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Torrance City Council - December 19, 1989

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Adjournment was at 11:21 p.m. to Tuesday, January 2, 1990, 5:30 p.m.	

#

Peggy Laverty
Minute Secretary

December 19, 1989

MINUTES OF AN ADJOURNED
REGULAR MEETING OF THE
TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER;

The Torrance City Council convened in an adjourned regular meeting on Tuesday, December 19, 1989, at 7:11 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Hardison, Mock, Nakano, Walker, Wirth and Mayor Geissert.

Absent: Councilman Applegate.

Also present: City Manager Jackson, City Attorney Nelson, City Clerk Bramhall, and Staff representatives.

* * *

Mayor Geissert announced with sadness the recent passing of Councilman Applegate's father-in-law, Mr. Nils Gustavson. The Mayor directed that this meeting be adjourned in memory of Mr. Gustavson.

* * *

3. FLAG SALUTE/INVOCATION:

Ms. Maureen O'Donnell led in the salute to the flag.

The invocation for the meeting was provided by Captain Tedd Lowcock, Salvation Army.

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4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

No minutes available.

MOTION: Councilman Wirth moved that after the City Clerk has assigned a number and read title to any resolution or ordinance on the agenda for this meeting, 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 Councilwoman Hardison and roll call vote was unanimously favorable [Councilman Applegate absent].

5. MOTION RE POSTING OF AGENDA:

MOTION: Councilman Wirth moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. This motion, seconded by Councilman Mock, carried unanimously by roll call vote [Councilman Applegate absent].

6. WITHDRAWN OR DEFERRED ITEMS:

City Manager Jackson announced withdrawal of the following agenda items.

- 10b. MAX COMMUTER BUS PROGRAM FUNDING [see Page 7].
- 20a. GREVILLEA AVENUE STREET IMPROVEMENT COMPLETION [see Page 14].
- 20b. WHEELCHAIR RAMP COMPLETION [see Page 14].

7. COUNCIL COMMITTEE MEETINGS:

Transportation Committee
Tuesday, January 9, 1990, 6:00 p.m.
Subject: Torrance Boulevard Study.

8. COMMUNITY MATTERS:

- 8a. PROCLAMATION recognizing the American Red Cross and the Salvation Army.

SO PROCLAIMED by Mayor Geissert.

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This proclamation was accepted with appreciation by Captain Tedd Lowcock of the Salvation Army and Mr. Paul Meyers of the American Red Cross.

8b. PRESENTATION OF SERVICE AWARD TO GARY FLOD:

An award recognizing his ten years of service to the City was presented by Mayor Geissert to Mr. Gary Flod, Assistant to the City Manager.

9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. 1989-90 NON-PROFIT AGENCIES GRANT PROGRAM AWARDS:

RECOMMENDATIONS:

The Human Resources Commission recommends that funding under the 1989-90 Non-Profit Social Services Grant program be awarded as follows...

1736 Family Crisis Center	\$1,100
His House	5,000
South Bay Children's Health Center	3,000
The Wellness Community - South Bay Cities	2,900
Torrance YWCA	2,900
Volunteer Center, South Bay-Harbor-Long Beach.	1,000

Parks and Recreation Department staff is recommending the following funding...

His House	5,000
South Bay Children's Health Center	3,028
The Wellness Community - South Bay Cities	3,029
Torrance YWCA	2,943
Volunteer Center, South Bay-Harbor-Long Beach.	1,000

Following a brief overview of the program by Parks and Recreation Director Barnett, Ms. Maureen O'Donnell, 1522 Beech Avenue, Chairman of the Human Resources Commission, explained the rationale behind the Commission's desire that funding include the 1736 Family Crisis Center. Ms. O'Donnell noted that the recommended funding would assist in purchasing children's play therapy furnishings for that organization.

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Councilwoman Hardison expressed some concern that funding for the 1736 Family Crisis Center for this [the fifth] year not be construed by that organization as indicative of continued funding in the future.

MOTION: Councilman Wirth moved to concur with the above stated recommendation of the Human Resources Commission. His motion was seconded by Councilman Mock.

Prior to roll call vote, Mr. Craig Jones, South Bay Free Clinic, 1807 Manhattan Beach Boulevard, Manhattan Beach, requested assistance for that organization and briefly outlined their services to the community, including the Teen Safe Ride program.

Ms. Dorothy Parker, 22815 Nadine Circle, expressed appreciation for the proposed contribution to The Wellness Community.

Roll call vote on the above motion was unanimously favorable [Councilman Applegate absent].

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. TRAFFIC CONTROLS - PACIFIC COAST HIGHWAY AND OCEAN AVENUE:

Traffic Manager Vance provided the staff presentation on this agenda item, submitting the following options for Council consideration regarding the Pacific Coast Highway/Ocean Avenue intersection. [NOTE: These options were originally proposed by Caltrans in their correspondence, of record, dated June 6, 1989].

1. Signalization;
2. Median Construction/Modification to limit turns;
3. Signage/striping to limit turns.

RECOMMENDATION: The Department of Transportation recommends that the City Council authorize the Department of Transportation, in cooperation with Caltrans, to install the necessary signage and striping to limit northbound and southbound Ocean Avenue traffic at Pacific Coast Highway to "Right Turn Only" [Option #3].

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Mr. Vance further proposed that more restrictive measures be imposed only in the event that this method fails to reduce correctible collisions after an adequate trial period.

Mr. Karl Berger, Area Engineer for the Traffic Operations Branch of Caltrans, provided a detailed account of Caltrans' position, per agenda material of record, and indicated the preference of Caltrans for signalization of the intersection of Ocean Avenue and Pacific Coast Highway [Option #1].

Mr. Berger outlined operational advantages of a fully signalized intersection and stressed that, in the event Alternate #3 [the City's preference] is approved, Caltrans would request that the City permit a previously-denied driveway installation from Ocean into the McDonald's restaurant [southeast quadrant of the intersection].

An extensive discussion developed with input and clarification provided by staff as appropriate. Serious Council concerns as to a potential increase in traffic on Ocean Avenue as a result of signalization of the subject intersection were addressed.

Mayor Geissert introduced the subject of proposed Caltrans improvements [approved by the City some three years ago] for the intersection of Pacific Coast Highway and Hawthorne Boulevard. The lengthy delays surrounding this project were discussed in some depth. City Engineer Burtt advised that, although improvement of that intersection had been delayed pending certain substructure work, that work was completed last year. Responding to Councilmembers' concerns, Mr. Berger [of Caltrans] acknowledged that funds have been set aside for these improvements and he anticipated that plans should be ready for final district review within approximately six weeks.

During the on-going discussion, Mr. Berger continued to favor signalization, but conceded [in response to a direct question from Councilman Walker] that Caltrans feels that the measures recommended by the City's Department of Transportation in conjunction with the Caltrans recommendation for a driveway on Ocean Avenue into McDonald's would adequately address the problem.

Audience input was invited by the Mayor.

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Mr. Bart McMillan, 1259 Capital Drive, #125, San Pedro [until recently a resident of the area under consideration] recommended a full signal as a means of addressing existing pedestrian and U-Turn problems at the subject intersection.

A reduction in the posted speed limit on Pacific Coast Highway to 35 mph was suggested by Mr. Brian Hannon, 3910 West 234th Street. This speaker proposed trying Alternates #2 or #3 before installing signalization in light of a potential traffic increase on Ocean Avenue.

Mr. Bob Sussman, 3904 West 234th Place [corner of 234th and Ocean], voiced support of the City's recommendation.

An urgent need to reduce cut-through traffic on Ocean Avenue was noted by Mr. Mark Kohman, 22939 Ocean Avenue, who recommended that consideration be given to restricting entry to residential portions of that street.

Mr. Frank Rizzardi, 23544 Carlow Road, President of the Southwood Riviera Homeowners Association, favored Option #3 [signing/striping to restrict turns] on a trial basis, with implementation of Option #2 [median construction] should that action prove unsuccessful.

Mr. Mark Mangioni, 3880 Pacific Coast Highway, owner of the McDonald's restaurant at the subject intersection, favored installation of a signal.

Caltrans' representative, Mr. Berger, returned to the podium to respond to some issues presented, providing clarification regarding Caltrans' traffic counts reflected in the agenda material on this item.

Noting his opinion that the situation warrants continued monitoring, Councilman Wirth offered the following...

MOTION: Councilman Wirth moved to concur with staff's recommendation [Option #3]. His motion was seconded by Councilman Mock.

Councilman Wirth requested that staff also consider the pedestrian crossing issue at the subject intersection and to submit information to Council. He also requested that staff provide Council with material regarding Ocean Avenue driveway access into McDonald's.

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Councilwoman Hardison cautioned that, if the driveway issue is reopened in the future, there be appropriate advertising and proper notification to the residents of the area. Ms. Hardison requested that a report regarding the effect of the pending action be provided to the Council in six to twelve months.

It was the request of Councilman Walker that there also be an attempt to solve the existing U-Turn problem [westbound Pacific Coast Highway traffic desiring to access the McDonald's site].

Roll call vote on the above motion was unanimously favorable [Councilman Applegate absent].

Recapping the intent of the Council, Mayor Geissert instructed the Department of Transportation to work with Caltrans regarding right-turn only movements, and also to work with the Police Department to maximize enforcement of those right-turn restrictions.

Mayor Geissert re-emphasized the importance to the City in realizing improvements at the intersection of Pacific Coast Highway and Hawthorne Boulevard as soon as possible in order to help discourage some of the neighborhood cut-through traffic. Mr. Berger's assistance in this regard was invited by the Mayor.

10b. MAX COMMUTER BUS PROGRAM FUNDING:

WITHDRAWN - see Page 2.

11. POLICE AND FIRE MATTERS:

11a. DONATION FROM AMERICAN HONDA MOTOR COMPANY, INC. [RADAR SPEED DIGITAL DISPLAY TRAILER]:

RECOMMENDATION:

The City Manager and the Chief of Police recommend that the City Council accept the generous donation of a Radar Speed Digital Display Trailer from the American Honda Motor Co., Inc.

MOTION: Councilwoman Hardison moved to concur with the above stated staff recommendation. Her motion was seconded by Councilman Mock and roll call vote was unanimously favorable [Councilman Applegate absent].

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Mr. Tony Piazza, American Honda Motor Company, 1919 Torrance Boulevard, was present to acknowledge their donation of the Radar Speed Digital Display Trailer for use as a traffic safety educational device.

This device was deemed extremely effective and a positive enhancement to the City's traffic program by Deputy Police Chief Popp.

The generosity of Honda was acknowledged with sincere appreciation by the Mayor on behalf of the City.

12. PLANNING AND ZONING MATTERS:

12a. CUP 89-50, D 89-57, JANO, INC:

RESOLUTION NO. 89-280

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DENYING AN APPEAL, AND DENYING THE PROJECT CONSISTING OF AN AUTO BODY SHOP IN AN EXISTING INDUSTRIAL BUILDING AND A DIVISION OF LOT TO ALLOW THE MERGER OF TWO PARCELS INTO ONE PARCEL ON PROPERTY LOCATED IN THE M-1 ZONE AT
16633 GRAMERCY PLACE
CUP 89-50, D 89-57, JANO INC.

MOTION: Councilman Nakano moved to adopt Resolution No. 89-280. His motion was seconded by Councilman Mock and roll call vote was unanimously favorable [Councilman Applegate absent].

Considered next out of order....

17b. AMENDMENT TO TORRANCE MUNICIPAL CODE RE TATTOOING:

City Attorney Nelson requested that the Urgency Ordinance proposed for adoption be amended as follows to correct a typographical error.

Section 45.6.2.a), fifth line should read: ". . . if the same is applied by [insert the word "a"] licensed practitioner of the"

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URGENCY ORDINANCE

ORDINANCE NO. 3290

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AMENDING SECTION 45.6.2
OF THE TORRANCE MUNICIPAL CODE RELATING
TO TATTOOING, AND DECLARING THE PRESENCE
OF AN URGENCY

MOTION: Councilman Nakano moved to adopt Urgency Or-
dinance No. 3290 AS AMENDED at its first and only reading. His
motion was seconded by Councilman Walker and roll call vote was
unanimously favorable [Councilman Applegate absent].

* * *

At 9:03 p.m., Mayor Geissert called a recess. The
Council reconvened at 9:33 p.m.

* * *

15. HEARINGS:

Considered together...

15a. PD 89-2, GPA 89-3, TT 47701: WATT HOMES, INC.

15b. PD 89-1, GPA 89-2, TT 47700: WATT HOMES, INC.

Councilman Nakano announced that, inasmuch as he
resides within 300 feet of the site being considered, he would
abstain from consideration of Agenda Items 15a and 15b. Mr.
Nakano then absented himself from the Council Chambers.

[15a.] Mayor Geissert announced that this was the
time and place for City Council consideration of an appeal by the
applicant of a Planning Commission approval of a Planned Develop-
ment to allow the construction of 52 detached patio homes, a
General Plan Amendment from office commercial to low-density
residential, and a Tentative Tract to allow a five-lot subdivi-
sion for condominium purposes on property located in the PD zone
on the west side of Crenshaw Boulevard approximately 1000 feet
north of Sepulveda Boulevard. PD 89-2, GPA 89-3, TT 47701: WATT
HOMES, INC.

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[15b.] The Mayor announced that this was the time and place for City Council consideration of an appeal by the applicant of a Planning Commission denial of a Planned Development to allow the construction of 166 condominium units, a General Plan Amendment from office commercial to medium density residential and a Tentative Tract to allow a five-lot subdivision for condominium purposes on property located in the PD zone on the north side of Sepulveda Boulevard approximately 1300 feet west of Crenshaw Boulevard at Hickory Avenue. PD 89-1, GPA 89-2, TT 47700: WATT HOMES, INC.

Proof of publication for both agenda items, provided by the City Clerk, was filed without objection.

During his staff presentation Senior Principal Planner Gibson noted the following recommendations...

[15a.] The Planning Commission and the Planning Department recommend denial of the appeal and approval of the project.

[15b.] The Planning Commission and the Planning Department recommend denial of the appeal and denial of the project.

The importance of dealing with the Development Agreement prior to taking action on a zone change was noted by Mayor Geissert. City Attorney Nelson advised that the Development Agreement may be discussed conceptually at this meeting in conjunction with the subject zoning cases; however, no action may be taken on the Development Agreement itself at this meeting because of legal noticing requirements.

Mr. Larry Schmidt, representing Watt Industries, 2716 Ocean Park Boulevard, Santa Monica, concurred regarding the appropriateness of reviewing the Development Agreement at this time.

Council concerns centered around the intent of the developers in the overall Park Del Amo development. Mayor Geissert recalled that, following submittal of the plans for development of two commercial parcels to residential, a further project was proposed for additional commercial development which was not anticipated by the Council. A firm definition of the figures represented in the total residential/commercial buildout was stipulated by the Mayor as a prerequisite to Council action on the subject zone change applications.

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Mr. Brian Weber, 1901 Avenue of the Stars, Suite 1555, Los Angeles, representing Torrance Investment Company [TIC], described the present status of the applications and noted that TIC is properly the responsible party insofar as the Development Agreement is concerned.

An overview of the existing Development Agreement as it relates to commercial development was provided; parking and set-back requirements were referenced; and a willingness to work with the City toward finalizing needed amendments to the Development agreement was noted by Mr. Weber.

During the lengthy discussion Councilman Mock stated his unwillingness to provide input to the two [residential development] agenda items at this time, because of the questions surrounding additional commercial development.

MOTION: Councilman Mock moved to continue Agenda Items 15a and 15b, with these matters to be returned to the Council concurrently with a properly advertised consideration of the Development Agreement and amendments thereto.

Councilman Walker seconded the motion with the clarification that a cap on the commercial development would be provided at the same time.

Councilman Wirth indicated that, while the two residential projects and the Development Agreement are proposed to return to the Council on the same agenda, it may be his personal desire to continue the zoning matters beyond that time. Mayor Geissert concurred that such action would be at the Council's discretion.

Serious concerns were voiced by Councilwoman Hardison, echoed by other members of the Council, because of the "changing ground rules". This Councilmember stated her unwillingness to consider subterranean parking, more than three stories in height, mixed use, etc.

As discussion continued, Mayor Geissert reiterated the need for guarantees relating to residential and commercial square footage and acreage -- also location of parking for the commercial uses -- all to be provided when these matters are returned to Council.

Mr. Schmidt requested that the continuance of the subject agenda items be set to a date certain.

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Councilman Mock then AMENDED HIS MOTION to incorporate the date of January 30, 1990, 5:30 p.m. Councilman Walker accepted this amendment as seconder of the motion.

The motion AS AMENDED carried by way of the following roll call vote.

AYES: Councilmembers Hardison, Mock, Walker,
Wirth and Mayor Geissert.

NOES: None.

ABSTAIN: Councilman Nakano.

ABSENT: Councilman Applegate.

By way of further guidelines and instruction to staff, Mayor Geissert requested that information be provided as to what can be built in the way of square footage while adhering to the provisions of the current Development Agreement, with possible options on setbacks, etc.

Councilman Nakano returned to the Chambers at this time.

17. ADMINISTRATIVE MATTERS:

17a. DESTRUCTION OF UNNEEDED CITY RECORDS:

RESOLUTION NO. 89-281

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

MOTION: Councilman Nakano moved to adopt Resolution No. 89-281. His motion, seconded by Councilman Walker, carried by unanimous roll call vote [Councilman Applegate absent].

17b. AMENDMENT TO CODE RE TATTOOING:

Considered earlier - see Pages 8 and 9.

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17c. ESTOPPEL CERTIFICATE AND AMENDMENT TO ATRIUM LEASE:

RESOLUTION NO. 89-282

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN AMENDMENT TO LEASE AND AN ESTOPPEL CERTIFICATE BETWEEN THE CITY AND SKYPARK RPR ASSOCIATES II AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THE SAID DOCUMENTS

MOTION: Councilman Nakano moved to adopt Resolution No. 89-282. His motion, seconded by Councilwoman Hardison, carried by unanimous roll call vote [Councilman Applegate absent].

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3289:

ORDINANCE NO. 3289

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING CHAPTER 1, 3, 9 AND 10 OF DIVISION 8, OF THE TORRANCE MUNICIPAL CODE BY ENACTING A NEW ARTICLE 1 OF CHAPTER 1, AND REPEALING SECTIONS 81.2.1 AND 81.2.3 THROUGH 81.2.44 AND 81.2.58 THROUGH 81.2.65, AND ENACTING NEW SECTIONS 81.2.1 AND 81.2.3 THROUGH 81.2.40, AND BY ENACTING A NEW ARTICLE 1, OF CHAPTER 3 OF DIVISION 8, AND BY REPEALING SECTIONS 83.2.1 THROUGH 83.2.5 AND ENACTING NEW SECTIONS 83.2.1 THROUGH 83.2.5 AND BY REPEALING SECTIONS 83.2.7 THROUGH 83.2.13, AND BY ENACTING NEW SECTIONS 83.2.7 THROUGH 83.2.12, AND BY ENACTING A NEW ARTICLE 1 TO CHAPTER 9 AND BY REPEALING SECTIONS 89.2.2 THROUGH 89.2.5 AND BY ENACTING NEW SECTIONS 89.2.2 THROUGH 89.2.5 AND BY ENACTING A NEW ARTICLE 1 OF CHAPTER 10, ALL OF WHICH ADOPT OR AMEND THE 1988 EDITION OF THE UNIFORM BUILDING CODE WITH APPENDIX, THE 1988 EDITION OF THE UNIFORM BUILDING CODE STANDARDS, THE 1988 EDITION OF THE UNIFORM PLUMBING CODE, THE 1988 EDITION OF THE UNIFORM MECHANICAL CODE AND THE 1988 EDITION OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

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MOTION: Councilman Nakano moved to adopt Ordinance No. 3289 at its second and final reading. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable [Councilman Applegate absent].

20. CONSENT CALENDAR:

20a. NOTICE OF COMPLETION - GREVILLEA STREET IMPROVEMENTS:

WITHDRAWN - see Page 2.

20b. NOTICE OF COMPLETION - WHEELCHAIR RAMPS:

WITHDRAWN - see Page 2.

* * *

At 10:44 p.m., the City Council recessed and reconvened as the Redevelopment Agency of the City of Torrance. This meeting of the Redevelopment Agency was adjourned at 10:45 p.m.

* * *

22. ORAL COMMUNICATIONS:

22a. City Manager Jackson, joined by Councilmembers and staff in turn, wished one and all a JOYOUS HOLIDAY SEASON.

22b. Councilwoman Hardison requested that interim standards regarding private communities be scheduled for future Council discussion.

22c. Councilman Walker expressed appreciation to Pete Basilion for his many worthwhile contributions over the years to this community.

22d. Councilman Walker commented on a recent Daily Breeze article which highlighted Councilman Tim Mock and his family.

22e. Councilman Walker extended special Holiday greetings to former City Clerk Vern Coil.

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22f. Councilman Wirth commented on the recent California League of Cities conference in San Francisco and a workshop on land development.

22g. At the request of Councilman Wirth, City Manager Jackson announced the formal appointment of Mr. Bill Heisner as Water Utility Director for the City.

22h. Mayor Geissert commented on the touching and beautiful story on the Mock family [see 22d, Page 14].

22i. Mayor Geissert extended best wishes to Vern Coil and his family.

22j. The success of the CanTree and Toys for Tots campaign were noted by the Mayor.

22k. Mr. Dick Johnson, 23059A Nadine Circle, extended condolences to Councilman Bill Applegate's family.

23. EXECUTIVE SESSION:

23a. EXECUTIVE SESSION MATTERS:

Mayor Geissert read the following statement into the record.

The City Council will now recess to closed session to confer with the City Manager and/or the City Attorney on the following subjects:

- Salaries, salary schedules and compensation for certain unrepresented employees and represented employee groups as well as certain other personnel matters;
- Pending litigation entitled John Rastello, et al., vs. Rollo Green, et al., Los Angeles Superior Court Case No. SWC 74882;
- Pending litigation entitled People of the State of California vs. Mobil Oil Corporation, et al., Los Angeles Superior Court Case No. C 719953.

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- Approval of minutes of closed hearing into the dismissal of Timothy Pappas.
- Lease amendment negotiations regarding Madison Park Ground Lease.

Authority to hold an executive session for these purposes is contained in Government Code Sections 54957.6(a); 54956.9(a); 54957; and 54956.8.

At 10:55 p.m., the City Council recessed to executive session, returning at 11:20 p.m., to take the following action.

MOTION: Councilman Wirth moved to concur with the amended minutes of the closed hearing dated October 17, 1989. His motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable [Councilman Applegate absent].

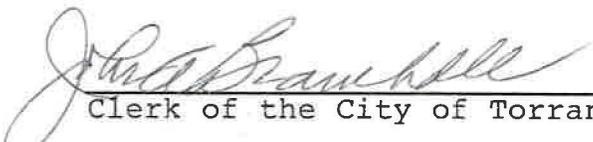
24. ADJOURNMENT:

At 11:21 p.m., this meeting of the City Council was formally adjourned to Tuesday, January 2, 1990, 5:30 p.m.

Adjournment was dedicated to the memory of
Mr. Nils Gustavson.

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Mayor of the City of Torrance


Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

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