

I N D E XCity Council - March 22, 1977

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Adjourned at 11:10 P.M.

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March 22, 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, March 22, 1977, at 7:00 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, and City Clerk Coil. Absent: City Treasurer Rupert.

3. FLAG SALUTE:

Building and Safety Director McKinnon led in the salute to the flag.

4. INVOCATION:

The invocation for the meeting was provided by Reverend Dennis Bentley, Church of the Nazarene.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Wilson moved to approve the minutes of February 8, 1977 and February 15, 1977, as recorded. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

6. MOTION TO WAIVE FURTHER READING:

Councilman Armstrong 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 Councilwoman Geissert, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEES:

Finance Committee:

Will meet on March 23rd at 5:30 P.M. re: Federal Revenue Sharing Budget.

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Public Works Committee:

Met on March 16th on the continuing matter of water problems in Downtown Torrance.

Transportation Committee:

Will next meet on March 28th at 6:00 P.M. re: avigation easement.

Considered by the Council, at this time, out of order:

PARK AND RECREATION MATTERS:

17. RESOLUTION for South High School Band in recognition of Outstanding Achievement.

RESOLUTION NO. 77-51

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE RECOGNIZING SOUTH HIGH
SCHOOL BAND FOR OUTSTANDING ACHIEVEMENT

Councilwoman Geissert moved for the adoption of Resolution No. 77-51. Her motion, seconded by Councilman Brown, was unanimously approved by roll call vote.

Members of the band were present to provide a most enjoyable concert which confirmed their tremendous talent.

PROCLAMATION:

8. "NATIONAL LIBRARY MONTH" - April, 1977.

So proclaimed by Mayor Miller, with grateful acceptance by Mr. Robert Denny, president, "Torrance Friends of the Library".

REAL PROPERTY:

9. BID SALE OF SURPLUS CITY PROPERTY (B77-6).

Mayor Miller announced that this was the time and place for consideration of the sale of the surplus City property at the southeast corner of 242nd and Neece -- oral bidding was entertained at this time following clarification by the Mayor as to the manner of procedure.

The first oral bid was made by Brolamar Engineering in the amount of \$31,000; the final highest bid was made by Mr. Gary Birks, Garth Page, Incorporated, 3770 West 242nd Street, in the amount of \$42,750.00. On conclusion of the oral bidding, Mayor Miller advised the successful bidder that he had until 5:00 P.M. Wednesday, March 23, 1977 to deposit with the City Treasurer in the form of a certified or a cashier's check, or money order an additional amount to bring the deposit up to 10% of the accepted bid amount.

Representing the Library Commission, Commissioner Janice Untereiner requested that the City Council give all or part of this money for the sale of this property to the Library budget in that the subject property has been used for library patron parking at the Walteria Library.

Assistant City Manager Scharfman pointed out the current Council policy which requires that the funds received from the subject sale will go into the General Reserve for Facilities Account. Further noted by Mr. Scharfman was the fact that this site was originally for a fire station and was purchased with General Fund monies.

The above matter was referred to Staff by Mayor Miller.

10. RESOLUTION authorizing Specialty Restaurants Corporation request for lease of Airport premises for restaurant.

RECOMMENDATION OF DEPARTMENT OF TRANSPORTATION:

The Department of Transportation has no objections to the lease with the 94th Aero Squadron of Torrance with the following exceptions:

- Change the lease to read:

"...the lessee shall be required to remove at its expense the concrete pipes located on the said leased premises." (Paragraph 8, page 13 of the lease).

- Add to the lease:

"...the lessee shall not light, or cause to be lighted or operated, any equipment which would interfere with the navigation, landing or takeoff of aircraft on the runways and in the aeronautical areas of the Airport." (DOT memo January 13, 1976.)

RECOMMENDATION OF AIRPORT COMMISSION:

Denial or tabling of the Specialty Restaurants Corporation lease pending development and adoption of a land use plan under the Airport Master Plan.

RECOMMENDATION OF LAND MANAGEMENT TEAM:

Adoption of the subject resolution authorizing the execution of the lease between the 94th Aero Squadron of Torrance, Inc. and the City of Torrance.

Assistant City Manager Scharfman presented the background history in this matter, and provided desired clarification to the Council.

Representing the proponent, Mr. Michael McClelland reported on the overall operations of the 94th Aero Squadron restaurants and of their keen interest in the subject site. Mr. McClelland indicated concurrence with the lease revisions recommended by the Department of Transportation.

There were no other speakers, and it was the request of Mayor Miller that City Clerk Coil assign a number and read title to the following resolution:

RESOLUTION NO. 77-52

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN AIRPORT LEASE DATED JANUARY 1, 1977, BETWEEN THE CITY OF TORRANCE AND THE 94TH AERO SQUADRON OF TORRANCE, INC., A CALIFORNIA CORPORATION, A WHOLLY OWNED SUBSIDIARY OF SPECIALTY RESTAURANTS, A CALIFORNIA CORPORATION

Councilman Armstrong moved for the adoption of Resolution No. 77-52, approval subject to Department of Transportation conditions re: lease exceptions. The motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

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

It was the comment of Councilman Brewster that his negative vote was not a prejudicial vote against the application, but consistently the record will show that he has cast a procedural no with respect to the legislative sequence in this matter when the Master Plan has been involved.

City Attorney Remelmeyer requested deletion of the second paragraph in the subject resolution which refers to Airport Commission approval, such not being the case. Mayor Miller directed that the record reflect this revision to Resolution No. 77-52.

11. ROBERT SMITH REQUEST to lease Airport property located at 2801 Pacific Coast Highway. (Waiver of Advertising)

Staff presentation was made by Assistant City Manager Scharfman.

Mr. Robert Smith, 4408 Newton Street, was present, and reviewed the financial aspects of his proposed operation, as well as his desire to expedite the lease.

Council discussion was directed to the various considerations in this matter, the advertising policy, etc.

Mr. William Ogg, 2706 Portobello, urged that there be the standard advertising on this property, and stated that he would very much like to submit an application for his antenna installation business.

It was the ultimate consensus of the Council that the property should be advertised; however, with a reduced time period. Council action is reflected below:

MOTION: Councilman Armstrong moved to deny the subject request for waiver of advertising, and, instead, instruct that

advertising procedures be conducted over a two-week period, and that at the end of the two-week period, the matter be brought back before the Council, with a special instruction to make every effort to accommodate all those interested in month-to-month leases. The motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

12. WITHDRAWN.

PUBLIC WORKS:

13. RESOLUTION OF INTENTION - Weed Abatement Program, 1977.

RESOLUTION NO. 77-53

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING THAT WEEDS GROWING UPON AND IN FRONT OF CERTAIN PRIVATE PROPERTIES IN THE CITY ARE A SEASONAL AND RECURRENT NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF

Councilman Armstrong moved for the adoption of Resolution No. 77-53. His motion, seconded by Councilman Brown, was unanimously approved by roll call vote.

BUILDINGS, STRUCTURES AND SIGNS:

14. REQUEST FOR TEMPORARY SIGNS ON PRIVATE PROPERTY - South Bay Art Association. (To be located on Sears-Del Amo Shopping Center.)
RECOMMENDATION OF BUILDING AND SAFETY DEPARTMENT:
DENIAL of the request.

Staff presentation was made by Building and Safety Director McKinnon, with specific note of the pending negotiations with Sears re: a permanent reader-board type sign at the Del Amo Shopping Center.

Representing the South Bay Art Association, Ms. Roselda Cooper noted that they are not members of the Merchants Association but are a non-profit organization whose main revenues are derived from this special event.

Councilman Rossberg acknowledged the Staff concerns in this case, as well as the serious need for the reader-board sign at the shopping center, but deemed the subject request of merit in view of the overall community good represented by this group.

MOTION: Councilman Rossberg moved that the Council allow the South Bay Art Association to use the subject signs from April 8th to April 18th, for the above stated reason. The motion

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was seconded by Councilman Wilson, and carried, with roll call vote as follows:

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

Mayor Miller stated that his negative vote was based on his stated intention during recent consideration of the Sears signing request that this would be the last temporary sign at this location as far as he is concerned -- it is no reflection on the South Bay Art Association.

15. WITHDRAWN.

MANPOWER MATTERS:

16. RESOLUTION re: On-The-Job Training Programs.

RESOLUTION NO. 77-54

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING AND DIRECTING
THE MAYOR AND CITY CLERK TO EXECUTE AND
ATTEST THOSE CERTAIN CONTRACTS FOR ON-THE-
JOB TRAINING BY AND BETWEEN THE CITY OF
TORRANCE AND GOLDSWORTHY ENGINEERING, INC.

Councilman Armstrong moved for the adoption of Resolution No.77-54. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

PARK AND RECREATION MATTERS:

17. SOUTH HIGH SCHOOL BAND.

See Page 2.

18. DISCOUNT ON TRASH COLLECTION FOR TORRANCE SENIOR CITIZENS.

RECOMMENDATION OF SENIOR CITIZENS COUNCIL:

That the City Council provide for a 50% discount on the City trash collection fee for Senior Citizens over age 60, with household income under \$7500. -- this program to be administered by the Customer Service Department of the City.

CITY MANAGER NOTE:

It is the suggestion of the City Manager that this request be directed to City Management for review and consideration with the 1977-78 budget recommendations.

Representing the Senior Citizens Council, Mr. Lawrence Gitschier reviewed the financial problems faced by Senior Citizens and the need for the requested trash collection discount.

Council discussion ensued, it being the ultimate direction that Staff return in two weeks with appropriate figures as to the financial impact of this request and possible action at that time.

MOTION: Councilman Armstrong moved that agenda item #18 be returned to the Council in two weeks. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

- 19. AWARD OF CONSTRUCTION CONTRACT for North Torrance Neighborhood Center, 3624 Artesia Boulevard - Bid Schedule B77-1.

RECOMMENDATION OF PARK AND RECREATION DIRECTOR/PLANNING DIRECTOR:

- 1. That Council accept the low bid of R.J. McAndrews Construction in the amount of \$194,108 and reject the other bids; and
- 2. Authorize the reprogramming of \$31,350 from surplus HCD Funds for use at the North Torrance Neighborhood Center.

MOTION: Councilman Wilson moved to concur with the above stated recommendation. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

PERSONNEL MATTERS:

- 20. ORDINANCE re: MTST/MTSC Operator.

ORDINANCE NO. 2731

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 17.63.1 AND SECTION 17.63.2 OF THE TORRANCE MUNICIPAL CODE TO ADD THE CLASS TITLE AND SALARY OF MTST/MTSC OPERATOR

Councilman Armstrong moved for the approval of Ordinance No. 2731 at its first reading. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

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At 8:45 P.M. the Council recessed as City Council and reconvened as the Redevelopment Agency -- the Council returned to its agenda at 8:47 P.M., and a 10-minute recess was ordered by Mayor Miller at this time.

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MATTERS NOT OTHERWISE CLASSIFIED:21. REPORT ON PROPOSED LOS ANGELES COUNTY SERVICE AREA 77-1.RECOMMENDATION OF CITY MANAGER:

1. That Council concur in principle with the concept of creating a County Service Area for the unincorporated areas of the County.
2. That Council authorize the Mayor to file a statement with LAFCO on behalf of the City, urging the Commission to approve of the creation of Los Angeles County Service Area 77-1.

Staff presentation was provided by Assistant to the City Manager Meyer.

MOTION: Councilman Armstrong moved to concur with the above stated recommendation; his motion, seconded by Councilman Rossberg, was unanimously approved by roll call vote.

22. Ordinance re: Secondary Recovery Oil Operations.

It was the request of City Manager Ferraro that this item be withdrawn for necessary revisions.

MOTION: Councilman Wilson moved to withdraw Item #22 -- to be brought back to the Council in three weeks. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

23. ORDINANCE re: Service of Subpoenas Duces Tecum.ORDINANCE NO. 2732

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE ADDING SECTION 11.6.4
TO THE TORRANCE MUNICIPAL CODE RELATING TO
SERVICE OF SUBPOENAS DUCES TECUM

Councilman Wilson moved for the approval of Ordinance No. 2732 at its first reading. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

24. SONOMA-MAPLE SUMP (Related to issue of vacation of small portion thereof for inclusion in Tract 33001).RECOMMENDATION OF CITY ENGINEER:

Our recommendation remains for approval of the matter as originally submitted and the necessary Resolution is provided. This is based on our opinion that the option to eliminate the El Dorado Sump and use the Sonoma Sump for recreation should remain open and that the improvement of the situation by providing a wider private roadway to serve all of the lots is marginal.

Staff presentations were made by C.E. Associate Bourbonnais and Fire Chief Slonecker. Further input was provided by Mr. Don Wilson, Jr., developer of Tract No. 33001.

On behalf of the Madrona Homeowners Association, Mr. Ed Greene expressed appreciation for Council and Staff concern in efforts to resolve the problems in this matter. Mr. Dave Celiba, (?), Florwood Avenue, indicated concurrence with Plan No. 6.

Council discussion ensued; the following action resulted:

MOTION: Councilman Brown moved to concur with the vacation so as to permit Plan No. 6 to be adopted. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

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

RESOLUTION NO. 77-55

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF A PORTION OF THE EASEMENT FOR DRAINAGE PURPOSES IN LOT 158, TRACT NO. 18747, IN THE CITY OF TORRANCE

Councilman Wilson moved for the adoption of Resolution No. 77-55. His motion, seconded by Councilman Brown, was unanimously approved by roll call vote.

SECOND READING ORDINANCES:

25. ORDINANCE NO. 2730.

ORDINANCE NO. 2730

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ORDINANCE NO. 2715 OF THE CITY COUNCIL, AND APPROVING AND ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE TORRANCE FASHION WAY REDEVELOPMENT PROJECT

Councilman Armstrong moved for the adoption of Ordinance No. 2730 at its second and final reading. His motion was seconded by Councilwoman Geissert, and carried, with roll call vote as follows:

- AYES: COUNCILMEMBERS: Armstrong, Geissert, Rossberg, Wilson; Mayor Miller.
- NOES: COUNCILMEMBERS: Brewster, Brown (for reasons of record)

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26. ORDINANCE NO. 2729.

ORDINANCE NO. 2729

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AMENDING SECTION 17.43.1
OF THE TORRANCE MUNICIPAL CODE TO ADD THE
CLASS TITLE AND SALARY OF COMMUNICATIONS
PLANNER

Councilwoman Geissert moved for the adoption of Ordinance No. 2729 at its second and final reading. Her motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable

PLANNING AND ZONING MATTERS:

27. CONSIDERATION OF CODE REVISIONS to eliminate the Temporary Use Permit procedure from the Torrance Municipal Code.

RECOMMENDATION OF PLANNING COMMISSION/PLANNING DEPARTMENT:
That the procedures set forth in Section 94.5.5, Division 9, of the Municipal Code providing a procedure for Temporary Use Permits be ELIMINATED in its entirety.

MOTION: Councilman Armstrong moved to concur with the above stated recommendation. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

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HEARINGS - PLANNING:

28. V77-1, MAKOTO AND BERTHA YOSHIDA. Request for approval of a Variance of the off-street parking requirements to allow the construction of a two-story commercial shopping center in the C-2 zone on property located on the west side of Hawthorne Boulevard between 242nd and 244th Streets (24239 Hawthorne Boulevard). RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION.

Planning Director Shartle advised that the applicant has been very cooperative in this matter, and a compromise plan has been achieved -- this revised development plan would now be only five percent deficient in parking and would fully meet the requirements in the event the flower shop leaves.

Concurrence with the compromise plan was indicated by the proponents.

There being no one 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: Councilman Armstrong moved to concur with the recommendation of the Planning Department for approval of the revised plan, subject to enumerated conditions. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

29. W 77-6, JOHN AND MAUREEN BEAN. Appeal of Planning Commission approval of a request for a waiver of building height requirements to allow the deletion of a retaining wall on a hillside lot located at 4137 Mesa Street. APPROVED BY PLANNING COMMISSION.

Staff presentation was provided by Planning Director Shartle; noted as well was the recommendation of the Building and Safety Director that the subject waiver be approved.

City Attorney Remelmeyer reviewed the erroneous procedure in the appeal process in this matter (waivers being appealable only by applicant, Council or City Manager; not neighbors) -- the proponent, however, agreed to the hearing, and the Mayor directed that it proceed.

Dr. Arthur Overby, 4202 Mesa Street, author of the subject appeal, reiterated his concerns and objections, of record.

Mr. John Bean, 4137 Mesa Street, the proponent, described the difficulties surrounding the development of the subject residence.

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: Councilman Wilson moved to concur with the recommendation of the Planning Department and Planning Commission for approval, subject to conditions. The motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

ROUTINE MATTERS:

30. AWARD OF CONTRACT - Modification of existing traffic signal.

RECOMMENDATION OF DEPARTMENT OF TRANSPORTATION:

That the contract for this project be awarded to Phoenix Electrical Service Company, Inc., for \$8,880.00, and that all other bids be rejected.

MOTION: Councilman Wilson moved to concur with the above stated recommendation. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

ORAL COMMUNICATIONS:

31. The need for an Executive Session was noted by both City Manager Ferraro and City Attorney Remelmeyer.
32. Acting Park and Recreation Director Barnett reported that on Monday, March 28th, a Kashiwa delegation will be visiting Torrance; there will be a tour of the Civic Center.
33. Councilman Armstrong noted that Assemblywoman Ryan is on the Revenue/Tax Committee and requested that the Legislative Liaison Committee solicit Mrs. Ryan's support of League principles for proposed tax reform. There were no objections to this request.
34. Councilman Armstrong referred recent communication from Los Angeles County seeking input re: the 1977-78 budget to City Manager Ferraro for reply.
35. The Miss Torrance Pageant was warmly commended by Councilmen Brewster and Rossberg.
36. Councilman Brown requested that a letter go forward to the City of Rolling Hills indicating support for prohibiting the dumping of sludge.
37. Councilwoman Geissert reviewed the need for a Civic Center Marquee, and requested that this concept be included in upcoming revision to Civic Center Master Plan.
38. Councilman Rossberg expressed his personal disappointment and regret at the cancellation of the Employee Retirement Dinner.

39. Councilman Rossberg noted that this is the last meeting for Acting Park and Recreation Director Barnett, and commended him for a "super job".

40. Councilman Wilson requested appeal of CUP 77-9 - (Southwest Retarded Children's Association) - with note of the need for clarification regarding the status of the application from the Association.

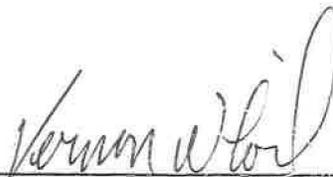
MOTION: Councilman Wilson moved to appeal the action of the Planning Commission in approving the application of the Southwest Retarded Children's Association (CUP 77-9), with note of subsequent withdrawal of that request by way of a letter from this organization clearly evidencing their intent to withdraw their application. The motion was seconded by Councilman Armstrong; approval was unanimous.

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At 10:45 P.M., the Council recessed for the purpose of an Executive Session to consider pending litigation and personnel matters.

The Council returned at 11:10 P.M. Councilman Wilson moved to adjourn to Tuesday, April 5, 1977, at 5:30 P.M. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

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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

13.

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