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City Council - September 23, 1980

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Ava Cripe
Minute Secretary

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MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCILOPENING CEREMONIES:1. CALL TO ORDER:

The Torrance City Council convened in a Regular Meeting on Tuesday, September 23, 1980, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Rossberg, Walker, Wilson and Mayor Armstrong. Councilman Brown arrived at 7:10 P.M. Absent: Councilwoman Geissert (vacation).

Also present: City Manager Ferraro and Staff representatives.

3. FLAG SALUTE:

City Librarian Buckley led in the salute to the flag.

4. INVOCATION:

The invocation for the meeting was provided by Reverend Frank Morley, Church of the Nazarene.

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of July 29, 1980 and August 19, 1980. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Brown had not yet arrived at the meeting; Councilwoman Geissert absent).

6. MOTION TO WAIVE FURTHER READING:

Councilman Applegate 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 Walker, and roll call vote was unanimously favorable (Councilman Brown had not yet arrived at the meeting; Councilwoman Geissert absent).

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7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

9. LIBRARY/PARK AND RECREATION MATTERS:

- 9a. RESOLUTION re: American-Standard, Inc. Lease Renewal - Pueblo Recreation Area and Ball Diamond.

RESOLUTION NO. 80-212

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 EXTENSION TO A LEASE BETWEEN THE CITY AND AMERICAN STANDARD FOR LEASE OF AMERICAN-STANDARD PROPERTY BY THE CITY FOR PARK AND RECREATION PURPOSES

Councilman Wilson moved for the adoption of Resolution No. 80-212. His motion, seconded by Councilman Applegate, was unanimously approved by roll call vote (Councilman Brown had not yet arrived at the meeting; Councilwoman Geissert absent).

- 9b. RESOLUTION re: Southern California Edison Company License Agreement - Post Substation Site, 235th and Elm Streets.

RESOLUTION NO. 80-213

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 SOUTHERN CALIFORNIA EDISON COMPANY FOR THE USE OF THE POST SUBSTATION SITE FOR RECREATION PURPOSES
(235th and Elm Streets)

Councilman Wilson moved for the adoption of Resolution No. 80-213. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Brown had not yet arrived at the meeting; Councilwoman Geissert absent).

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

- 10a. RESUBMISSION OF CITIZEN PETITION requesting Council's reconsideration of new Line No. 9 routing in the adopted Torrance Transit Improvement Plan

RECOMMENDATION OF DEPARTMENT OF TRANSPORTATION:

That the City Council decline to reconsider the alignment of Line #9.

If the City Council reconsiders the alignment of Line #9, the Department of Transportation recommends denial of the request to extend Line #9.

Ms. Sharon Ferguson, 1343 West Mt. Rainier Road, San Pedro, submitted a petition urging the extension of Line No. 9 and reaffirmed her strong feelings in this matter, per her communication, both items of official record.

Council discussion ensued. Mayor Armstrong pointed out that the Council is not insensitive to the needs of the people who need transportation -- however, there has never been a transportation system devised to serve everybody and to satisfy everybody's single particular need. The Mayor then outlined the numerous positive efforts of the City of Torrance in the area of improved transportation services. It was the direction of Mayor Armstrong that this proposed realignment of Line No. 9 be reviewed by Staff at the time of future review of bus route lines -- should such realignment appear to be feasible, the Council should be so advised.

It was the recommendation of Councilman Brown that contact be made with the RTD regarding the desired service -- Director of Transportation Horkay will follow through in this regard.

MOTION: Mayor Armstrong moved to concur with the recommendation of the Department of Transportation to decline to reconsider the alignment of Line #9. His motion was seconded by Councilman Brown; there were no objections, and it was so ordered.

* * * * *

- 10b. RESOLUTION re: Agreement for Installation of Traffic Signals at Western Avenue and 235th Street.

RESOLUTION NO. 80-214

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN AGREEMENT WITH THE CITY OF LOS ANGELES FOR THE INSTALLATION AND MAINTENANCE OF TRAFFIC SIGNALS AT WESTERN AVENUE AND 235TH STREET

Councilman Applegate moved for the adoption of Resolution No. 80-214. His motion was seconded by Councilman Walker; roll call vote was unanimously favorable (Councilwoman Geissert absent).

- 10c. SUMMARY OF TRANSIT FUND BUDGET ADDITIONS AND CLEANUP ACTIONS REQUIRED TO FULLY APPROPRIATE THE EXPANSION FUNDS ALLOCATED TO THE TORRANCE TRANSIT SYSTEM.

RECOMMENDATION OF DEPARTMENT OF TRANSPORTATION:

That your Honorable Body:

1. Authorize the budgeting of the service expansion funds allocated by the LACTC in the programs indicated in September 18, 1980 communication (of record); and
2. Approve the addition of six Bus Operators and one Senior Bus Operator to the Transit Fund budget.

MOTION: Councilman Brown moved to concur with the above stated recommendation of the Department of Transportation. The motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

11. POLICE AND FIRE MATTERS:

- 11a. RESOLUTION re: Fee Revision - Towing and Storage Contract.

RESOLUTION NO. 80-215

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FIXING CERTAIN OF THE CHARGES FOR VEHICLE TOWING PURSUANT TO THE CONTRACT BETWEEN THE CITY OF TORRANCE AND VAN LINGEN BODY SHOP INC.

Councilman Wilson moved for the adoption of Resolution No. 80-215. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote (Councilwoman Geissert absent).

12. PLANNING AND ZONING MATTERS:12a. RESOLUTION re: CUP 80-18, United States Gypsum Company.RESOLUTION NO. 80-216

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW THE EXPANSION OF EXISTING INDUSTRIAL FACILITIES IN THE M-2 ZONE ON PROPERTY LOCATED AT 401 VAN NESS AVENUE
CUP 80-18, UNITED STATES GYPSUM COMPANY

Councilman Brown moved for the adoption of Resolution No. 80-216. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

15. HEARINGS:

15a. CUP 80-37, Harbor Regional Center. Appeal of Planning Commission denial of a Conditional Use Permit to allow commercial office use of an existing building on industrially zoned land in the M-2 (PP) zone at 20655 and 20725 Western Avenue. PLANNING COMMISSION AND PLANNING DEPARTMENT RECOMMEND DENIAL.

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.

Noted was the request of the proponent that the subject appeal be withdrawn.

MOTION: Councilman Rossberg moved to concur with the request of the proponent for withdrawal. The motion was seconded by Councilman Brown, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

15b. ZC 80-5, Torrance Unified School District. Request for approval of a change of zone from P-U to R-1 (PP) for the Sepulveda Elementary School at 4600 Merrill Street. PLANNING COMMISSION AND PLANNING DEPARTMENT RECOMMEND APPROVAL.

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

19. MATTERS NOT OTHERWISE CLASSIFIED:

- 19b. HOMEOWNERS REQUEST TO ADDRESS COUNCIL REGARDING NEIGHBORHOOD PROBLEMS.
(Excessive speeding, noise and faulty drainage)

RECOMMENDATION OF CITY MANAGER:

That your Honorable Body refer this matter to Staff. The pertinent department then may study the problem and work with the homeowners to arrive at a reasonable solution.

Representing homeowners in the Kettler Knolls area -- bounded by Sepulveda on the north, Cabrillo Avenue on the west, Western Avenue on the east, and 235th Street on the south -- was Mr. Alex Aryian, 1809 Reynosa Drive. Mr. Aryian outlined the existing problems affecting the health, well being and safety of these residents, citing concerns regarding speeding; inadequate drainage and resultant health hazards; noise; tree trimming problems; safety for`pets; uneven sidewalks; etc. A petition bearing some 65 signatures was also presented by Mr. Aryian.

Other speakers affirming the above enumerated problems were: Ms. Pat Myestas, 1920 Middlebrook Road; and Tim Pryor, 1821 Reynosa Drive.

Mayor Armstrong expressed appreciation for the commendable approach taken by the residents in this matter.

MOTION: Councilman Walker moved to concur with the above stated recommendation of the City Manager. His motion was seconded by Councilman Rossberg; roll call vote was unanimously favorable (Councilwoman Geissert absent).

The Council now returned to:

15. HEARINGS:

- 15b. ZC 80-5, Torrance Unified School District. Request for approval of a change of zone from P-U to R-1 (PP) for the Sepulveda Elementary School at 4600 Merrill Street.
PLANNING COMMISSION AND PLANNING DEPARTMENT RECOMMEND APPROVAL.

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

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Mayor Armstrong 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 Brown moved that the hearing be closed. His motion, seconded by Councilman Rossberg, was unanimously approved by roll call vote (Councilwoman Geissert absent).

MOTION: Councilman Brown moved to concur with the recommendation of the Planning Commission and Planning Department for approval of ZC 80-5. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Absent: Councilwoman Geissert).

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

ORDINANCE NO. 2979

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE, CALIFORNIA, AMENDING
DIVISION 9 OF THE TORRANCE MUNICIPAL
CODE TO RECLASSIFY THAT CERTAIN PROPERTY
WHICH IS LOCATED AT 4600 MERRILL STREET
ZC 80-5, TORRANCE UNIFIED SCHOOL
DISTRICT

Councilman Walker moved for the approval of Ordinance No. 2979 at its first reading. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

* * * * *

The hour being 8:15 P.M., a 10-minute recess was ordered by Mayor Armstrong.

* * * * *

15c. AMENDMENT TO THE HILLSIDE OVERLAY DISTRICT IMPLEMENTING LOCAL COASTAL LAND USE PLAN POLICY.

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

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

Mr. Peter Lacombe, 3848 Carson Street, representing Mr. Dan E. Butcher, owner of property in the subject area, stated that both Ordinances "A" and "B" say the same thing and use the same exhibit; those exhibits take this newly defined district out to Crenshaw Boulevard -- further, Coastal Act language re: development restrictions has been incorporated in the guidelines and could present problems. It was the request of Mr. Lacombe that his client's property be removed from any ordinance under consideration at this point.

In view of the above comments, it was the recommendation of Deputy City Attorney Quale that further review would be in order.

MOTION: Councilman Walker moved to refer the subject matter back to the Planning Commission for further review, addressing themselves to the concerns expressed by Mr. Lacombe. The motion was seconded by Councilman Rossberg.

Speaking at this time, Mr. James Clark, 19510 Tomlee Avenue, representing Mr. Olson, property owner in the subject area, recommended that all reasonable avenues be taken to insure protection re: any oil well activity.

Roll call vote on Councilman Walker's motion was unanimously favorable (Councilwoman Geissert absent).

17. ADMINISTRATIVE MATTERS:

17a. RESOLUTION authorizing assignment of Rolling Hills Aviation, Inc., lease via 100% stock transfer.

RESOLUTION NO. 80-217

(Note: Number was assigned and title was read, but it was not adopted at this time. See discussion below.)

Council concerns were voiced regarding the following: jet fuel storage policy, possible noise and safety impacts, assignee identity, legal ramifications, enforcement factors, lease guarantee requirements, etc.

Representing Rolling Hills Aviation, Inc., Mr. David Simon, 20035 Tomlee Avenue, stated that the matter before the Council was a transfer of stock of a corporation, and questioned the apparent renegotiating of the lease. Also present

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to expand on this matter was Mr. Paul Conway, 575 Esplanade, Redondo Beach; business address: 2780 Lomita Drive.

MOTION: Councilman Brown moved to hold agenda item #17a. for two weeks. His motion was seconded by Councilman Applegate. There were no objections, and it was so ordered.

17b. RESOLUTION re: Torrance Airport Control Tower Lease.

RESOLUTION NO. 80-218

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF TORRANCE AUTHORIZING AND
DIRECTING THE MAYOR AND CITY CLERK
TO EXECUTE AND ATTEST SUPPLEMENTAL
AGREEMENT NO. 3 TO THE TORRANCE,
CALIFORNIA, AIRPORT TRAFFIC CONTROL
TOWER LEASE NO. FA4-1690 BETWEEN THE
CITY OF TORRANCE AND THE UNITED STATES
OF AMERICA

Councilman Wilson moved for the adoption of Resolution No. 80-218. His motion was seconded by Councilman Walker; roll call vote was unanimously favorable (Councilwoman Geissert absent).

* * * * *

At 9:35 P.M. the Council convened in Joint Session with the Redevelopment Agency. Considered was:

17c. RESOLUTION authorizing advance from the General Fund to the Redevelopment Agency for deposit into Superior Court for land acquisition - Skypark Redevelopment Project.

Letter of Credit arrangements were reviewed. It was clarified by Land Management Officer Payne that the \$1 million dollar letter of credit to be provided by FAB will in no way relieve the obligation that they have under the DDA to provide an additional \$2 million, if required; further, there will be a "no payable" executed by FAB with regard to the temporary loan of the monies from the Agency to FAB and their intent to pay it back at stated interest rates.

Mr. Robert Collins, 24050 Madison Avenue, was present to provide further input and clarification pertaining to the subject transaction.

As the discussion progressed, it was the direction of Counsel Remelmeyer that an Executive Session would be necessary to properly review the matter.

Accordingly, the Agency/Council recessed in Executive Session at 9:50 P.M.

On its return at 10:25 P.M. formal Council/Agency action is reflected below:

RESOLUTION NO. 80-219

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADVANCING THE SUM OF \$976,201.64 FROM AVAILABLE CASH BALANCE IN THE GENERAL FUND TO THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE TO DEPOSIT INTO SUPERIOR COURT FOR ACQUISITION OF PARCEL ONE AND TWO IN THE SKYPARK REDEVELOPMENT PROJECT BY EMINENT DOMAIN PROCEEDINGS

Councilman Applegate moved for the adoption of Resolution No. 80-219. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

RESOLUTION NO. RA 80-14

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE, CALIFORNIA, ACCEPTING THE SUM OF \$976,201.64 FROM AVAILABLE CASH BALANCES IN THE GENERAL FUND FOR DEPOSIT INTO SUPERIOR COURT FOR ACQUISITION BY EMINENT DOMAIN PROCEEDINGS OF PARCEL ONE AND TWO IN THE SKYPARK REDEVELOPMENT PROJECT

Mr. Applegate moved for the adoption of Resolution No. RA 80-14. His motion was seconded by Dr. Wilson; roll call vote was unanimously favorable (Mrs. Geissert absent).

MOTION: Mr. Brown moved that Staff be instructed as follows: that the initial deposit in the court, described in the preceding resolutions, be treated as an advance from the Redevelopment Agency to FAB and secured by an unconditional and irrevocable letter of credit issued by United California Bank in the principal amount put into court, plus interest that would accrue during the initial 90-day period, and that the remaining conditions in the materials would be deemed to govern that letter of credit -- namely, that we would not draw down on the initial 90-day period and could draw down on it at any time thereafter. In addition, there is a provision in the DDA Agreement which upon request of the Redevelopment Agency obligates FAB to advance up to an additional \$2 million dollars to the Redevelopment Agency to pay for additional acquisition expenses -- that obligation would be secured by a Junior Deed of Trust to the extent of \$2 million dollars on the property subordinate to all existing deeds of trust and subordinate to any new construction to be placed on the property by FAB, provided that the amount of such financing would not result in an equity remaining in the property of less than \$2 million dollars. Further, that at any time FAB could remove that deed of trust by replacing it, at their option, with a similar letter of credit to that which secured the original \$1 million dollars. The motion was seconded by

Mr. Applegate, and roll call vote was unanimously favorable (Mrs. Geissert absent).

Mr. Collins affirmed his understanding of the above action, it being understood that should any problems occur he would be at liberty to work with City Attorney Remelmeyer regarding the resolution of same.

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The Council returned to its agenda at 10:30 P.M.

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19. MATTERS NOT OTHERWISE CLASSIFIED:19a. GUIDELINES FOR COMMISSIONS' ANNUAL REPORTS TO THE CITY COUNCIL.RECOMMENDATION OF CITY MANAGER:

That the Commission/Council Reporting Team report on Guidelines for Commissions' Annual Reports (of record) to the City Council be incorporated in the Commissioner's Handbook.

It was the recommendation of Councilman Rossberg, concurred in by the Council, that Attendance Reports be incorporated in the Annual Reports. Also, that "Commission Recommendations" be added to item #4 of the Guidelines.

MOTION: Councilman Wilson moved to concur with the recommendation of the City Manager. His motion was seconded by Councilman Applegate. There were no objections, and it was so ordered.

Ms. Dee Hardison, representing the Park and Recreation Commission, commended the subject guidelines, deeming them both necessary and helpful.

It was the further consensus of the Council that the reports should be submitted on a fiscal basis.

19b. Homeowners request to address Council regarding neighborhood problems.

Heard earlier in the meeting - See Page 6.

20. CONSENT CALENDAR:20a. AUTHORIZATION TO DISPOSE OF SURPLUS 1962 FIRE APPARATUS.RECOMMENDATION OF PURCHASING SUPERVISOR:

Although the inquiry from the Beaver Fire Services (of record) is worthy of serious consideration, Staff recommends disposal of the unit utilizing the "sealed bid" process. (Staff will certainly send a request to the Beaver Fire District office to participate.)

20b. LIABILITY INSURANCE RENEWALS FOR 1980-81.RECOMMENDATION OF CITY MANAGER:

That Council approve General and Airport Liability Insurance renewals, October 1, 1980 to October 1, 1981.

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MOTION: Councilman Applegate moved to concur with Staff recommendations on agenda items 20a and 20b. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

21. ADDENDA ITEMS:

21a. ORDINANCE re: Pumpkin Lots. (SECOND READING)

ORDINANCE NO. 2976

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING SECTION 33.18.72 TO THE TORRANCE MUNICIPAL CODE REQUIRING A LICENSE AND CLEAN-UP DEPOSIT FROM PUMPKIN LOT OPERATORS

Councilman Wilson moved for the adoption of Ordinance No.2976 at its second and final reading. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilwoman Geissert absent).

21b. RESOLUTION re: Wages. Hours and Working Conditions for Crossing Guards.

RESOLUTION NO. 80-220

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS AND WORKING CONDITIONS FOR CROSSING GUARD EMPLOYEES FOR THE PERIOD FROM SEPTEMBER 22, 1980 TO AUGUST 31, 1981

Councilman Brown moved for the adoption of Resolution No. 80-220. His motion, seconded by Councilman Applegate, was unanimously approved by roll call vote (Councilwoman Geissert absent).

22. ORAL COMMUNICATIONS:

22a. Councilman Applegate commended all Staff members responsible for the highly successful visit of President Carter to the City of Torrance -- commended as well were the efforts of the Torrance Unified School District. The Council concurred in this praise.

22b. Councilman Rossberg announced that South Bay Cities will be meeting on September 25th; the subject will be the off-shore airport, and there should be Staff representation.

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22c. Mr. Jim Frasso, 23007 Kent Avenue, reviewed present high noise levels at the Airport, and urged enforcement of the noise ordinance -- proposed new ventures should be cautioned in this regard.

It was the further comment of Mr. Frasso that an off-shore airport in the vicinity of Torrance would have a detrimental effect on this City's environment.

The meeting was regularly adjourned at 11:00 P.M.

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Ava Cripe
Minute Secretary

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Sherie L. Nelson, City Clerk



Mayor of the City of Torrance