

I N D E X

City Council - April 4, 1978

<u>SUBJECT:</u>	<u>PAGE</u>
<u>OPENING CEREMONIES:</u>	
1. Call to Order	1
2. Roll Call	1
3. Flag Salute	1
4. Invocation	1
<u>STANDARD MOTIONS:</u>	
5. Approval of Minutes	1
6. Motion to Waive Further Reading	1
7. Council Committees	1
<u>PRESENTATIONS:</u>	
8. Audio-Visual Equipment donated by Lions Club	2
9. Mobil Foundation Donation - Super Kite Day	2
10. Presentation of Miss Dolly Kaimikaua, Miss Torrance	2
<u>PROCLAMATION:</u>	
11. National Library Month	2
<u>COUNCIL APPOINTMENTS:</u>	
12. Standing Committees - Delegate Appointments	3
<u>PARK AND RECREATION MATTERS:</u>	
13. El Camino Kiwanis Donation - Fund transfer	3
<u>PLANNING AND ZONING MATTERS:</u>	
14. Ordinance re: ZC 77-20, Clara and Mike Bouldur	4
<u>HEARINGS - PLANNING:</u>	
15. CUP 77-83, Coast Christian School	4,5
16. CUP 77-87, Miriam S. Balingit and Romano Regalado	5,6
17. TT 32816, Carriage Real Estate Group, Inc.	7,8
<u>HEARINGS - OTHER THAN PLANNING:</u>	
18. Proposed vacation of High Street	8
19. Design of Anza-Calle Mayor Bikeway	8
<u>TRANSPORTATION MATTERS:</u>	
20. Amendment of Truck Route Ordinance to include Del Amo Boulevard	9
<u>FISCAL MATTERS:</u>	
21. Resolution re: Urban Mass Transportation Administration Grant	10
22. Resolution re: Traffic Signal Improvement on Anza Avenue	10
<u>SECOND READING ORDINANCES:</u>	
23. Ordinance No. 2814	10
24. Ordinance No. 2815	11
<u>MATTERS NOT OTHERWISE CLASSIFIED:</u>	
25. South Bay County	11
<u>ROUTINE MATTERS:</u>	
26. Request for Termination of Oil Well Bond No. M164536	11
27. Award of Contract for Purchase of New Street Sweeper	11
28. On-The-Job Training Programs	12
<u>ADDENDUM ITEM:</u>	
29. Del Amo Retail Expansion	12
<u>ORAL COMMUNICATIONS:</u>	
30. City Manager Ferraro re: accident involving Dick Cahill	12
31. Councilman Wilson re: Sun Desert Power Plant	13
32. Citizens re: Paradise Park tennis court	13

Adjourned at 11:15 P.M.

April 4, 1978

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, April 4, 1978, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

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

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

3. FLAG SALUTE:

Girl Scout Troop #395 led in the salute to the flag.

4. INVOCATION:

Reverend LeRoy Brandes, Lutheran Church of the Good Shepherd, provided the invocation.

STANDARD MOTION:

5. APPROVAL OF MINUTES:

Councilman Brown moved to approve the minutes of March 14, 1978, as recorded. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

6. MOTION TO WAIVE FURTHER READING:

Councilman Brown moved that after the City Clerk has assigned 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 Applegate, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEES:

No meetings scheduled.

1. City Council
April 4, 1978

PRESENTATIONS:

8. DONATION OF AUDIO/VISUAL EQUIPMENT TO THE TORRANCE PUBLIC LIBRARY BY THE TORRANCE LIONS CLUB.

Formal presentation of this equipment was made by Mr. Phillip Olson, president, Torrance Lions Club, with grateful acceptance by Mayor Armstrong.

9. MOBIL FOUNDATION DONATION - Super Kite Day.

There was presentation of a check in the amount of \$3000 from the Mobil Foundation for Super Kite Day -- accepted with pleasure and appreciation by Mayor Armstrong.

10. PRESENTATION OF MISS DOLLY KAIMIKAUA, 1978 MISS TORRANCE.

Mr. Art Miller introduced Miss Dolly Kaimikaua, 1978 Miss Torrance, and her princesses -- congratulations and best wishes were conveyed by Mayor Armstrong.

PROCLAMATION:

11. NATIONAL LIBRARY MONTH - April, 1978.

So proclaimed by Mayor Miller.

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COUNCIL APPOINTMENTS:12. COUNCIL STANDING COMMITTEES - COUNCIL DELEGATE APPOINTMENTS.

The pending review of the Ad Hoc Committee on committee structure was noted by Mayor Armstrong who reaffirmed the desire of the Council to hold appointments in abeyance until this report is available.

The following organization appointments were offered by Mayor Armstrong:

League of California Cities
 Alternate - Councilman Brown.
 Southern California Association of Governments
 Delegate - Councilwoman Geissert.
 InterCity Transportation Committee
 Delegate - Councilman Brown.
 South Bay Corridor Study Steering Committee
 Alternate - Councilman Applegate.
 Council Liaison to Torrance Area Chamber of Commerce
 Environmental Council
 Delegate - Councilman Rossberg.
 Sister City Program
 Council Liaison - Councilwoman Geissert.
 City Selection Committee of Los Angeles County
 Delegate - Mayor Armstrong
 Alternate - Councilwoman Geissert.

MOTION: Councilman Brown moved to confirm the above noted appointments. His motion was seconded by Councilman Applegate; roll call vote was unanimously favorable.

PARK AND RECREATION MATTERS:13. EL CAMINO KIWANIS DONATION - Request to transfer funds.RECOMMENDATION OF PARK AND RECREATION DIRECTOR:

That the City accept the \$6,000 donation from the Kiwanis Club and approve the transfer of \$16,000 from Guenser Park to the North Torrance Community Center (Firehouse and Tillim) for the purpose of equipping and furnishing the buildings.

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

PLANNING AND ZONING MATTERS:

14. ORDINANCE re: ZC 77-20, Clara and Mike Bouldur.

ORDINANCE NO. 2816

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 2019, 2039 AND 2059 WEST ARTESIA BOULEVARD AND DESCRIBED IN ZONE CHANGE CASE NO. 77-20 CLARA AND MIKE BOLDUR

Councilman Wilson moved for the approval of Ordinance No. 2816 at its first reading. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

HEARINGS - PLANNING:

15. CUP 77-83, COAST CHRISTIAN SCHOOL. Appeal of certain conditions imposed by the Planning Commission on the approval of a Conditional Use Permit to allow the operation of a private school at 25600 Crenshaw Boulevard. APPROVED BY THE PLANNING COMMISSION WITH CONDITIONS. PLANNING DEPARTMENT CONCURS WITH THE PLANNING COMMISSION.

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

Mayor Armstrong announced that this was the time and place for the advertised public hearing in this matter, and, following presentation by Planning Director Shartle, invited comments from the audience.

Representing the proponent, Mr. Jerry Owens, 2704 Vista Mesa Drive, Rancho Palos Verdes, reaffirmed their desire for relief from Planning Commission conditions re: providing a landscaping plan for the Crenshaw Boulevard frontage, a 14 classroom limitation and a maximum operating period of five years. Mr. Owens reported their understanding, via the Torrance Unified School District, that in that they were occupying a structure designed for elementary level education, there should be no problems -- on the landscaping issue, the property is being leased from the School District, the terms of same being that the District provide all exterior maintenance of the grounds. It is further hoped to expand their student load without parking problems, per Mr. Owens, who also reviewed the growth factor, public playground use, pupil-teacher ratios, etc.

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

Council discussion ensued, resulting in the following formal action:

MOTION: Councilman Brown moved to grant the subject appeal and to approve CUP 77-83, with the following changes from the Planning Commission approval: Delete Condition #1, which appears to be within the controls of the School District, with the exception of the desired cleanup of the eyesore on the northerly building; retain Condition #2 re: the 5-year limitation; and Condition #3 revised to state that at any time the classrooms reached or exceeded 20, that the proponent would return to the Planning Commission for approval. The motion was seconded by Councilman Applegate.

A SUBSTITUTE MOTION was offered by Councilwoman Geissert: To approve CUP 77-83, deleting Condition #1 regarding landscaping; retaining Condition #2; modifying Condition #3, to conform to City Code, to state: "That if the proponent exceeds the use of 17 classrooms, that a supplementary parking plan would be submitted to accommodate the extra classrooms, subject to approval of the Planning Staff." The substitute motion was seconded by Councilman Rossberg, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Geissert, Rossberg, Wilson;
Mayor Armstrong.

NOES: COUNCILMEMBERS: Applegate, Brown.

16. CUP 77-87, MIRIAM S. BALINGIT & ROMANO R. REGALADO.
Appeal of a petition to allow the construction of a three-story professional office building in the C-2 zone on property located at the southwest corner of Neece Avenue and 240th Street. DENIED WITHOUT PREJUDICE BY PLANNING COMMISSION. PLANNING DEPARTMENT CONCURS WITH PLANNING COMMISSION.

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

Mayor Armstrong announced that this was the time and place for the public hearing, and, following Staff presentation by Planning Associate Ferren, invited comments from the audience.

The proponent, Mr. Romano Regalado, 23146 Audrey Avenue, requested approval of the subject project since all Code requirements have been met, plus the fact that he is dedicating some \$33,000 in property to the City.

Present to protest the proposed development were: Sam Weeks, owner of property immediately west of the subject property; H.H. Hawkins, 24005 Neece --objections voiced were non-conforming use of the property, excessive height and minimum setbacks of proposed development, the possibility of multiple tenancies, parking problems, etc.

Speaking in favor of the project was Mr. Mike Lux, president, Walteria Businessmen's Club, who was of the opinion that the area would be enhanced by such development.

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

Council discussion ensued -- of concern: the magnitude of the project, present parking problems, the need for improved access, the merits of a circulation study, consideration of a zone change, etc.

The following action resulted:

MOTION: Councilman Brown moved that Item #16 be sent back to the Planning Commission with the request that the applicant present a redesign; further, that the matter be processed jointly with a zone change. The motion was seconded by Mayor Armstrong, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Brown, Geissert, Wilson;
Mayor Armstrong.

NOES: COUNCILMEMBERS: Applegate, Rossberg.

MOTION: Councilwoman Geissert moved that in conjunction with the above recommended Planning Commission review that a spot study be done by Staff (encompassing access, circulation, possible amendments to Circulation Element) for presentation to the Planning Commission that would offer some sort of option for access to that area so that the land could be used properly. The motion was seconded by Councilman Brown. There were no objections, and it was so ordered.

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The hour being 7:20 P.M., a 10-minute recess was ordered by Mayor Armstrong.

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HEARINGS - PLANNING (Cont.):

17. TT 32816, Carriage Real Estate Group, Inc. Appeal of Planning Commission denial of a request for approval of a Tentative Tract Map to create six residential lots in the A-1 zone on property located between 232nd and 233rd Streets approximately 130 feet west of Cabrillo Avenue. PLANNING DEPARTMENT RECOMMENDS DENIAL IN CONCURRENCE WITH PLANNING COMMISSION DECISION.

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

Mayor Armstrong announced that this was the time and place for the subject public hearing, and invited comments from the audience.

Mr. Jack Spahn, E.L. Pearson and Associates, representing the owner of the property, reviewed the background history of TT 32816, including past Council approval of the 6-lot subdivision. The inequities of the Planning Commission recommended 5-lot subdivision were also reviewed by Mr. Spahn, who requested Council reapproval of the 6-lot subdivision.

The owner of the subject property, Mrs. Geraldine Briner, stated that she could see no need for smaller houses and also pointed out past Council approval of the six lots.

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

MOTION: Councilwoman Geissert moved to concur with the Planning Commission and Planning Department to DENY THE APPEAL. The motion was seconded by Councilman Brown.

A SUBSTITUTE MOTION was offered by Councilman Wilson: That Council concur with the request for six residential lots in the area -- this action confirming what the Council approved some two years ago; and would include the Precise Plan of development as originally required. The motion was seconded by Councilman Rossberg.

It was the added comment of Councilman Wilson, in support of his motion, that circumstances have not changed that much except that the price of land has gone higher and the cost of homes has almost doubled; restricting this development to 5 lots would only result in a much higher selling price. Further, the proposed development is in conformity with adjacent property as to lot size.

It was confirmed by Mr. Spahn, during discussion regarding Precise Plan requirements, that these will be 2-story homes of approximately 2000 square feet.

The SUBSTITUTE MOTION carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Rossberg, Wilson;
Mayor Armstrong.

NOES: COUNCILMEMBERS: Brown, Geissert.

18. PROPOSED VACATION OF A PORTION OF HIGH STREET EAST OF VIA VALMONTE.

Mayor Armstrong announced that this was the time and place for the public hearing on the proposed vacation of a portion of High Street east of Via Valmonte as described in Resolution of Intention No. 78-53.

At Mayor Armstrong's question, City Clerk Nelson confirmed that she had the Affidavits of Publishing and Posting.

Mayor Armstrong then inquired if anyone wished to be heard. There was no response. Councilman Brown moved that the hearing be closed; his motion, seconded by Councilman Rossberg, was unanimously approved by roll call vote.

At the Mayor's request, City Clerk Nelson assigned a number and read title to:

RESOLUTION NO. 78-64

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE ORDERING THE VACATION OF
A PORTION OF HIGH STREET EAST OF VIA
VALMONTE IN THE CITY OF TORRANCE

Based on the findings contained in the Resolution (Sections 1, 2, 3 and 4), delineated by City Engineer Weaver, Councilwoman Geissert MOVED for the adoption of Resolution No. 78-64. The motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

19. DESIGN OF ANZA-CALLE MAYOR BIKEWAY.

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

Mayor Armstrong announced that this was the time and place for the subject public hearing, and, following Staff presentation by Sr. Associate Transportation Engineer Collins, invited comments from the audience.

On behalf of homeowners residing on Anza between 226th and Lomita Boulevard, City Manager Ferraro presented a petition bearing 18 signatures protesting, first, the 5:30 P.M. hearing hour, and recording their objections to the proposed revisions of the bikeway; the streets should not be altered in any way and the Police should increase their attention to existing conditions.

Mr. Charles Reagan, 22416 Anza Avenue, pointed out the dangerous hill on Anza Avenue and the resultant bicycle hazards.

Council discussion ensued, it being the ultimate consensus that there should be further study.

MOTION: Councilman Wilson moved to refer Item #19 back to the Transportation Department and Traffic Commission for further study -- including evaluation of possibilities re: the center median, consideration of striping concept as far down as Carson, and then perhaps Carson to Palos Verdes Blvd. The motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

TRANSPORTATION MATTERS:

20. AMENDMENT OF TRUCK ROUTE ORDINANCE to include Del Amo Boulevard.

Ms. Donna Crater, 3404 Del Amo Boulevard, presented a petition with 69 signatures against the proposed truck route -- why were the condominiums built if such a truck route was proposed, and why weren't the people purchasing same so warned? Other condominium residents -- including Mr. Joe Capriotti and Mr. Cass Slovinski -- were present to protest the subject truck route.

It was the opinion of Mayor Armstrong, concurred in by the Council, that there was a need for clarification for the residents, and that Staff should meet with these people in order to explain the circumstances in detail on a personal level. The Mayor MOVED to hold Item #20 in order that such meeting might be accomplished. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

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FISCAL MATTERS:

21. RESOLUTION re: Urban Mass Transportation Administration Grant.

RESOLUTION NO. 78-65

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING AN OFFER OF THE UNITED STATES GOVERNMENT FOR AN OPERATING ASSISTANCE GRANT CONTRACT TO UNDERTAKE AN URBAN MASS TRANSPORTATION OPERATING ASSISTANCE PROJECT (CA-05-4091) AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THE GRANT CONTRACT AND THE SUPPLEMENTAL AGREEMENT BETWEEN UMTA, SCAG (AS DESIGNATED RECIPIENT), AND THE CITY OF TORRANCE

Councilman Applegate moved for the adoption of Resolution No. 78-65. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

22. RESOLUTION re: Traffic Signal Improvement on Anza Avenue.

RESOLUTION NO. 78-66

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING AN ALLOCATION OF COUNTY AID-TO-CITIES FUNDS FOR THE IMPROVEMENT OF TRAFFIC SIGNALS ON ANZA AVENUE AT: SEPULVEDA BOULEVARD, CARSON STREET, TORRANCE BOULEVARD AND DEL AMO BOULEVARD

Councilman Wilson moved for the adoption of Resolution No. 78-66. His motion was seconded by Councilman Applegate; roll call vote was unanimously favorable.

SECOND READING ORDINANCES:

23. ORDINANCE NO. 2814.

ORDINANCE NO. 2814

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE MODIFYING CERTAIN SECTIONS OF PART XIII TO CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE DEALING WITH HOURS, WAGES AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE PROFESSIONAL PARK AND RECREATION EMPLOYEES ORGANIZATION

Councilwoman Geissert moved for the adoption of Ordinance No. 2814 at its second and final reading. Her motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

24. ORDINANCE NO. 2815.

ORDINANCE NO. 2815

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTIONS 33.11.3, 33.11.5, 33.11.6, 33.11.7, 33.11.8 OF THE TORRANCE MUNICIPAL CODE REGULATING THE SALE AND LICENSING OF FIREWORKS

Councilman Wilson moved for the adoption of Ordinance No. 2815 at its second and final reading. His motion was seconded by Councilman Applegate; roll call vote was unanimously favorable.

MATTERS NOT OTHERWISE CLASSIFIED:

25. SOUTH BAY COUNTY.

RECOMMENDATION OF AD HOC COMMITTEE re: SOUTH BAY COUNTY:

That your Honorable Body:

1. Endorse the June 6, 1978 South Bay County ballot measure; and
2. Authorize the Mayor to be signatory to a "vote yes" ballot argument to be filed by other supporting South Bay cities. This statement to be filed only if so requested by the South Bay County Committee.

Councilwoman Geissert reported on the findings of the Committee, and MOVED for adoption of the Committee's report. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

City Manager Ferraro commended the efforts and outstanding contribution of Assistant to the City Manager Greg Meyer in this project.

ROUTINE MATTERS:

26. REQUEST FOR TERMINATION OF OIL WELL BOND NO. M164536.

RECOMMENDATION OF FINANCE DEPARTMENT:

That Oil Well Bond No. M164536 be terminated.

27. AWARD OF CONTRACT for Purchase of New Street Sweeper.
Ref. Bid #B77-76 Expenditure: \$37,968.14

RECOMMENDATION OF PURCHASING SUPERVISOR/EQUIPMENT SUPERINTENDENT:

Based on the poor experience of Los Angeles with the M-B Sweeper, it is Staff's recommendation that Council accept the next low bid submitted by Nixon-Egeli Equipment

Company for the purchase of a mobile 4-wheel street sweeper, and approve of awarding them a contract for same in the total amount of \$37,968.14 including tax.

It is also recommended that Council approve of accepting the trade-in offer of \$1,500.00 offered by Nixon-Egli Equipment Company on a City-owned 1968 mobile sweeper and the trading-in of the unit.

28. ON-THE-JOB TRAINING PROGRAMS.

RECOMMENDATION OF MANPOWER PROGRAMS ADMINISTRATOR:

That Council approve the On-The-Job Training Contract with Tridair Industries, and authorize the Mayor and City Clerk to execute same on behalf of the City of Torrance.

MOTION: Councilman Wilson moved to concur with Staff recommendations on agenda items #26, 27 and #28. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

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At 8:50 P.M., the Council recessed, and reconvened as the Redevelopment Agency, returning to its agenda at 8:51 P.M.

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ADDENDUM ITEM:

29. DEL AMO RETAIL EXPANSION.

RECOMMENDATION OF ASSISTANT CITY MANAGER:

That the City Council

1. Authorize the engagement of Lee Saylor, Inc. to prepare conceptual cost estimates for the Del Amo retail expansion.
2. Authorize an agreement with Carson-Madrona Company to reimburse the City for 50% of Saylor's fee.
3. Appropriate the sum of \$3,760 from the General Fund Unappropriated Reserve.

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

ORAL COMMUNICATIONS:

30. City Manager Ferraro announced, with much regret, that Dick Cahill was involved in an accident at the City Yard this date.

31. Formal input re:the Sun Desert Power Plant was requested by Councilman Wilson -- City Manager Ferraro advised that this matter would be on next week's agenda.

32. Mr. Robert Mason, 5405 Wilma Street (owner of property at 21321 Evelyn Street), protested recent Council action pertaining to the lighted tennis court at Paradise Park, and stated that he had not been notified in this matter. Reconsideration was requested by Mr. Mason.

Also present to protest the proposed tennis court location were Mr. Gene Agee, owner of property at 21319 Evelyn, and Mr. Paul Hoper, 21313 Evelyn.

It was the direction of Mayor Armstrong that Park and Recreation Director Milkovich meet with these people to see what options, if any, might be available.

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At 9:10 P.M. the Council recessed for the purpose of an Executive Session to give the City Manager instruction regarding hours, wages and working conditions.

The Council returned at 11:15 P.M. for formal adjournment. No action was taken.

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