

I N D E XTorrance City Council - January 20, 1987

<u>SUBJECT:</u>	<u>PAGE</u>
<u>OPENING CEREMONIES:</u>	
1. Call to Order	1
2. Roll Call	1
3. Flag Salute and Invocation	1
4. Approval of Minutes/Motion to Waive Further Reading	1,2
5. Motion re Posting of Agenda	2
6. Withdrawn or Deferred Items	2
7. Council Committee Meetings	2
<u>8. COMMUNITY MATTERS:</u>	
8a. Retirement Plaque - Pauline H. Raith	3
8b. Academic Decathlon Participants	3,4
8c. Resolution Recognizing Christine Holmgren	4,5
8d. Resolution Honoring Paula Margeson	5
8e. Resolution Honoring Frances H. Limbird	5
8f. Resolution Honoring Alyce Uyeda	5
<u>9. LIBRARY/PARKS AND RECREATION MATTERS:</u>	
9a. Bartlett Senior Citizen Center Construction	6
<u>12. PLANNING AND ZONING MATTERS:</u>	
12a. EA 85-15 (ZC 85-2, CUP 85-34) Santa Fe Energy Co.	6,7
<u>15. HEARINGS:</u>	
15a. PD 86-7, TT 45096 (EA 81-8), Watt Homes, Inc.	7-9
15b. EA 86-21, ZC 86-3, CUP 69-23 (Mod) Scott Robinson Honda	9-11
<u>17. ADMINISTRATIVE MATTERS:</u>	
17a. Destruction of Unneeded City Records	11
17b. Executive Session	14,15
<u>20. CONSENT CALENDAR:</u>	
20a. Council Authorization - window cleaning services	12,13
20b. Council Award of Contract - sporting goods	12,13
20c. Council Award of Contract - refuse trucks	13
<u>22. ORAL COMMUNICATIONS:</u>	
22a. Councilman Applegate re report from son	14
22b. Councilman Mock re election to ICA Board	14
22c. Councilman Walker re USA-USSR soccer game	14
22d. Councilman Wirth re meeting with Gardena re transit	14

Adjournment was at 8:00 p.m., to January 27 at 7:00 p.m.

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Peggy Laverty
Minute Secretary

City Council
January 20, 1987

January 20, 1987

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, January 20, 1987, at 5:40 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Hardison, Mock, Nakano, Walker, Wirth and Mayor Geissert.
Councilman Applegate arrived at 5:45 p.m.

Absent: None.

Also present: City Manager Jackson, City Attorney Remelmeyer, and Staff representatives.

3. FLAG SALUTE AND INVOCATION:

Mr. Howard Gendall of the Senior Citizens' Council led in the salute to the flag.

The invocation for the meeting was provided by Reverend Tom Rothhaar, Walteria Methodist Church.

4. APPROVAL OF MINUTES:

MOTION: Councilman Wirth moved to adopt the City Council minutes of December 16, 1986, as recorded. His motion, seconded by Councilman Mock, carried unanimously by roll call vote (Councilman Applegate not as yet arrived).

City Council
January 20, 1987

MOTION TO WAIVE FURTHER READING:

Councilman Wirth 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. His motion was seconded by Councilman Mock, and carried unanimously by roll call vote (Councilman Applegate not as yet arrived).

5. MOTION RE POSTING OF AGENDA:

MOTION: Councilman Wirth moved to accept and file the report of the City Clerk on posting of the agenda for this meeting. His motion, seconded by Councilman Mock, carried unanimously by roll call vote (Councilman Applegate not as yet arrived).

6. WITHDRAWN OR DEFERRED ITEMS:

City Manager Jackson announced that the matter of R-2 lots in the Downtown Area scheduled on January 6th for this meeting, will now be heard one week hence.

7. COUNCIL COMMITTEE MEETINGS:

Finance and Governmental Operations Committee
Tuesday, February 10, 1987, 5:00 p.m.
Subject: Mid-Year Budget Review (1986-1987).

* * *

It was with sadness that Mayor Geissert announced the passing of Mr. Robert S. White, attorney and past president of the Riviera Homeowners Association. It was the request of the Mayor that this meeting be adjourned in his memory.

* * *

Mayor Geissert announced that this was Youth in Government Day at the City of Torrance, and invited Becky Jackson and Lori Briganti to review the day's proceedings for benefit of the Council and those present.

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City Council
January 20, 1987

Councilman Applegate arrived at this time, the hour being 5:45 p.m.

* * *

8. COMMUNITY MATTERS:

8a. RETIREMENT PLAQUE - PAULINE H. RAITH:

Mayor Geissert presented, on behalf of her colleagues on the Council, a retirement plaque recognizing 11 years of service to the City, to Ms. Pauline H. Raith, Senior Engineering Aide. The plaque was received with appreciation by Ms. Raith.

8b. ACADEMIC DECATHLON PARTICIPANTS:

It was with a great deal of pride that Mayor Geissert presented plaques/certificates in recognition of their participation in the 1986-87 Los Angeles County Academic Decathlon Competition to the following:

PLAQUES

WEST HIGH SCHOOL ACADEMIC DECATHLON TEAM

Sean Butterworth
Amos Cheung
Jimmy Chung
Brad Dodge
Brian Duncan
Andrea Huebner
Damon King
Brian Ormsby
Tom Wayman

COACHES

Marsha Dollaride
Anna Kasparian

A trophy was presented to the Principal of West High School, Mr. Bill Bawden, in recognition of that school's third place standing in the competition.

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City Council
January 20, 1987

CERTIFICATES
TORRANCE HIGH SCHOOL ACADEMIC DECATHLON TEAM

Jean Chang
Eunice Kim
Chong Lee
Deborah Nelson
Kevin Otos
Ahmet Ozgun
Ali Ozgun
Teresa Pazdral
Robert Rendahl

COACH

Lynn McFarland

*

CERTIFICATES
SOUTH HIGH SCHOOL ACADEMIC DECATHLON TEAM

Naomi Arakawa
Larry Canino
Victor Cohen
Eric Christenson
John Enfield
Peggy Lee
Larry Maddox
Glynis Rigsby
Diana Scott-Monk

COACH

Jackie Belanger

* * *

8c. RESOLUTION RECOGNIZING CHRISTINE HOLMGREN:

RESOLUTION NO. 87-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE NAMING CHRISTINE HOLMGREN THE
OUTSTANDING YOUNG EDUCATOR OF THE CITY OF
TORRANCE FOR 1986

City Council
January 20, 1987

MOTION: Councilman Nakano moved to adopt Resolution No. 87-12. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

8d. RESOLUTION HONORING PAULA MARGESON:

RESOLUTION NO. 87-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING PAULA MARGESON ON BEING SELECTED AS THE TORRANCE PILOT CLUB'S 1987 HANDICAPPED PROFESSIONAL WOMAN OF THE YEAR

MOTION: Councilman Nakano moved for the adoption of Resolution No. 87-13. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

8e. RESOLUTION HONORING FRANCES H. LIMBIRD:

RESOLUTION NO. 87-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING FRANCES H. LIMBIRD AS A RECIPIENT OF THE COMMUNITY RECOGNITION AWARD

MOTION: Councilman Nakano moved to adopt Resolution No. 87-14. His motion was seconded by Councilman Walker, and roll call vote proved unanimously favorable.

8f. RESOLUTION HONORING ALYCE UYEDA:

RESOLUTION NO. 87-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE COMMENDING ALYCE UYEDA FOR HER OUTSTANDING SERVICE TO THE COMMUNITY

MOTION: Councilman Nakano moved for the adoption of Resolution No. 87-15. This motion was seconded by Councilman Walker, and carried unanimously by roll call vote.

City Council
January 20, 1987

9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. BARTLETT SENIOR CITIZEN CENTER CONSTRUCTION PROJECT:

RECOMMENDATION:

After receiving input from staff, members of the Torrance Senior Citizens Council and representatives of the Torrance Historical Society, the City Council Committee on Community Planning and Design recommends that the City Council support the construction of a new two-story structure on the existing Bartlett Center site to include space provisions for other City departments which provide services to senior citizens.

President of the Senior Citizens Council, Ms. Betsy Matthews, expressed appreciation for Council and staff support which has been evidenced in this project.

MOTION: Councilman Walker moved to concur with the above stated recommendation of the Council's Committee on Community Planning and Design. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

12. PLANNING AND ZONING MATTERS:

12a. EA 85-15 (ZC 85-2, CUP 85-34) SANTA FE ENERGY COMPANY:

Mayor Geissert announced that this was the time for Council consideration of a contract with BCL Associates, Inc. for preparation of an Environmental Impact Report (EIR) for the Santa Fe Energy (Kelt Oil Company) secondary oil recovery proposal at the northeast corner of Sepulveda Boulevard and Border Avenue. EA 85-15 (ZC 85-2, CUP 85-34) SANTA FE ENERGY CO.

RECOMMENDATION OF THE PLANNING DIRECTOR:

On the basis of their experience in producing the Huntington Beach EIR on a similar project and their track record with this City (the 223rd Street Extension EIR and the Torrance Industrial Redevelopment and American Honda Company Headquarters EIRs) we recommend adoption of the resolution authorizing BCL Associates, Inc. to prepare an Environmental Impact Report on the Santa Fe Energy Company (Kelt Oil Company) proposed secondary oil recovery project.

MOTION: Councilman Walker moved to concur with the above staff recommendation. His motion was seconded by Councilman Mock -- no objection to this motion was indicated.

City Council
January 20, 1987

Clarification, as desired by the Council, was provided by Planning Associate Woodward.

Councilwoman Hardison expressed some concern as to whether or not sufficient public notification is proposed for the area to the north of the subject site. It was Mrs. Hardison's request that the scoping session for this EIR be scheduled at night and the meeting be held in the neighborhood, with a 14-day advance notification. It was further requested by Councilwoman Hardison that, when the EIR is available, extra copies be placed in the Southeast Torrance Library.

At the request of Mayor Geissert, City Clerk Wilson assigned a number and read title to --

RESOLUTION NO. 87-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN AGREEMENT BETWEEN THE CITY AND BCL ASSOCIATES, INC. FOR PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

MOTION: Councilman Nakano moved for the adoption of Resolution No. 87-16. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

15. HEARINGS:

15a. PD 86-7, TT 45096 (EA 81-8), WATT HOMES, INC./LARRY SCHMIDT:

Councilman Applegate announced that he would ABSTAIN during the consideration of Agenda Item 15a; he then departed from the Council Chambers.

Mayor Geissert announced that this was the time and place for City Council consideration of an administrative appeal of a Planning Commission approval of a Plan of Development and a 6-lot Tentative Tract to allow the construction of 236 townhomes in the PD zone between Toledo Street and Sepulveda Boulevard on the east side of Maple Avenue. PD 86-7, TT 45096 (EA 81-8), WATT HOMES, INC./LARRY SCHMIDT.

Proof of publication was provided by the City Clerk and it was ordered filed without objection.

City Council
January 20, 1987

During the staff presentation by Planning Associate Gibson, it was noted that the Planning Commission and Planning Department recommend denial of the appeal and approval of the project.

Mr. Larry Schmidt was present to represent Watt Homes, Inc., 2716 Ocean Park Boulevard, Santa Monica. Mr. Schmidt requested that Condition #13, relative to oil well abandonment requirements on the site, be amended to delete the word "current" with reference to the D.O.G. requirements.

Following clarification by Director of Building and Safety Grippo of staff's interpretation of Condition #13 to mean that current D.O.G. requirements would require that some (not all) wells be abandoned to current standards, Mr. Schmidt accepted that condition (and all others) as written.

Mr. Dick Johnson, 23059"A" Nadine Circle, requested that, at the time both sides of Maple Avenue are curbed as part of the subject development, consideration be given to providing a left-turn signal phase at the Maple Avenue/Sepulveda Boulevard intersection. Associate Transportation Engineer Vance advised that some redesign of the intersection will be considered at the time of the Maple Avenue improvements.

There being no one else in the audience who wished to address the Council on this matter, Councilman Wirth moved to close the hearing. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Applegate ABSTAINED).

MOTION: Councilman Wirth moved to deny the appeal and approve the project on PD 86-7 and TT 45096, subject to all conditions. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable (Councilman Applegate ABSTAINED).

City Attorney Remelmeyer noted, for the record, that the revised resolution provided with the supplementary agenda material on this item is the version to be adopted by the Council at this time.

RESOLUTION NO. 87-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PLAN OF DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF 236 TOWNHOMES IN THE PD ZONE BETWEEN TOLEDO STREET AND SEPULVEDA BOULEVARD ON THE EAST SIDE OF MAPLE AVENUE
PD 86-7, TT 45096 (EA 81-8),
WATT HOMES, INC./LARRY SCHMIDT

City Council
January 20, 1987

MOTION: Councilman Nakano moved to adopt Resolution No. 87-17 (Revised). His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable (Councilman Applegate ABSTAINED).

Councilman Applegate returned to the Chambers at this time.

15b. EA 86-21, ZC 86-3, CUP 69-23 (MOD) SCOTT ROBINSON HONDA:

Mayor Geissert announced that this was the time and place for City Council consideration of an administrative appeal of the determination of the Environmental Review Board that a Negative Declaration be issued for environmental issues regarding a change of zone from R-1 (single-family residential district) to P-1 (open area/planting/parking) and a modification of a previously approved Conditional Use Permit to allow the expansion of an existing automobile agency and the addition of a parking structure, on property located on the west side of Perkins Avenue approximately 250' south of Del Amo Boulevard.

Proof of publication was provided by the City Clerk and it was filed without objection.

During the staff presentation by Planning Associate Woodward, it was noted that staff, in consultation with the City Attorney, recommends that a Mitigated Negative Declaration be issued with the measures outlined in the Scott Robinson Honda letter of December 16, 1986 (of record) included as mitigations, with the proviso that the Planning Commission or other decision making body may modify the conditions so long as they address the problems identified in the letter. Mrs. Woodward advised that if this suggestion does not meet with Council concurrence, staff and the Environmental Review Board would then recommend that the appeal be denied and that the Negative Declaration be upheld.

City Attorney Remelmeyer added the condition that the Planning Commission or other decision making body achieve the same level of mitigation as provided in the December 16th letter above referenced.

Audience input was then invited by the Mayor.

Mr. Carl Walther, 3714 Sara Drive, indicated his opinion that the neighborhood/proponent meeting referenced in the material on this item was attended by only two or three residents of the area and therefore does not fairly represent all those impacted. Concerns regarding the potential loss of sunlight were expressed, and the recurrent and consistent noise problem represented by the dealership's public address system was noted by this speaker.

City Council
January 20, 1987

The proponent, Mr. Don Robinson, 20340 Hawthorne Boulevard, described their attempts to address the complaints of the adjacent residential neighborhood, and related the history of his company's involvement with the community. Concurrence with the Environmental Review Board's decision to issue a Negative Declaration was requested by Mr. Robinson.

Next to speak from the audience was Mr. Dean Lawrence, 20342 Perkins Avenue, directly across the street from the proposed parking structure. Mr. Lawrence submitted a copy of a petition previously submitted to the Environmental Review Board. The major problems and concerns of residents were also reviewed.

At this point, Councilwoman Hardison advised of her personal observation of a drainage problem in the area.

Mayor Geissert noted the statement in the staff material that surface parking has been permitted on this property under a Variance since 1968 -- in response to her question, a resident of the area advised that the nearby homes were constructed in 1970.

There being no one else in the audience who wished to speak at this time, Councilman Applegate moved to close the hearing. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

Councilman Applegate related his personal observation of the unacceptable noise level emanating from the Scott Robinson outdoor speaker system and strongly urged that this problem be addressed by the City. Another concern noted by Mr. Applegate was the anticipated increase in alleyway traffic and resultant noise which will occur if the alley is opened to through traffic as proposed.

Mr. Applegate stated his opinion that the vast majority of the concerns surrounding the subject proposal are planning matters. In his opinion the matter could go forward with the agreement of the proponent to self-impose conditions (set forth in his correspondence of December 16, 1986), and with a strong recommendation to staff that these measures be included as conditions on the project.

MOTION: Councilman Applegate moved to deny the appeal and to have the matter move forward to the Planning Commission. His motion was seconded by Councilman Nakano.

Councilman Wirth then inquired regarding the mitigation measures listed in the letter from the dealer. Mr. Applegate stated that it is the intent of his motion that all of these recommendations be forwarded with this case.

City Council
January 20, 1987

Mayor Geissert expressed concerns regarding the density proposed which would have far reaching environmental implications and would, in her opinion, be precedent setting in nature. A Variance has expired on this R-1 parcel, Mrs. Geissert pointed out, and the possible environmental impacts resulting from the rezoning of that property would be lasting and a major concern of hers. Issues of sunlight, illumination, noise, waste water on the residential streets were all deemed of significant concern to the Mayor, and she would support the requirement of an Environmental Impact Report in this instance.

It was the opinion of Councilwoman Hardison that matters such as the intensity of use, bulk of the structure, etc., can be dealt with as planning matters.

Councilman Nakano requested that staff check into the matter of waste water on the residential streets adjacent to this dealership.

Councilman Applegate's above motion carried by way of the following roll call vote:

AYES: COUNCILMEMBERS: Applegate, Hardison, Mock,
Nakano, Walker, and Wirth.

NOES: COUNCILMEMBERS: Mayor Geissert.

17. ADMINISTRATIVE MATTERS:

17a. DESTRUCTION OF UNNEEDED CITY RECORDS:

RESOLUTION NO. 87-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE AUTHORIZING AND DIRECTING THE
CITY CLERK TO DESTROY CERTAIN UNNEEDED CITY
RECORDS AND DOCUMENTS WITHOUT MAKING COPIES
THEREOF

MOTION: Councilman Nakano moved to adopt Resolution No. 87-18. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

17b. EXECUTIVE SESSION:

See Pages 14 and 15.

City Council
January 20, 1987

20. CONSENT CALENDAR:20a. COUNCIL AUTHORIZATION to exercise contract renewal option provision.

Re: Contract to provide window cleaning services for City Buildings, awarded at Council Meeting of January 14, 1986

Ref: Original Bid No. B86-3

Anticipated Expenditure: \$8,778.00.

RECOMMENDATION OF DIRECTOR OF GENERAL SERVICES:

It is recommended that in accordance with the one (1) year renewal option provision contained in both the contract and bid specifications, that Council authorize the "renewal" of said contract with the Contact Cleaning Company for another year with pricing, terms and conditions unchanged, in the anticipated expenditure of \$8,778.00.

20b. COUNCIL AWARD OF ANNUAL CONTRACT - To furnish City requirements for sporting goods.

Ref: Bid No. B86-73

Anticipated Expenditure: \$34,635.28.

RECOMMENDATION OF DIRECTOR OF GENERAL SERVICES:

It is, therefore, recommended that the Council award the following contracts for the required sporting goods to the following listed company for each bid item as follows:

1. Recommend a contract award to be made to Sportmart, Inc. of Redondo Beach, California for Bid Items 6, 22, 23, 24, 41, 72, and 89 for the total amount of \$15,607.94, including tax.
2. Recommend a contract award to be made to Conlin Bros., Inc. of Whittier, California for Bid Items 7, 9, 10, 11, 33, 35, 40, 45, 46, 47, 50, 52, 58, 60, 65, 66, 82, 83, 84 and 85 for the total amount of \$7,596.46, including tax.
3. Recommend a contract award be made to BSN Corporation of Pollas, Texas for Bid Items 1-5, 25-28, 31, 32, 36-38, 42, 43, 51, 53, 54, 56, 61, 62, 64, 70, 71 and 73-80 for the total amount of \$5,370.88, including tax.

City Council
January 20, 1987

4. Recommend a contract award be made to **W.A. Goodman and Sons** of Los Angeles, California for Bid Items 8, 19-21, 34, 39, 48, 63, 67-69 and 88 for the total amount of \$4,737.91, including tax.
5. Recommend a contract award be made to **All American Sports** of Los Angeles, California for Bid Items 12-17 for the total amount of \$907.38, including tax.
6. Recommend a contract award be made to **Select Service and Supply Company, Inc.** of Atlanta, Georgia for Bid Items 29, 30, 44, 55, 57 and 59 for the total amount of \$414.71, including tax.

FUNDING

Adequate funds are available through the Parks and Recreation Department's general budget to cover these expenses.

- 20c. COUNCIL AWARD OF CONTRACT: To purchase two (2) new budgeted-replacement front-loading type refuse trucks utilizing a "cooperative" purchase with the City of Los Angeles.
 Ref: Los Angeles Bid No. F8019
 Expenditure: \$194,871.57, including tax.

RECOMMENDATION OF DIRECTOR OF GENERAL SERVICES:

It is staff's recommendation that Council award a contract to **Eng's Motor Truck Company** of Pico Rivera, California for the purchase of two (2) new Peterbilt refuse trucks in the total amount of \$194,871.57, including tax.

FINANCE NOTE:

Even though these are approved 1986-87 Garage Department budget replacements as indicated, payment will be from the \$3,855,000 Certificates of Participation equipment issue as approved by Council on January 13, 1987.

MOTION: Councilman Applegate moved to concur with staff recommendations on Agenda Items 20a, 20b, and 20c. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

City Council
 January 20, 1987

* * *

At 7:13 p.m., the City Council recessed and reconvened as the Redevelopment Agency of the City of Torrance. The meeting of the Redevelopment Agency was adjourned at 7:15 p.m., and the regular Council order of business was resumed.

* * *

22. ORAL COMMUNICATIONS:

22a. Councilman Applegate provided a report from the Far East -- compliments of his son, Mark, who is spending this school year in Japan -- it is cold and snowing!

22b. Councilman Mock announced his election to the Board of the Independent Cities Association.

22c. Councilman Walker noted that there will be a USA-USSR soccer game at El Camino College on February 10, 1987.

22d. Councilman Wirth reported briefly on a recent meeting regarding transit issues between the Council's Transportation Committee and representatives of the City of Gardena.

The Council now returned to --

17b. EXECUTIVE SESSION:

Mayor Geissert read the following statement into the record.

The City Council will now recess to closed session for the purpose of conferring with the City Attorney regarding the following pending litigation cases to which the City is a party. The authority for holding a closed session for this purpose is contained in Government Code Section 54956.9(a).

1. James Holland v. City of Torrance, Los Angeles Superior Court Case No. C570548.
2. Ramona Lopez Cruz v. City of Torrance, Los Angeles Superior Court Case No. SWC 86708.
3. Cook v. Bahr, et al, Los Angeles Superior Court Case No. SWC 86708.

City Council
January 20, 1987

Based upon existing facts and circumstances the Assistant to the City Manager will be discussing potential litigation regarding a claim filed against the City by one Theodore Coke. The authority for holding a closed session for this purpose is contained in Government Code Section 54956.9(b)(1).

The Assistant City Manager will be discussing with the City Council the lease of City-owned property located at the airport to F.A.B. This property consists of 13 acres and is located west of Aeroway and south of Airport Drive, at Pacific Coast Highway and Madison. The authority for holding a closed session for this purpose is contained in Government Code Section 54956.8.

* * *

At 7:20 p.m., the Mayor called a ten-minute recess, to be followed immediately by the above outlined Executive Session. The Council returned at 7:57 p.m., and the following action was taken.

MOTION: Councilman Applegate moved to concur with the City Attorney's recommendation in the matter of James Holland v. City of Torrance. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

MOTION: Councilman Applegate moved to concur with the City Attorney's recommendation in the matter of Cook v. Bahr, et al. This motion, seconded by Councilman Mock, was unanimously approved by roll call vote.

MOTION: Councilman Applegate moved to concur with the City Manager's recommendation in settlement of the claim filed by Theodore Coke. The motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

MOTION: Councilman Applegate moved to concur with the City Manager's recommendation in the matter of Ramona Lopez Cruz v. City of Torrance. This motion, seconded by Councilman Mock, carried unanimously by roll call vote.

Formal adjournment was at 8:00 p.m., to Tuesday, January 27, 1987; 7:00 p.m.

Adjournment was dedicated to the memory of Mr. Robert S. White.

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Peggy Laverty
Minute Secretary

City Council
January 20, 1987

Katy Seisser
Mayor of the City of Torrance

Ronald E. Wilson
Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

City Council
January 20, 1987