARD AND VINE AVENUE, DESCRIBED IN ZONE CHANGE 76-1, FROM LIGHT INDUSTRIAL TO LOW DENSITY RESIDENTIAL; (3) THE PROPERTY LOCATED SOUTH OF REDONDO BEACH BOULEVARD AND APPROXIMATELY 300 FEET EAST OF YUKON AVENUE, DESCRIBED IN ZONE CHANGE 76-4, FROM MEDIUM DENSITY RESIDENTIAL TO COMMERCIAL; (4) THE PROPERTY LOCATED SOUTH OF TORRANCE BOULEVARD AND DIRECTLY EAST OF SUSANA AVENUE, DESCRIBED IN ZONE CHANGE 76-7, FROM MEDIUM DENSITY RESIDENTIAL TO COMMERCIAL

Councilman Wilson moved for the adoption of Resolution No. 77-9. His motion was seconded by Councilman Armstrong, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Brown,
 Rossberg, Wilson; Mayor Miller.

NOES: COUNCILMEMBERS: Geissert (Opposed to Items 1
 and 2).

PLANNING AND ZONING HEARINGS:

- 18A. D 76-28 (EA 76-88), MARVIN E. MILLER. Appeal of Planning Commission approval of a Division of Lot to create three parcels in the R-1 zone which deleted avigation easement requirement on property located on the north side of 239th Street approximately 150 feet west of Arlington Avenue (2307 West 239th Street). APPROVED BY PLANNING COMMISSION WITH CONDITIONS. (Continued Hearing)
- 18B. City Attorney's Opinion relating to Planning Department's item regarding Appeal of D 76-28, Marvin Miller case.

Mayor Miller announced that this was the time and place for the Continued Public Hearing in this matter. Staff presentation was provided by Planning Associate Danielson.

Of specific note was the fact that City Engineer Weaver indicated there would be no objections to the elimination of condition #5 re: storm drain construction so long as there is assurance that there will be close coordination between the developer and the City during the construction of the storm drain and the property in question. It was the recommendation of Councilmen Brown and Brewster that condition #5 be revised to state: "The garage on Lot #3 is not to be constructed until storm drain is completed to the satisfaction of the City Engineer." -- concurred in by the Council.

Further noted was that the proponent is willing to grant the avigation easement (deletion of this condition was recommended by the Planning Commission).

Comments from the audience were then invited by the Mayor, and the first speaker was Mr. Arnold S. Johnson, 2278 West 232nd Street, representing SETHA. His prepared statement of January 4, 1977, wherein SETHA "contested the legality of the City's requirement of grant of avigation easement as a condition precedent to approval of Planning case petitions in SETHA's membership area"... was presented by Mr. Johnson and is of official record.

Representing the proponent, Mr. Pat Underwood reaffirmed that there is no objection to the requirement of an avigation easement, and that condition #5, as above revised, is acceptable. Mr. Underwood then outlined their need and desire for maintaining the setbacks as submitted.

Next to speak was Mr. Sam Smith, 2332 West 238th Street, who lives directly behind the subject property and who is opposed to the development as proposed because of the impact on his privacy and the precedent-setting aspect of approval in view of that fact that there are 11 other such lots in the area. It was the consensus of the Council that there be the added condition that "all future additions be subject to Planning Commission review". It was clarified by Mayor Miller that this condition would prevent an addition over the garage without City approval; also suggested by the Mayor was the creation of a policy by the Council that all future lot splits of this nature contain such a condition.

Mr. Rocky Kennedy, 2320 West 238th Street, concurred in the comments expressed by Mr. Smith, and indicated his preference for bathroom windows only on the second story of the proposed structure. It was the general consensus of the Council that "window legislation" would be an improper procedure.

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

MOTION: Commissioner Brown moved to concur with the recommendation of the Planning Commission for approval of D 76-28, subject to conditions, with the following modifications: Condition #5 to be revised to state: "That no building will be permitted on the garage on Lot #3 until the storm drain is completed to the satisfaction of the City Engineer." Condition #6, to state: "That Planning Commission review be required on the proposed and any existing construction." Condition #7, add: "...any future improvement of the garage portion on Parcel #3 shall be subject to Planning Commission approval." Add Condition #8: "That an avigation easement be granted to the City." The motion was seconded by Councilman Brewster, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Brown,
Rossberg, Wilson; Mayor Miller.
NOES: COUNCILMEMBERS: Geissert (usable space is under
Code).

MOTION: Councilman Brown moved that the matter of avigation easements be referred to the Council Transportation Committee for study; pending Council action in this matter, that Council policy be that avigation easements NOT be required.

A SUBSTITUTE MOTION was offered by Councilman Brewster: That the Council continue with its present policy re: avigation easements, and refer the entire matter to the Council Transportation Committee for study and recommendation. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

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The hour being 7:55 P.M., the Council recessed and reconvened as the Redevelopment Agency. A recess followed at 7:56 P.M., and the Council returned to its agenda at 8:10 P.M.

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PLANNING AND ZONING APPEALS:

19. CUP 76-86, JOHN R. DAY, JR. Appeal of Planning Commission conditions of approval of a Conditional Use Permit to allow the construction of an athletic club in the C-5 zone on property located at the northwest corner of Madison Street and Lomita Boulevard. APPROVED BY THE PLANNING COMMISSION WITH CONDITIONS.

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

Mayor Miller announced that this was the time and place for the subject public hearing; Staff presentation was provided by Planning Associate Danielson.

Representing Mr. Day, Attorney Emanuel Barling, Jr. provided desired clarification regarding the proposed project in regard to access, "right turn only" out of property, traffic routes, etc. City Attorney Remelmeyer inquired whether or not the speaker would be willing to give the City a written waiver of all rights to compensation and damages if the City vacates Madison Street; Mr. Barling responded "definitely".

Discussion was then directed to the overall use of the property, lot split aspects, present and future development, the status of the southerly portion of the parcel, etc.

Also present was Mr. Klaus Beret (?), 1601 Dove Street, Newport Beach, representing the proponent, who questioned the merits of the appealed conditions (#13, 14 and #17). Staff elaborated on the basis of the imposition of the subject conditions.

Next to speak was Ms. Mary Jane Sherry, 22318 Ward Street, president, Torrance Heights Civic Association, who provided additional petitions of opposition to the project, and outlined their concerns, of record, regarding the traffic problems which will be created by such development.

Mr. John LaResche, 3634 West 228th Street, expressed his opposition to having access to the parking lot from Madison Street; "right turn only" requirements will prove unenforceable. There is space along the west edge of the property for a driveway with access onto Lomita, per Mr. LaResche.

Mrs. Irene Griffith, 3416 West 229th Street, reviewed Madison Street-related problems.

The owner of property immediately adjacent to the subject property, Mr. Karl Fechner, 2720 Monterey Street, read aloud his letter, of record, and indicated his objection to the proposed development because of the shortage of parking spaces. Mr. Fechner specifically noted that he does not want a cul-de-sac on Madison, nor would he agree to the installation of a fence on top of his existing fence as the plan is now submitted.

It was clarified by the proponent, Mr. John Day, Jr., at the request of Mayor Miller, that a parcel map has been prepared that basically conforms with the school building being on the southerly portion and the racquet club being built on the north portion. Tentative plans for the south lot, per Mr. Day, are a day nursery school; firm future plans have not yet been created. Financing requirements and complications were outlined by Mr. Barling.

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.

Council discussion was directed to: Madison Street and the treatment thereof as to traffic, etc.; prognostications re: Madison, Madrona, and 235th Street; the proposed use of the Harris/Fujita properties; the merits of the health club development; access to the health club; etc.

MOTION: Councilman Armstrong moved to deny the subject appeal, and concur with the recommendation of the Planning Commission for approval of CUP 76-86, subject to conditions, modifying condition #14 so that it reads in effect that a decorative wall, 6 ft. in height, should be provided along the northerly property line, to the satisfaction of the Planning Department (this condition to be attained by adding necessary block to existing wall or by construction of a separate wall)-- approval further subject to Planning Department recommendations (1) re: trash enclosure; (2) modified to state: "No access to be permitted to subject property from Madison Street; access to be provided from Lomita Boulevard only." and (3) "All parking spaces and aisle widths to meet all Code requirements." -- and an added condition: "Additional construction on the southerly portion to be held in abeyance until the question of Madison Street has been resolved."

The motion was seconded by Commissioner Brown, but FAILED TO CARRY, with roll call vote as follows:

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

Council discussion resumed, it ultimately being agreed that the matter should be continued to permit Staff input and further clarification regarding expressed areas of concern. Mr. Barling indicated their concurrence with such continuance.

MOTION: Councilman Armstrong moved to continue the decision in this matter until January 25, 1977, at 7:00 P.M.; that the hearing be readvertised, and that Staff be instructed to reexamine the parking requirements, traffic problems, Madison access, and all voiced concerns. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

- 20. D 76-30, ALBERT D. SAYER, III: Appeal of a Planning Commission condition of approval of a request for a Division of Lot to two parcels on property located on the southwest corner of Paseo de Arena and Avenida Atezada (348 Avenida Atezada). APPROVED BY THE PLANNING COMMISSION 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, and, following Staff presentation by Planning Associate Danielson, invited comments from the audience.

Representing the proponent, Mr. Doug McHattie, South Bay Engineering, reaffirmed their desire that Condition #3 requiring a 70-ft. wide lot be revised to a requirement of only 60 ft.

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.

MOTION: Councilwoman Geissert moved to DENY THE APPEAL and concur with the Planning Commission. The motion was seconded by Commissioner Brown, and roll call vote was unanimously favorable.

ORAL COMMUNICATIONS:

21. Mr. Paul McAfee, 4526 Vista Largo, made formal application at this time for appointment to the Airport Commission in that he will be vacationing in Hawaii on the date of Commission interviews.

22. Councilman Armstrong noted the City of Compton resolution re: sales tax revenues, and recommended City of Torrance support of same.

23. Councilman Armstrong expressed appreciation to Staff for the beautification of the entry-way on Torrance Boulevard.

24. Councilman Rossberg commended Torrance's Rose Parade Float. This was concurred in by Councilman Wilson with the request that a letter of appreciation go forward to the Rose Float Association.

25. Appreciation for the Staff report re: Artesia-Prairie signalization was expressed by Councilman Wilson -- hopefully this matter will soon appear on the Council agenda.

At 11:30 P.M., the Council recessed for an Executive Session re: pending litigation.

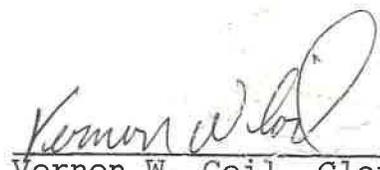
The Council returned at 11:45 P.M. at which time Councilman Wilson MOVED to adjourn to Tuesday, January 11, 1977, at 6:00 P.M. for the purpose of Commission interviews. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

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Ava Cripe
Minute Secretary

11.

City Council
January 4, 1977



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

APPROVED:



Mayor of the City of Torrance