

I N D E X

City Council - November 10, 1981

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Ava Cripe
Minute SecretaryCity Council
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November 10, 1981

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, November 10, 1981, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Geissert, Rossberg, Walker, Wilson and Mayor Armstrong.

Absent: Councilman Brown (illness).

Also present: City Manager Ferraro and Staff representatives.

3. FLAG SALUTE:

Mrs. Pat Wright led in the salute to the flag.

4. INVOCATION:

Reverend Ray Lambert, First Christian Church, gave the invocation.

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of October 6, 1981, as recorded. His motion was seconded by Councilman Walker; roll call vote was unanimously favorable (Councilman Brown absent).

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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 absent).

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

8. COMMUNITY MATTERS:8a. RESOLUTION commending Stanley L. Dunn.RESOLUTION NO. 81-244

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE COMMENDING STANLEY L.
DUNN FOR HIS OUTSTANDING CONTRIBUTIONS
TO THE PEOPLE OF TORRANCE AS A MEMBER OF
THE BOARD OF EDUCATION OF THE TORRANCE
UNIFIED SCHOOL DISTRICT

Councilman Wilson moved for the adoption of Resolution No. 81-244. His motion, seconded by Councilman Applegate, was unanimously approved by roll call vote (Councilman Brown absent).

10. TRANSPORTATION/PUBLIC WORKS MATTERS:10a. CONSTRUCTION OF PAVING - Van Ness Avenue.RECOMMENDATION OF CITY ENGINEER:

That \$141,000 in Gas Tax Funds be appropriated for construction for asphalt paving along the west side of Van Ness Avenue from 190th Street to Del Amo Boulevard.

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

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- 10b. AWARD OF CONTRACT - 24" Water Main - Phase II - Along Airport Drive between Aero Way and Crenshaw Boulevard (B81-80).

RECOMMENDATION OF STAFF:

That the contract be awarded to Jade Construction Company and that all other bids be rejected.

MOTION: Councilwoman Geissert moved to concur with the Staff recommendation. Her motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Absent: Councilman Brown).

- 10c. NOTICE OF COMPLETION - Torrance Boulevard at Hawthorne Boulevard (B80-58).

RECOMMENDATION OF CITY ENGINEER:

- 1) That the work be accepted and final payment be made to the contractor, MUSHROOM CONSTRUCTION COMPANY; and 2) that \$11,000 be appropriated from Gas Tax Funds to cover costs.

MOTION: Councilman Walker moved to concur with the recommendation of the City Engineer. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Brown absent).

- 10d. APPROPRIATION OF DESIGN AND CONSTRUCTION FUNDS - Madrona Avenue - Carson Street to Sepulveda Boulevard.

RECOMMENDATION OF CITY ENGINEER:

That your Honorable Body approve the roadway concept for Madrona Avenue - Carson Street to Sepulveda Boulevard - and appropriate \$490,000 in Gas Tax Funds for the design and construction of this roadway improvement.

MOTION: Councilman Wilson moved to concur with the above recommendation of the City Engineer. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Brown absent).

- 10e. PROPOSED AMENDMENT TO STREET IMPROVEMENT POLICY.

RECOMMENDATION:

It is recommended by the Engineering Department that the subject amendment to the City of Torrance Street Improvement Policy be approved and that the City Engineer be authorized to release existing bonds and deposits for sidewalk construction in industrial subdivisions.

Councilman Rossberg expressed his concern regarding the last paragraph on page one of the cover letter: "...At this time, it is requested that the subject amendment be approved so

that long outstanding bonds on deposits which do not serve a useful purpose may be released." Mr. Rossberg would prefer to see curbs and sidewalks put in in a timely manner, even though the vacant land might stand (this to apply to future developments and not retroactive). Councilman Applegate concurred in this suggestion, with the added requirement that the developer should be responsible for replacing or repairing any damages which might occur during construction.

MOTION: Councilman Applegate moved to concur with the Staff recommendation, with the above noted modifications. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilman Brown absent).

15. PUBLIC HEARINGS:

15a. CUP 76-100 (Modification) LAMP POST PIZZA (Gary Mizell).

See below.

15b. EA 81-8, TORRANCE INVESTMENT COMPANY (Santa Fe property including the Madrona Marsh).

See Page 7.

17. ADMINISTRATIVE MATTERS:

17a. SCHEDULE FOR HEARINGS re: CATV Franchise.

It was the consensus of the Council that the hearings be scheduled as follows:

Wednesday, December 16, 1981 - 4:00-7:00 P.M.
Friday, December 18, 1981 - 4:00 to 7:00 P.M.

17b. EXECUTIVE SESSION re: Litigation.

See Page 14.

17c. Urban West Communities Lease Agreement - See Page 12.

The Council now returned to:

15a. CUP 76-100 (Modification) LAMP POST PIZZA (Gary Mizell): Continued hearing on appeal of Planning Commission denial of a requested modification of a Conditional Use Permit to allow the expansion of an existing restaurant in the C-5 zone at 2955 Rolling Hills Road. PLANNING COMMISSION RECOMMENDS DENIAL. PLANNING DEPARTMENT RECOMMENDS APPROVAL.

Mayor Armstrong announced that this was the time and place for the subject continued public hearing. (Councilman

Applegate advised that he had listened to the tape of the previous public hearing and is familiar with the subject; he will, therefore, participate in the hearing this evening.)

Acting Planning Director Ferren pointed out that the applicant has complied with some of the Council requests, per Council meeting of October 27th. A representative of the proponent (name unintelligible) advised that they have met with Staff and the City Manager to review the concerns expressed and their proposed alleviation of same.

Mr. Steve Mizell, 27747 Hawthorne Boulevard, offered his "most sincere apologies to each and every one of you for my thoughtless words at last week's meeting..." It is their hope to cater to the family needs of the community in an atmosphere of friendliness and cooperation.

Also present on this matter was Mr. Gary Mizell, proponent, who stated that they have complied with requests of the Council and they are most appreciative of the time and patience demonstrated by the Council.

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

It was the comment of Councilman Applegate that there appear to be sufficient controls within the Conditional Use Permit -- the control of four electronic games inside the facility would be an allowable maximum; further, in the adjacent building (the expansion area) there are two electronic games, and they should be removed. Also, the back side of the building should be maintained as well, if not better, than the front side (specifically, the portion that the residents and shoppers see), treatment to be to the satisfaction of the Planning Director. Councilman Applegate so MOVED; the motion was seconded by Councilman Rossberg, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Rossberg, Walker,
Wilson; Mayor Armstrong.
NOES: COUNCILMEMBERS: Geissert.
ABSENT: COUNCILMEMBERS: Brown.

It was noted that the resolution for CUP 76-100 (Modification) should be amended to reflect an added condition: "8. Maintenance of the rear of the building shall be to the satisfaction of the Planning Director."

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

RESOLUTION NO. 81-245

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION OF A CONDITIONAL USE PERMIT TO ALLOW THE EXPANSION OF AN EXISTING RESTAURANT IN THE C-5 ZONE ON PROPERTY LOCATED AT 2955 ROLLING HILLS ROAD
CUP 76-100 (Modification) - Lamp
Post Pizza (Gary Mizell)

Councilman Wilson moved for the adoption of Resolution No. 81-245, as above amended. His motion was seconded by Councilman Walker, and carried, withroll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Rossberg, Walker, Wilson; Mayor Armstrong.
NOES: COUNCILMEMBERS: Geissert.
ABSENT: COUNCILMEMBERS: Brown.

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The hour being 7:45 P.M. the Mayor ordered a 5-minute recess.

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- 15b. EA 81-8, TORRANCE INVESTMENT COMPANY, (Santa Fe property including the Madrona Marsh): Administrative appeal for certification purposes of the ERB's adoption of the Santa Fe property Environmental Impact Report. PLANNING DEPARTMENT STAFF RECOMMENDS THE CITY COUNCIL CERTIFY THE EIR WITH THE INCLUSION OF NEW COMMENTS, RESPONSES AND MINUTES OF THE MEETING.

Mayor Armstrong announced that this was the time and place for the subject public hearing and clarified the consideration now before the Council. Following additional input by City Attorney Remelmeyer and Acting Planning Director Ferren, the Mayor invited comments from the audience.

Speakers were:

Mr. Devere Anderson, Torrance Investment Company: This document meets all necessary purposes; hundreds of hours have been spent in the preparation of this material. While they are not in agreement with some of the conclusions, the EIR is adequate and meets State law requirements -- it is hoped that the Council will support the decision of the Environmental Review Board in order that they may proceed with the project itself.

Mr. Harold Carter, 2940 West Carson, Chairman of the Board, Merit-Carson Apartments: The EIR is incomplete and inadequate re: the widening of Maple Avenue, parking on Maple Avenue, northbound turn on Maple Avenue. (A letter was submitted which should be incorporated with the material on this matter.)

Ms. Evelyn Keller, legal consultant, Friends of Madrona Marsh, 2049 Century Park East, Los Angeles: Submitted copies of petition filed for informational purposes, followed by review of legal considerations and of a current appeal under way.

Mr. Donald Patton, Natural History Museum, Los Angeles County. Letter of record. (EIR deemed inadequate.)

Mr. Larry Gitschier, 1303 Acacia: 223rd Street between Crenshaw and Madrona should be constructed before the project goes forward, in his opinion.

Mr. John LeResche, 3634 West 228th Street: Letter, of record.

Dr. Juanita Mantovani, 411 Camino de Encanto, representing Riviera Homeowners Association and its president, Robert Mantovani: "Option 3" (Determine that the EIR is not

adequate and accurate and return the EIR for additional study.) was recommended. Objections are that the EIR has not adequately represented Madrona Marsh as a natural (not man-made) phenomenon, the yearly cycle of dry and wet periods, nor the forms of wild life to be found in the Marsh -- the EIR has not accurately spelled out the major tax-funded improvements that will be required to sustain the proposed development - the issue of noise has not been addressed - the potential drain on public resources has been understated - need for review re: water resources - hence the request of the Riviera Homeowners Association that "Option 3" be adopted by the Council.

Dr. Joel Greenwald, 2540 West 232nd Street, representing the Marble Estates Homeowners Association: The EIR has failed to address the circulation effects on the residential communities directly to the south of the proposed development, with specific note of the impact on Hickory School.

Ms. Heather Sturrock, 3724 Spencer Street: The Council should keep this issue in perspective as to what will be truly beneficial to the Torrance community as a whole and not be influenced by "squawkings of small special interest groups."

Mr. Bob Radovich, California Department of Fish and Game: The biological surveys in the EIR are based on 1975-76 data, and this was an exceptionally dry period; this data is likely insufficient for acceptance of the EIR and for compliance with CEQA Guidelines. There are, in his opinion, other acceptable alternatives.

Ms. Georgean Griswold, 244 Avenida Atezada: Submitted letters from Dr. and Mrs. Michael Glidden and Ms. Eleanor Gilbert (of record) re: early days of the Marsh. Added comments by Ms. Griswold questioned the following in the EIR: earthquake data; background history of the Marsh; the dates of aerial photographs and oil field discoveries; the statements re: the 223rd Street alignment, parkways and medians; the confusion surrounding cumulative projects, bicycle facilities and traffic; the need for clarification re: fiscal aspects, proposed move of Marsh to Columbia Park, housing costs and needs, etc. In conclusion, Ms. Griswold advised that the general public has not had an opportunity to review the EIR as presented this date.

Mr. Sam Suitt, 1745 Maple Avenue, #73: Deemed the EIR grossly inadequate in areas pertaining to the Circulation Study and the projected traffic impacts; parking is not addressed; the absence of historical data regarding the Marsh.

Mr. Ellis M. Hern, 2918 Opal Street: Reviewed early day history of the Marsh -- it has been in existence since 1942, to his knowledge.

Ms. Eva Snow, 1814 Firmona Avenue, Redondo Beach: Letter, of record, re: Marsh history, dating back to 1922.

Mr. Bill Arasmith, 2019 West 231st Street, president, Friends of Madrona Marsh: Reviewed Biological Resources Section of the EIR; there is a need for a close look at the mitigation aspects -- necessary time should be taken by the Council to assure that the EIR is adequate.

Mr. Michael Schubach, 3220 Merrill Drive, #37: Letter, of record, pointing out inaccuracy and inadequacy of EIR.

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The hour being 9:30 P.M., a 10-minute recess was ordered by Mayor Armstrong.

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Mr. Martin Byhower, 1628 Armour Lane, Redondo Beach, Conservation Chairman, The American Cetacean Society: Deemed proposed removal of Marsh impractical. Reviewed his comments made at ERB meeting and responses thereto (of record).

Mr. Robert Carr, 22710 Greenwood Avenue: The EIR did not give adequate emphasis to the educational potential of the Marsh -- further, moving of the Marsh would be unwise, as would shrinkage of the Marsh at its present site.

Ms. Virginia Hilker, 421 Calle de Castellana, Natural History Museum: Letters of record from Christopher Nagano and Clyde D. Lambert were presented.

Ms. Gail Cole, 3701 West 182nd Street: Submitted letter from Dr. David Morafka, Cal State Dominguez, of record.

Ms. Virginia Moon, 23022 Kathryn Avenue: Submitted letter, of record, from Jeanne Bellamin, Associate Professor of Zoology, El Camino College.

Mr. Raymond Hayne, 2026 West 179th Street: The EIR is adequate and accurate, in his opinion.

Mr. Lee Robinson, 3615 West 227th Place, President, Torrance Heights Homeowners Association: Problems will be presented to all neighborhoods surrounding the project.

Mr. Walton Wright, Brea, California; member of Board of Directors, Santa Monica Bay Audobon and the Southern California Botanists: Corrected specie references; there is an inadequacy in the handling of the biological resources data in this EIR.

Ms. Peggy Hollander, representing New Horizons: This EIR is certainly not a useful tool -- they did not handle pollution, traffic, or noise.

Ms. Betty Shaw, 24014 Janet Lane: Pointed out the need for additional information in the EIR re: bird studies, circulation, and the pro and con values of the development.

Mr. Ed Greene, 3205 Onrado Street, President, Madrona Homeowners Association. Letter of record.

Mr. Bernie Hollander, 22959B Nadine Circle: This report is "essentially garbage;" -- Mr. Hollander reviewed the section of the EIR re: pollutants.

Ms. Shirley Turner, 24216 Juniper Avenue: Submitted newspaper clippings and documentation, of record. Also reviewed sewer requirements, and the inadequacy of the EIR in this regard.

Ms. Carol Osborne, 712 Reynolds Lane, Redondo Beach: Commented on the Biological Resources section of the EIR -- the report tends to "put down" information which has been given by experts.

There being no one else who wished to be heard, Councilman Wilson moved that the hearing be closed. His motion was seconded by Councilman Applegate; roll call vote was unanimously favorable (Councilman Brown absent).

It was the recommendation of City Attorney Remelmeyer that the Council continue this matter for four weeks in order to give the consultant and Staff an opportunity to reply to the comments and objections expressed this date -- the EIR would then be more complete than it might otherwise be. The Council concurred, and Councilman Rossberg MOVED to continue Item 15b for four weeks - to the Council meeting of December 8, 1981. The motion was seconded by Councilman Wilson.

Prior to roll call vote on the motion, there was Council discussion. Councilwoman Geissert indicated her concerns pertaining to the need for a zoning map clarifying

zoning within the project, with specifics relative to density and how it relates to current Code; the relationship to senior citizen housing and guarantees pertaining thereto; impacts re: the R-5 zone; the need for further justification as far as the 10% discount on traffic generated by the project (Page 143); the request made for expanded information on impacts to nearby streets surrounding the project as it relates to noise, pollutants, etc.; the issue of financing 223rd Street should be reviewed.

Of concern to Councilman Applegate would be the matter of left-hand turns going northbound on Maple onto Carson, in the interest of keeping the traffic moving -- such arrangements in and around the project are likewise of concern to him. Particular care should be exercised when reviewing parking needs, per Mr. Applegate -- taking away street parking is not the answer.

Councilman Rossberg requested additional input regarding traffic into the City of Torrance without this project, and the matter of alternative costs, in the section re: costs, without the project.

Added by Councilman Applegate was the suggestion that there be information on the vacant land in Palos Verdes and a possible alternate route off the hill, with the resultant impact to the City of Torrance.

Roll call vote on Councilman Rossberg's motion to continue this item to December 8th was unanimously favorable (Councilman Brown absent).

Mayor Armstrong expressed appreciation to all present for their dedicated efforts and interest -- it was his request that Staff pursue each and every one of the concerns expressed, and that written material be provided Staff wherever possible.

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The hour being 11:15 P.M. the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 11:16 P.M.

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17. ADMINISTRATIVE MATTERS:

17c. REQUEST FROM URBAN WEST COMMUNITIES for modification of ground lease agreement.

The primary changes requested are:

1. Authorize completion due date be deferred from May 31, 1982 to December 31, 1982, a period of seven months.
2. Change the monthly rent from \$8,000 to \$6,000 for the "second period", which is from January 1, 1982 through December 31, 1982, or the date of opening of the leased premises for business whichever comes first.
3. The rest of the ground lease terms and conditions remain unchanged except to reflect the same seven months deferment in the calendar base year (changed from June 1, 1982 through June 1, 1983 to January 1, 1983 through December 31, 1983) used in the formula to compute additional rent during the 4th period which is from January 1, 1984 through December 31, 1984. Other than the change in the base year period to be used, the formula for computing additional rent is unchanged and is outlined on the next (of record) page. Staff judged that there should be no significant difference in the amount of "additional rent" to be derived from this requested change.

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Mr. Stephen Gunther, Executive Vice President, Urban West Communities, was present to reiterate that economic circumstances have necessitated the subject request.

Following discussion, formal Council action was as follows:

MOTION: Councilman Rossberg moved to concur with requests #1 and #3 only. The motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Brown absent).

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3028.

ORDINANCE NO. 3028

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, ADDING SECTION 14.23.3 OF THE TORRANCE MUNICIPAL CODE TO PROVIDE THAT PROBATIONERS MAY BE REINSTATED TO EMPLOYMENT LISTS UPON TERMINATION WITHOUT FAULT

Councilman Wilson moved for the adoption of Ordinance No. 3028 at its second and final reading. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Brown absent).

20. CONSENT CALENDAR:

20a. AWARD OF CONTRACT - Printing of Library Book Check-Out Tab Cards. Ref. Bid No. B81-81 Expenditure: \$12,639.57

RECOMMENDATION OF PURCHASING SUPERVISOR/BUYER:

That Council accept the bid submitted by the Globe Ticket Company and award them the contract for the printing of the required Library Book Check-Out Tab Cards in the total amount of \$12,639.57, including delivery and tax.

MOTION: Councilman Rossberg moved to concur with the Staff recommendation on agenda item 20a. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Brown absent).

22. ORAL COMMUNICATIONS:

22a. Councilman Applegate reminded everyone of the YMCA Pancake Breakfast on Sunday, November 15th -- greeters are needed. Dr. Earl Brown will be the worthy recipient of the Good Neighbor Award, per Mr. Applegate.

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22b. Councilwoman Geissert advised that Cal-State University, Dominguez Hills, has offered assistance re: the utilization of Cable TV services. A discussion session will be held with them on Friday, November 13th, at 3:30 P.M. at City Hall; Councilmembers were invited to participate in this session.

22c. Councilman Rossberg commended both the Department of Transportation and the South Bay Cities Association for the Transportation Workshop held at the Torrance Recreation Center on November 9th -- it was a most informative conference.

22d. Councilman Rossberg noted that November 10th was the 206th anniversary of the United States Marine Corps -- further, Marine Corps General John K. Davis will serve as Grand Marshal of the 1982 Armed Forces Day Parade.

22e. Councilman Walker expressed appreciation to City Manager Ferraro and Staff for the recent "Executive Retreat."

22f. Mayor Armstrong requested that Staff grant a waiver of the Christmas Tree Lot cleaning fee to West High School. There were no objections, and it was so ordered.

22g. Mayor Armstrong conveyed his appreciation to the Council for the restraint and cooperation demonstrated this date on Item 15b. - EA 81-8, Torrance Investment Company -- any additional questions or concerns should be presented at the earliest possible date.

The Mayor also noted the imperative need for a consistent numbering system for the material prepared for this item.

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ITEM 17b:

At 11:35 P.M. the Council recessed for an Executive Session, returning at 11:56 P.M. to take the following action:

MOTION: Councilman Wilson moved to approve the recommendation of the City Attorney and the City Manager for settlement of the Whittlesey Motors Airport Lease dispute in the amount of \$6,185.00, with appropriation from the Airport Fund. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Brown absent).

The meeting was regularly adjourned at 12 Midnight.

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Ava Cripe
Minute Secretary

14.

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Mayor of the City of Torrance


City Clerk of the City of Torrance