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Adjourned at 10:05 P.M.

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June 14, 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, June 14, 1977, 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 7:30 P.M.; Councilman Brown, at 7:45 P.M. Absent: None.

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

3. FLAG SALUTE:

Water System Manager Borgwat led in the salute to the flag.

4. INVOCATION:

Reverend Dennis Bentley, Church of the Nazarene, gave the invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Armstrong moved to approve the minutes of May 24, 1977, as recorded. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilmen Brewster and Brown 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 (Councilmen Brewster and Brown had not yet arrived at the meeting).

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7. COUNCIL COMMITTEES:

Ad Hoc Committee - Downtown Torrance:  
Will next meet on June 22nd.

Ad Hoc Committee - Oil:  
Next meeting scheduled for June 24th.

"Torrance Night" at Angel Stadium on July 2nd was announced by Councilman Rossberg.

COMMISSION MATTERS:8. COMMISSION VACANCIES.

The following applicants were interviewed for Commission appointments:

Water Commission:  
Richard Finston, Herbert Meredith.

Environmental Quality Commission:  
Richard Holsman, Steven Jarvis, Lowell Lyle.

It was agreed that formal appointment be withheld until the arrival of Councilmen Brewster and Brown. See Page 9.

9. PRESENTATION OF TILE PLAQUE:

A tile plaque in recognition of his service to the City of Torrance was presented to Mr. Pat Lewandowski, former member of the Environmental Quality Commission, by Mayor Miller, on behalf of the City Council. This token was accepted with much appreciation by Mr. Lewandowski.

PRESENTATIONS:10. PRESENTATION TO MOBIL OIL CORPORATION, TORRANCE REFINERY:

An elaborate montage depicting Torrance history was presented to Mobil Oil Corporation via Mr. Art Hiser by Mayor Miller. There was grateful acceptance by Mr. Hiser.

11. CITY COUNCIL RECOGNITION OF THE SOUTH BAY GUNNERS SOCCER TEAM.

Tile plaques were presented team members, in recognition of their achievement as Division III Boys Soccer CYSA/Southern California State Champions, 1977, by Councilman Wilson and Mayor Miller.

PROCLAMATION:12. NATIONAL TENNIS WEEK - June 18 - 26, 1977.

So proclaimed by Mayor Miller.

\* \* \* \* \*

12A. RESIGNATION OF OIL BOARD MEMBER:

Noted at this point in the meeting by Councilman Armstrong was the resignation from the Oil Board of Mr. Henry Nowicki.

MOTION: Councilman Armstrong moved to accept Mr. Nowicki's resignation, same to be effective one month from this date. The motion was seconded by Councilman Wilson; there were no objections, and it was so ordered.

\* \* \* \* \*

PUBLIC WORKS:

13. STORM DRAIN CATCH BASINS at various locations and Sepulveda Boulevard Buffer Project between Madison Street and Madrona Avenue.

RECOMMENDATION OF CITY ENGINEER:

1. That \$54,000 in Drainage Improvement Funds be appropriated for catch basin installation at the five locations of record. There are over \$150,000 in unallocated funds available for this work; and
2. That \$50,000 in 2107 Gas Tax Funds be appropriated for the Sepulveda Boulevard Buffer Project. There are over \$1,300,000 in unallocated funds available for this work.

MOTION: Councilman Armstrong moved to concur with the above stated recommendation of the City Engineer. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable (Councilman Brown had not yet arrived at the meeting).

REAL PROPERTY:

14. RESOLUTION re: Airport Lease.

RESOLUTION NO. 77-103

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN PARTIAL ASSIGNMENT OF HANGAR LEASE (HANGAR SITES NOS. 5, 6, 7, 16, 17 AND 18) DATED \_\_\_\_\_ 1977 FROM JAMES A WHITE AND MAXINE M. WHITE TO OTTO E. CLINE AND CARLOS E. MOORE dba VENTURE AIRCRAFT MANUFACTURING COMPANY

Councilman Wilson moved for the adoption of Resolution No. 77-103. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Brown had not yet arrived at the meeting.)

MOTION: Councilman Wilson moved to concur with the recommendation of the Land Management Team: That approval of the subject resolution is subject to reimbursement of the City by Mr. and Mrs. White for expenses in the amount of \$44.41.

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The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Brown had not yet arrived at the meeting).

ENVIRONMENTAL MATTERS:

15. RESOLUTION re: contract for preparation of Great Lakes Carbon Waterflood Environmental Impact Report.

RESOLUTION NO. 77-104

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 AND ULTRASYSTEMS, INC. FOR PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

It was the request of Deputy City Attorney Freeman that Council approval be subject to the understanding that there may be a revision in the contract as to the percentage and method of payment.

Councilwoman Geissert moved for the adoption of Resolution No. 77-104, with the above noted understanding. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable. (Councilman Brown had not yet arrived at the meeting).

MANPOWER MATTERS:

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

RESOLUTION NO. 77-105

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 CAPITOL METALS COMPANY, INC.

Councilman Wilson moved for the adoption of Resolution No. 77-105. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Brown had not yet arrived at the meeting).

PARK AND RECREATION MATTERS:

17. RESOLUTION re: Benstead Plunge.

RESOLUTION NO. 77-106

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE PRESCRIBING RULES AND REGULATIONS FOR THE USE OF THE SWIMMING POOL OF THE CITY OF TORRANCE AND ESTABLISHING A SCHEDULE OF FEES TO BE CHARGED FOR SUCH USE AND REPEALING RESOLUTION NO. 74-113 WHICH REFERS TO THE SAME SUBJECT MATTER

Deputy City Attorney Freeman noted the following language change: SECTION 1 (c), insert the following at the end of that paragraph ".....and having received a charitable exemption approved by the Internal Revenue Service and/or the Franchise Tax Board of the State of California."

Councilman Wilson moved for the adoption of Resolution No. 77-106, as above amended. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Brown had not yet arrived at the meeting).

SECOND READING ORDINANCES:

18. ORDINANCE NO. 2752.

ORDINANCE NO. 2752

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 AT THE SOUTHEAST AND SOUTHWEST CORNERS OF DEL AMO BOULEVARD AND EARL STREET AND DESCRIBED IN ZONE CHANGE 76-10  
(Robert Halbert and Horace Allen)

Councilman Armstrong moved for the approval of Ordinance No. 2752 at its second and final reading. His motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

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

NOES: COUNCILMEMBERS: Geissert.

ABSENT: COUNCILMEMBERS: Brown (had not yet arrived at meeting).

19. ORDINANCE NO. 2753.

ORDINANCE NO. 2753

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 AT THE SOUTHWEST CORNER OF 239TH STREET AND ARLINGTON AVENUE AND DESCRIBED IN ZONE CHANGE 76-16  
(Ralph J. Arceri)

Councilman Armstrong moved for the adoption of Ordinance No. 2753 at its second and final reading. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote (Councilman Brown had not yet arrived at the meeting).

20. ORDINANCE NO. 2754.

ORDINANCE NO. 2754

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 AT THE NORTHWEST CORNER OF 239TH STREET AND

ARLINGTON AVENUE AND DESCRIBED IN  
ZONE CHANGE 76-17  
(Vernon and Catherine Seuffert)

Councilman Armstrong moved for the adoption of Ordinance No. 2754 at its second and final reading. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable. (Councilman Brown had not yet arrived at the meeting).

21. ORDINANCE NO. 2755.

ORDINANCE NO. 2755

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 DEL AMO BOULEVARD APPROXIMATELY 250 FEET EAST OF ANZA AVENUE AND DESCRIBED IN ZONE CHANGE 77-2  
(David A. Sheppard)

Councilman Armstrong moved for the adoption of Ordinance No. 2755 at its second and final reading. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote (Councilman Brown had not yet arrived at the meeting).

22. ORDINANCE NO. 2756.

ORDINANCE NO. 2756

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 WEST SIDE OF ARLINGTON AVENUE FROM APPROXIMATELY 80 FEET NORTH OF THE CENTERLINE OF 238TH STREET SOUTHERLY TO THE LOMITA CITY BOUNDARY AND DESCRIBED IN ZONE CHANGE 77-3  
(Torrance Planning Commission)

Councilman Armstrong moved for the adoption of Ordinance No. 2756 at its second and final reading; his motion was seconded by Councilman Wilson; roll call vote was unanimously favorable (Councilman Brown had not yet arrived at the meeting).

PLANNING AND ZONING MATTERS:

23. Emergency Ordinance re: Minor Construction Activities - Hillside Ordinance.

It was the request of Deputy City Attorney Freeman that this item be held for one week to permit further Staff review of the ordinance contents. Councilman Armstrong moved to concur with the request of the Deputy City Attorney; his motion was seconded by Councilman Wilson; roll call vote was unanimously favorable (Councilman Brown had not yet arrived at the meeting).

Council discussion was directed to hillside lot policy, as outlined below:

RECOMMENDATION OF PLANNING DIRECTOR/BUILDING AND SAFETY DIRECTOR:

1. BUILDING PERMITS EXEMPT FROM REVIEW:

Completely exempt from review regardless of valuation: retaining walls three feet or less in height, interior modifications, maintenance or replacement of existing improvements, fences six feet or less in height, grade walls, architectural appurtenances, and non-occupied areas (uncovered decks, swimming pools, jacuzzis, open patios); however, such minor improvements which, in the opinion of the Director of Building and Safety could have a significant adverse effect on surrounding property shall be required to be reviewed by the Planning Commission.

2. BUILDING PERMITS WHICH WOULD BE EXEMPT FROM PLANNING COMMISSION REVIEW UPON THE OBTAINING BY THE APPLICANT OF THE SIGNATURES OF APPROVAL OF ADJACENT PROPERTY OWNERS:

If the builder obtains signatures of approval from all adjacent property owners, the following permits may be issued by the Department of Building and Safety regardless of valuation: retaining walls over three feet in height, single-story additions and single-story accessory structures, balconies, patios, covered decks or any other occupied areas. However, improvements which, in the opinion of the Building and Safety Director, may have a significant adverse effect on surrounding properties shall be required to be reviewed by the Planning Commission.

3. PERMITS REQUIRING PLANNING COMMISSION ACTION:

All improvements not covered by any of the above, having a value of less than \$2,500, require a PCR (Planning Commission Review) per the adopted Hillside Ordinance; all improvements not covered by any of the above having a value of more than \$2,500 require a Precise Plan of Development per the adopted Hillside Ordinance.

It was clarified by Planning Director Shartle that the policy and ordinance will be amended to reflect the intent of "adjacent property owners" (Item #2) would be property owners in all four directions, as recommended by the Riviera Homeowners Association.

MOTION: Councilman Armstrong moved adoption of the above stated policy as recommended by the Planning Director and the Building and Safety Director. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable (Councilman Brown had not yet arrived at the meeting).

HEARINGS - PLANNING:

24. ZC 76-11 (EA 76-69), CARRIAGE REAL ESTATE GROUP, INC.  
Request for approval of a change of zone from A-1 to R-1 on property located on the south side of Artesia Boulevard between Casimir and Van Ness Avenues.  
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 was the time and place for the subject public hearing, and inquired if anyone wished to be heard. There was no response.

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 of ZC 76-11. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

HEARINGS - OTHER THAN PLANNING:

25. FIRST PUBLIC HEARING on City Manager's Proposed 1977-78 Budget including the Federal Revenue Sharing Fund Budget for 1977-78.

Mayor Miller announced that this was the time and place for the first hearing on the City Manager's Proposed Budget, which includes the planned use of Federal Revenue Sharing Funds, for the 1977-78 fiscal year.

At the request of the Mayor, the City Clerk presented the Affidavit of Publication. Councilman Armstrong moved that it be received and filed. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

Mr. John Van Sky, South Bay Torrance Human Service Center, requested consideration re: revenue sharing funds. Mayor Miller invited him to make a formal presentation at the June 20th Budget Workshop Session.

MOTION: Councilman Armstrong moved that the subject hearing be continued to June 28, 1977, the time of the second public hearing. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

APPEALS - PLANNING:

26. PP 77-6, GENE AND DOROTHY DULEY. Appeal of Planning Commission approval of a request for a Precise Plan of Development to allow the construction of a room addition to a single-family residence in the R-1 zone on property located at 945 Calle Miramar. APPROVED BY THE PLANNING COMMISSION.

Mayor Miller announced that this was the continued public hearing in the matter of PP 77-6. Planning Director Shartle and Planning Associate Danielson reported on the efforts to reach an acceptable compromise in this matter, and presented the revised plans which have been developed.

The proponent, Mr. Gene Duley, stated that there has not been a "meeting of the minds" -- several suggestions have been made, there has been compliance and cooperation -- however, per Mr. Duley, their needs are best served by the addition on the rear of the house, and there would be little effect on his neighbor's ocean view.

Mr. Benton Smith stated that they had not been contacted during the recent activities involving the proposed addition -- a compromise has been presented, but, again, it is not acceptable. Mr. Smith indicated his desire to present slides taken by him which will give perspective regarding the view impact. There were no objections to Mr. Smith's request.

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While preparing for the slide presentation, the Council took this time to return to:

COMMISSION MATTERS:

8. COMMISSION VACANCIES:

The following Commission appointments were made:

Water Commission:

Richard Finston.

Environmental Quality Commission:

Richard Holsman.

\* \* \* \* \*

The Council returned to Item #26 and Mr. Smith's slide presentation.

Council discussion followed. Survey findings were reviewed, the need for Staff interpretation of same, etc. It was the suggestion of Councilman Brewster that Staff arrange for an accurate frame silhouette of the proposed addition for on-site viewing by the Council. This met with the approval of the Council and with Messrs. Duley and Smith, and Building and Safety Director McKinnon agreed to make the necessary arrangements within the next two weeks.

MOTION: Councilman Armstrong moved to continue Item #26 to the Council meeting of June 28, 1977. The motion was seconded by Mayor Miller, and approval was unanimous.

ROUTINE MATTERS:

- 27. EXTENSION OF CONTRACTS FOR PASSENGER CAR, TRUCK AND SPECIAL "OFF THE ROAD" TIRES.  
 Re: "Cooperative Contract" with the County of Los Angeles (Ref. Agreements #36602, 36603, 36604).  
 Annual Expenditure: \$21,500.00

RECOMMENDATION OF FINANCE DIRECTOR/BUYER:

That Council approve of the extension of the following tire contracts in order for Torrance to continue to participate with Los Angeles County on their tire contracts.

- 1. That Council approve a contract extension to Sudduth Tire Company to extend the contract through 3-31-78, for passenger car and "off the road" equipment tires in the total amount of \$11,500.00.
- 2. That Council approve a contract extension to Talin Tire Company to extend the contract through 12-30-77, for highway truck tires and other special truck tires, in the total amount of \$10,000.00.

- 28. RELEASE OF SUBDIVISION BONDS - Tract 31333.  
 Subdivider: Watt Industries  
 Bonding Company: Covenant Mutual Insurance Co.

<u>TYPE BOND</u>	<u>BOND NO.</u>	<u>AMOUNT</u>
Performance	002044	\$378,000
Payment	002044	189,000
Inspection	002045	9,560

RECOMMENDATION OF CITY ENGINEER:

That subject bonds be released.

MOTION: Councilman Wilson moved to concur with Staff recommendations on agenda items #27 and #28. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

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The Council recessed at 8:46 P.M. and reconvened as the Redevelopment Agency, returning to its agenda at 8:47 P.M.

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ORAL COMMUNICATIONS:

- 29. Councilman Armstrong reviewed current legislation -- HR 77, SB 164, AB 882 -- and the status thereof.

- 30. The matter of the Prairie Avenue freeway off-ramp acquisition was discussed by Councilman Armstrong -- "where should we go from here?" City Engineer Weaver provided a report on current activities, and will keep the Council informed.

31. Councilman Brewster extended congratulations to City Attorney Remelmeyer on his appointment as Chairman, Southern District, Los Angeles Chapter, American Red Cross.

32. Councilwoman Geissert discussed recent proposed legislation pertaining to an age limit for purchasers of fireworks, and noted that this will not be a law for the 4th of July, 1977 -- it was the recommendation of Mrs. Geissert, in view of this fact, that fireworks stands operators be contacted with the request that they voluntarily police this situation as to the age of purchasers.

Council discussion followed, and it was agreed that such a letter go forward. Noted by Mayor Miller was the forthcoming October meeting on the matter of fireworks.

33. Councilwoman Geissert reviewed irregularities of upcoming Health Systems Agency election which, for one thing, omitted Mrs. Geissert's Statement of Qualifications from the sample ballot. Councilwoman Geissert stated: "I am still in the running for a seat on the Health Sub-Area Council -- Statement of Qualifications or not."

A strong letter of protest was recommended by Councilman Brown.

34. Staff input pertaining to AB 999 amendment pertaining to speculation in housing and the effect thereof on Torrance was requested by Councilwoman Geissert. Legislative Advocate Rupert will follow through on this matter.

Mayor Miller reported on the efforts of the savings and loan associations to curb this problem.

35. Staff investigation of weekend parking problems in the vicinity of de Portola Park was requested by Councilman Wilson -- there are further problems involving trash and litter at this location.

36. Mayor Miller discussed SB 164 re: Compulsory Binding Arbitration and the drastic impact of this legislation on local government, if approved. Taxpayer support in opposition to this bill was urged by the Mayor; the City Manager was directed to contact Mr. Ray Remy of Mayor Bradley's office to coordinate opposition.

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At 9:30 P.M. the Council recessed for the purpose of an Executive Session to discuss hours, wages and working conditions.

At 10:05 P.M. the Council returned for formal adjournment to Monday, June 20, 1977, at 4:30 P.M., on a motion by Councilman Wilson, seconded by Councilman Armstrong, and unanimously approved by roll call vote.

\* \* \* \* \*

Ava Cripe  
Minute Secretary

11.

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APPROVED:

Ava Miller  
Mayor of the City of Torrance

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