

I N D E XTorrance City Council - February 17, 1987

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Peggy Laverty  
Minute SecretaryCity Council  
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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, February 17, 1987, at 5:30 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Hardison, Mock, Nakano, Walker and Mayor Geissert. Councilman Wirth arrived at 7:59 p.m.

Absent: None.

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

3. FLAG SALUTE AND INVOCATION:

The salute to the flag was led by Mr. Joseph Sullivan.

The invocation for the meeting was provided by Rabbi Eli Hecht, Chabad of South Bay.

4. APPROVAL OF MINUTES/MOTION TO WAIVE FURTHER READING:

MOTION: Councilman Applegate moved to approve the City Council minutes of January 20, 1987, as recorded. His motion, seconded by Councilman Mock, carried unanimously by roll call vote (Councilman Wirth not as yet arrived).

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

5. MOTION RE POSTING OF AGENDA:

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

6. WITHDRAWN OR DEFERRED ITEMS:

None.

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

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It was with sadness that Mayor Geissert announced the passing of Mr. Dick Milkovich, former Director of Parks and Recreation for the City of Torrance. The Mayor directed that this meeting be adjourned in his memory.

\* \* \*

8. COMMUNITY MATTERS:

8a. COMMUNITY SERVICE AWARD PRESENTATIONS:

On behalf of her colleagues on the Council, Mayor Geissert presented awards in recognition of their service to the community to the following retired City Commissioners.

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Mr. Joseph Sullivan - Environmental Quality and  
Energy Conservation Commission

Dr. David Mars - Planning Commission.

8b. FIFTEEN-YEAR EMPLOYEE RECOGNITION:

Mayor Geissert presented awards in recognition of 15 years of employment with the City of Torrance to:

Ms. Peggy Laverty - Minute Secretary

Ms. Hannah Saville - Library Assistant

Ms. Irene Luchfeld - Intermediate Library Clerk

Thomas Jarvis - Police Officer

Jack McDonald - Police Sergeant.

8c. RESOLUTION PROCLAIMING "KASHIWA DAY":

RESOLUTION NO. 87-34

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE HONORING OUR SISTER  
CITY, KASHIWA, JAPAN UPON THE BEGINNING  
OF THE FIFTEENTH ANNIVERSARY CELEBRATION  
OF THIS FRIENDSHIP AND PROCLAIMING  
FEBRUARY 21, 1987 AS KASHIWA DAY IN TORRANCE

MOTION: Councilman Nakano moved to adopt Resolution No. 87-34. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote (Councilman Wirth not as yet arrived).

8d. CABLE TV ADVISORY BOARD APPOINTMENT:

RECOMMENDATION:

The City Clerk recommends that the Council consider whether the seat of Health Service Facilities Representative on the Cable Television Advisory Board be filled by appointing Kathryn Joiner, or if Council prefers that the City Clerk re-advertise the vacancy in an effort to receive additional applications.

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MOTION: Councilman Walker moved to appoint Kathryn Joiner to serve in the capacity of Health Service Facilities Representative on the Cable Television Advisory Board. His motion, seconded by Councilman Nakano, carried unanimously by roll call vote (Councilman Wirth not as yet arrived).

Ms. Joiner was then duly sworn to her new post by City Clerk Wilson.

9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. DOG OBEDIENCE CLUB DONATION:

RECOMMENDATION:

The Parks and Recreation Commission and the Parks and Recreation Director recommend that the City Council accept this most generous donation of \$400.00 from the Dog Obedience Club and transmit a letter of appreciation. It is also recommended that the money be appropriated for the Parks Special Event Account.

MOTION: Councilman Walker moved to concur with the above stated recommendation. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote (Councilman Wirth not as yet arrived).

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. 1987 WEED ABATEMENT PROGRAM - RESOLUTION OF INTENTION:

RESOLUTION NO. 87-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING THAT WEEDS AND RUBBISH UPON AND IN FRONT OF CERTAIN PRIVATE PROPERTIES IN THE CITY ARE A SEASONAL AND RECURRENT NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF

MOTION: Councilman Nakano moved for the adoption of Resolution No. 87-35. This motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable (Councilman Wirth not yet arrived).

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- 10b. ENCROACHMENT AGREEMENT FOR A POLE SIGN OVERHANGING THE PUBLIC RIGHT-OF-WAY OF HAWTHORNE BOULEVARD AT 24234 HAWTHORNE BOULEVARD - (Proponent: Rainbow Cleaners):

RESOLUTION NO. 87-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN ENCROACHMENT AGREEMENT DATED FEBRUARY 17, 1987, BETWEEN THE CITY OF TORRANCE AND RAINBOW CLEANERS, PERMITTING THE ENCROACHMENT OVER THE PUBLIC RIGHT-OF-WAY OF HAWTHORNE BOULEVARD WITH A POLE SIGN

MOTION: Councilman Nakano moved to adopt Resolution No. 87-36. His motion was seconded by Councilman Walker.

Prior to roll call vote on the motion, Mayor Geissert invited comments from the audience.

Mr. Martin W. Harles, Elro Signs, Culver City, was present to represent Rainbow Cleaners, and requested that, inasmuch as this is a request for face change only, the \$300.00 fee be waived.

City Attorney Remelmeyer expressed concerns regarding the requested waiver of fee because of the precedent-setting aspects involved.

During the discussion which followed, Councilman Walker expressed his opinion that the modification to the existing sign is a minor one and, as such, would warrant a reduction in fees in this particular instance, if not a full waiver. A reduction from \$300 to \$150 was ultimately recommended.

Councilman Nakano then AMENDED his above motion to include a reduction in fees from \$300 to \$150. This amendment was accepted by Councilman Walker, as seconder of the motion, and roll call vote was unanimously favorable (Councilman Wirth not as yet arrived).

Councilman Nakano requested that staff review the sign fee assessment schedule for possible restructuring. There were no objections, and it was so ordered.

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13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:13a. CITY'S POSITION RE OUTER CONTINENTAL SHELF OIL AND GAS LEASING PROGRAM:

City Manager Jackson requested that this matter be withdrawn at this time, to be returned at the February 24, Council meeting. There were no objections, and it was so ordered.

15. HEARINGS:15a. D 86-18, SOUTH BAY ENGINEERING:

Mayor Geissert announced that this was the time and place for the public hearing concerning City Council consideration of an appeal of a Planning Commission approval of a Division of Lot to allow the creation of two parcels in the Hillside Overlay District in the R-1 zone at 348 Avenida Atezada. D 86-18: SOUTH BAY ENGINEERING.

Proof of publication was provided by City Clerk Wilson and it was ordered filed, there being no objection.

Staff presentation was provided by Planning Associate Gibson, who noted that the Planning Commission and the Planning Department recommend DENIAL of the appeal and APPROVAL of the Division of Lot.

Present to represent South Bay Engineering was Mr. Doug McHattie, who urged Council's approval of the requested Division of Lot, pointing out that further review will be afforded the City upon submission of development plans for the site.

Mr. Richard Knickerbocker, 4720 Lincoln Boulevard, Marina Del Rey, was present to represent the appellant, Mr. A. R. Salbi, and noted that some 21 protest letters have been submitted to the City. During his presentation to the Council, Attorney Knickerbocker questioned the validity of the Planning Commission's hearing of this case in that certain property owners within the required notification area were not properly notified of that hearing.

Mr. Knickerbocker recommended that the subject lot split be denied pending a topographical study and submittal of a Precise Plan of Development for the site which can satisfy concerns of the neighborhood.

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The question of appropriate notification of the Planning Commission hearing, as raised by Mr. Knickerbocker, was addressed by City Attorney Remelmeyer. Following receipt of input from staff, it was Mr. Remelmeyer's determination that it would be proper for the Council to proceed at this time, as there was complete distribution of the notice for the Council's hearing of the appeal.

Audience input was then invited by the Mayor.

The following speakers indicated firm opposition to the requested lot split.

Dr. Jordan Rhodes, 354 Paseo de Arena

Mr. A. K. Singh, 355 Avenida Atezada

Mr. Steve Cramer, 353 Avenida Atezada

Mr. Don Brink, 5620 Via del Collado

Mr. Lyn Sims, 340 Avenida Atezada

Ms. Ruth Franks, 5626 Via del Collado.

Concerns expressed by the foregoing speakers encompassed traffic, parking, density, slope stability, precedent-setting aspects, etc. Correspondence, of official record, setting forth their observations is on file from each of the above households.

There being no one else in the audience who wished to address this matter, Councilman Walker moved to close the hearing. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wirth not as yet arrived).

Council discussion developed with particular attention directed to the subjects of traffic and hillside stability. Because of the serious negative factors introduced, Councilman Walker recommended that, prior to approval of the subject lot split, there be an in-depth study of proposed development for this property in order to determine the overall safety and compatibility with the neighborhood.

MOTION: Councilman Applegate moved to grant the appeal and DENY WITHOUT PREJUDICE D 86-18. His motion was seconded by Councilman Walker.

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During continuing Council discussion and prior to roll call on the motion, strong concerns were voiced regarding the stability of the slope and inherent traffic problems in this area. The general overall need for careful consideration of all factors involved was acknowledged.

Roll call on the motion for denial of D 86-18, without prejudice, proved unanimously favorable (Councilman Wirth not as yet arrived).

Considered next by the Council out of order --

17b. ANTENNA FACILITIES ORDINANCE:

At the request of Mayor Geissert, City Attorney Remelmeyer provided a background sketch of the subject agenda item, noting that the ordinance was written on an emergency basis to include all types of antennae as well as satellite dishes, in compliance with an FCC Report and Order.

Mr. Remelmeyer advised that adoption of the emergency ordinance will provide appropriately for the City to handle the Kadash application (Agenda Item 15b - see Page 9). The City Attorney's office and Planning staff will then work toward perfecting the language of the ordinance prior to its adoption in regular form, per Mr. Remelmeyer.

RECOMMENDATION:

The City Attorney recommends that the Council adopt the emergency ordinance governing and requiring a permit for the installation of antenna facilities.

From the audience, Mr. Joe Kadash, 609 Camino de Encanto, requested and received clarification as to the agenda order being entertained by the Council (Item 17b before 15b).

Mr. Thomas Banner, 610 North Paulina, Redondo Beach, identified himself as being in the satellite dish business, and expressed his opinion that the emergency ordinance presently before the Council is "no more legal" than the City's current ordinance pertaining to satellite dishes.

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In response, City Attorney Remelmeyer set forth his opinion that the new ordinance complies with the FCC Report and Order much more favorably than does the City's old ordinance -- Mr. Remelmeyer reiterated his recommendation that the above subject emergency ordinance be adopted at this time (prior to consideration of the Kadash satellite dish application, Item 15b).

Noting that the emergency ordinance as presented governs the installation of all antenna facilities, thus affecting a significant segment of the population, Councilman Applegate indicated his reluctance to adopt same without benefit of wide reaching notification.

Councilman Mock agreed, and also noted his desire that details of the ordinance be formalized prior to its adoption in emergency form. The following was then offered.

MOTION: Councilman Mock moved to continue Agenda Item 17b, to Tuesday, March 17, 1987, 5:30 p.m. His motion was seconded by Councilman Applegate.

Councilman Mock indicated his desire that Agenda Item 15b likewise be continued. This suggestion was opposed by the proponent of that agenda item, Mr. Kadash, who requested that consideration of the installation of his satellite dish antenna be acted upon at this meeting (see below for the ultimate Council action on that item).

Roll call vote on the above motion for continuance proved unanimously favorable (Councilman Wirth not as yet arrived).

Mayor Geissert requested notification of interested organizations prior to the March 17th meeting.

The Council now returned to its regular agenda order as follows.

15b. JOSEPH KADASH - Installation of Satellite Dish Antenna:

Mayor Geissert announced that this was the time and place for the continued public hearing concerning an appeal of a Planning Commission denial of a request to allow the installation of a satellite dish antenna in the Hillside Overlay District in the R-1 zone at 609 Camino de Encanto. JOSEPH KADASH.

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

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MOTION: Councilman Mock moved to continue Agenda Item 15b, to the City Council meeting of March 17, 1987, 5:30 p.m. His motion was seconded by Councilman Walker.

Prior to roll call vote, Councilwoman Hardison requested that, prior to the March 17 Council meeting, silhouettes be erected delineating the two proposed satellite dish locations, and also that additional information be provided regarding acceptable types of screening.

Councilman Applegate indicated his desire for further input as to the visual impact of these types of structures.

Mr. Kadash presented material from the February 19, 1986, Planning Commission consideration of his request (made part of the official record). This speaker advised that photographs had been submitted by him and requested that these photographs be located, if possible. Mayor Geissert directed that staff investigate this matter.

Roll call vote on the above motion for continuance was unanimously favorable (Councilman Wirth not as yet arrived).

It was the request of the Mayor that staff work with the proponent with regard to erecting an appropriate silhouette. Planning Associate Gibson indicated his intention that the silhouette be erected at its worst point in relationship to the adjacent property.

Planning Director Ferren announced that there will be no further notification on the continuation of this hearing.

\* \* \*

At 7:59 p.m., Councilman Wirth arrived.

\* \* \*

At 8:00 p.m., the City Council convened in JOINT SESSION with the Redevelopment Agency of the City of Torrance.

Following is an excerpt from the Redevelopment Agency minutes which pertained to City Council consideration.

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Redevelopment Agency Agenda Item --  
4. EXECUTIVE SESSION:

City Council Agenda Item --  
17g. EXECUTIVE SESSION:

Mayor/Chairwoman Geissert read the following statement into the record:

The City Council, acting as the Redevelopment Agency, will recess to closed session to confer with the Agency's Counsel regarding pending litigation entitled Redevelopment Agency v. M & W Properties, et al, Los Angeles Superior Court Case No. C544900; and Redevelopment Agency v. Jarvis Bros., Inc., Los Angeles Superior Court Case No. C544900. The authority for holding a closed session for this purpose is contained in Government Code Section 54956.9(a).

At 8:02 p.m., the City Council/Redevelopment Agency recessed for ten minutes, followed immediately by the Joint Executive Session as above announced. The Agency/Council returned at 8:58 p.m. No action was taken as a result of the Executive Session.

The regular City Council agenda order was then resumed; however, the Agency/Council remained in JOINT SESSION. Formal adjournment of the Redevelopment Agency meeting this date was at 9:45 p.m., and is reflected on Page 17 of these minutes.

\* \* \*

17. ADMINISTRATIVE MATTERS:

17a. SCHEDULING OF PRE-BUDGET WORKSHOP:

RECOMMENDATION:

It is the recommendation of the City Manager that the City Council Pre-Budget Workshop be held during the Council meeting scheduled for March 10, 1987.

Councilwoman Hardison requested that the Council be provided with an on-going status report regarding the City employee picture, and also an update on the hillside slippage costs prior to the Pre-Budget Workshop session.

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MOTION: Councilman Walker moved to concur with the City Manager's recommendation to schedule the Pre-Budget Workshop during the regular Council meeting of March 10, 1987. His motion, seconded by Councilman Nakano, carried without objection.

17b. ANTENNA FACILITIES ORDINANCE:

See Pages 8 and 9.

17c. ARCHITECTURAL AGREEMENT - COMMUNITY RECREATION AND CULTURAL ARTS CENTER:

RECOMMENDATION:

It is the recommendation of the City Manager to accept the revised agreement for architectural services proposed by H. Wendell Mounce, AIA and Associates for the Community Recreation and Cultural Arts Center.

MOTION: Councilman Nakano moved to concur with the above recommendation of the City Manager. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

17d. MID-YEAR BUDGET REVIEW - 1986-87:

RECOMMENDATION:

It is the recommendation of the Finance and Governmental Operations Council Committee that:

- The Council adopt the mid-year budget review report as presented by management.
- Appropriate \$85,000 from the General Fund Reserve for Contingencies to cover current outside legal counsel obligations.
- Extend the current contract with the auditing firm of Peat, Marwick, Mitchell and Company for one year.

MOTION: Councilman Nakano moved to concur with the above stated recommendation of the Council's Finance and Governmental Operations Committee. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

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17e. LEASE AGREEMENT WITH FRANCIS TORINO AND ROBERT COHEN  
FOR THE DEVELOPMENT OF THE 13.55 ACRE SITE:

City Attorney Remelmeyer requested that the Council approve the subject lease and adopt the resolution; however, it was his direction that the Mayor and City Clerk not sign the lease until such time as Messrs. Cohen and Torino have done so following the settlement of all points.

Councilman Walker SO MOVED. His motion was seconded by Councilman Mock and no objections were indicated.

RESOLUTION NO. 87-37

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE AUTHORIZING THE EXECUTION  
OF THE CERTAIN AIRPORT LEASE BETWEEN THE  
CITY OF TORRANCE AND FRANCIS P. TORINO AND  
ROBERT COHEN, AS INDIVIDUALS

MOTION: Councilman Nakano moved to adopt Resolution No. 87-37, with the above statement by the City Attorney. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

17f. \$900 APPROPRIATION FOR AMICUS BRIEF IN PIPELINE  
FRANCHISE CASE, SHELL OIL V. CITY OF SANTA MONICA:

RESOLUTION NO. 87-38

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE AUTHORIZING THE APPRO-  
PRIATION OF \$900 TO SECURE AN AMICUS CURIAE  
BRIEF IN SHELL OIL CO. v. CITY OF SANTA  
MONICA

MOTION: Councilman Nakano moved to adopt Resolution No. 87-38. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

17g. EXECUTIVE SESSION:

See Pages 11; 16 and 17.

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20. CONSENT CALENDAR:

20a. Considered separately - see Page 15.

20b. COUNCIL AWARD OF CONTRACT: Purchase of four (4)  
budgeted-replacement Motorola Radios utilizing  
 GSA Contract pricing.  
 Ref: GSA Contract No. 00K87AGS0613  
 Expenditure: \$10,373.42.

RECOMMENDATION OF DIRECTOR OF GENERAL SERVICES:

It is recommended that Council authorize the purchase of these required budgeted-replacement radios utilizing GSA contract pricing program with Los Angeles County. The purchase will be direct from the manufacturer and sole outlet of these radios, the Motorola Communications and Electronics, Inc. of El Segundo, California in the total amount of \$10,373.42, including tax.

20c. COUNCIL AWARD OF CONTRACT - For the purchase of three (3) Fire and nine (9) budgeted-replacement new 1987 Police Sedans utilizing a cooperative purchase agreement with the State of California (CHP Special Service Vehicle Purchase)  
 Ref: State of California Bid No. F29-001551  
 Expenditure: \$149,320.92.

RECOMMENDATION OF DIRECTOR OF GENERAL SERVICES:

It is staff's recommendation that Council approve the City's "cooperative" participation in regard to the State of California's police vehicle contracts and award a contract to the low bidder of the State of California's Bid No. F29-001551 to Bob Frank Chevrolet of Sacramento, California in the total amount of \$149,320.92, including tax.

MOTION: Councilman Applegate moved to concur with staff recommendations on Agenda Items 20b, and 20c, above. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

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The Council now returned to --

20a.           TRACT NO.           44299  
               SUBDIVIDER:       Torrance Investment Co. (Watt Homes)  
               LOCATION:           Between Maple and Crenshaw  
                                   Between Toledo and Sepulveda  
               NO. OF LOTS:       8.

RECOMMENDATION OF CITY ENGINEER:

It is recommended that the City Council approve a one-year extension (to February 18, 1988) to allow the completion of public improvements per Subdivision Agreement dated February 18, 1986.

MOTION: Councilman Wirth moved to concur with the City Engineer's recommendation on Agenda Item 20a. His motion, seconded by Councilman Walker, carried unanimously by roll call vote (Councilman Applegate abstained).

22.           ORAL COMMUNICATIONS:

22a.           City Manager Jackson noted that three members of the Council will be in Washington, D.C. on March 3, 1987. It was the consensus of the Council that there be no City Council meeting on March 3.

22b.           City Attorney Remelmeyer reported on receipt of funds in settlement of the SOAR (Clark Garen) suit.

22c.           Councilman Applegate requested that staff investigate the Bridge Club located on Sepulveda Boulevard behind the "old" Sizzler -- a compounding of parking problems in this center was noted by Mr. Applegate.

22d.           Councilman Mock announced the February 22nd Appreciation Dinner to be hosted by the Rose Float Association.

22e.           Councilman Nakano reported on the recent, interesting and informative tour of the Colorado Aqueduct.

22f.           Councilman Wirth reported on the meetings held this date in Sacramento regarding RTD concerns.

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22g. Mayor Geissert expressed appreciation for the Engineering Department's memorandum regarding the future extension of Del Amo Boulevard.

22h. Mayor Geissert requested that the matter of the County Sanitation District seeking a waiver from the EPA requirement for secondary treatment of sewage be placed on the Council's agenda for February 24, 1987.

The Council now returned to --

17g. EXECUTIVE SESSION:

NOTE: A City Council/Redevelopment Agency Joint Executive Session was held earlier in the meeting (see Page 11 of these minutes).

At this time 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:

1. Potential eminent domain litigation involving the real property located at 1889 Torrance Boulevard, owned by Walter J. Egan. This closed session is being held pursuant to the provisions of Government Code Section 54956.9 (b) (1).
2. The Assistant City Manager will be discussing with the City Council the sale of city-owned property located between Anza Avenue and Earl Street, and known as the Spencer Street Sump. The authority for holding a closed session for this purpose is contained in Government Code Section 54956.8.

The City Council will also recess to closed session to confer with the City Manager regarding salaries, salary schedules and compensation for certain employee groups. The authority for holding a closed session for this purpose is contained in Government Code Section 54957.6.

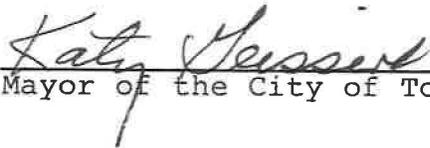
At 9:26 p.m., the City Council recessed to Executive Session per the foregoing announcement.

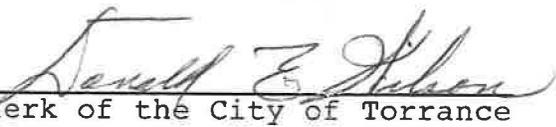
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The Council returned at 9:45 p.m. No action was taken as a result of the Executive Session, and formal adjournment of the City Council and the Redevelopment Agency was to Tuesday, February 24, 1987, 7:00 p.m.

Adjournment of the Council meeting was dedicated to the memory of Mr. Dick Milkovich.

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Mayor of the City of Torrance

  
Clerk of the City of Torrance

Peggy Laverty  
Minute Secretary

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