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Torrance City Council - July 31, 1990

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Peggy Laverty  
Minute Secretary

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MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES

1. CALL TO ORDER

The Torrance City Council convened in a regular meeting on Tuesday, July 31, 1990, at 5:35 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

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

Absent: None.

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

3. FLAG SALUTE/INVOCATION

Mr. Mark Throssel led in the salute to the flag.

The invocation for the meeting was provided by City Clerk, John Bramhall.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING

MOTION: Councilman Applegate moved to approve the minutes of the City Council meetings of June 26, 1990, and July 2, 1990, as recorded. His motion was seconded by Councilman Mock and roll call vote was unanimously favorable.

MOTION: Councilman Applegate 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 Councilmem-

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ber the right to demand the reading of any such resolution or ordinance in regular order. His motion was seconded by Councilman Wirth and roll call vote was unanimously favorable.

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. This motion, seconded by Councilman Mock, carried unanimously by roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS

None.

7. COUNCIL COMMITTEE MEETINGS

Public Safety Committee

August 8, 1990, 4:30 p.m.

Subject: Acutely Hazardous Materials Permit Review and Permit Process.

8. COMMUNITY MATTERS

8a. CURBSIDE RECYCLING PROGRAM AWARDS

Mayor Geissert, assisted by Ms. Arlene Barco, Recycling Coordinator, presented awards to the following participants in the City's pilot curbside recycling program...

Ms. Bonnie Fleming, North Torrance,  
Ms. Anita Thomas, Southwood area.

8b. RESOLUTION RE LOS ANGELES AIR FORCE BASE/SPACE SYSTEMS DIVISION

RESOLUTION NO. 90-146

RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE IN SUPPORT OF RETAINING  
THE LOS ANGELES AIR FORCE BASE/SPACE  
SYSTEMS DIVISION AT ITS PRESENT LOCATION  
IN THE CITY OF EL SEGUNDO

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MOTION: Councilman Nakano moved to adopt Resolution No. 90-146. His motion, seconded by Councilwoman Hardison, carried by unanimous roll call vote.

Mayor Geissert requested the City Manager's office to follow through in coordinating a plan of action involving contacting legislators, etc.

10. TRANSPORTATION/PUBLIC WORKS MATTERS

10a. EDISON EASEMENT SOUTH OF SKYPARK DRIVE

RESOLUTION NO. 90-147

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN GRANT OF EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SYSTEMS AND APPURTENANCES

MOTION: Councilman Nakano moved to adopt Resolution No. 90-147. His motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable.

10b. ANZA AVENUE FAU LANDSCAPING - REJECTION OF BID

RECOMMENDATION:

The Engineering Department recommends that your Honorable Body reject the one bid received and authorize the subject project to be readvertised for bids after modifications are approved by the State.

MOTION: Councilwoman Hardison moved to concur with the above stated recommendation of the Engineering Department. Her motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

12. PLANNING AND ZONING MATTERS

12a. AMENDMENT TO INDUSTRIAL REDEVELOPMENT PLAN

Considered as a companion item to Redevelopment Agency Agenda Item 4a - see Pages 12 and 13.

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14. PERSONNEL MATTERS

14a. SUPPLEMENTAL MEMORANDUMS OF UNDERSTANDING

See Page 5.

15. HEARINGS

15a. SPRING 1990 WEED ABATEMENT PROGRAM ASSESSMENT ROLLS

Mayor Geissert announced that this was the time and place for the hearing on confirmation of the Spring 1990 Weed Abatement Program, showing the costs to be assessed to the property owners listed thereon.

Responding to Mayor Geissert's request, City Clerk Bramhall presented the affidavit of posting for this agenda item.

MOTION: Councilman Applegate moved to receive and file the affidavit of posting. His motion, seconded by Councilman Wirth, carried by unanimous roll call vote.

There being no one in the audience who wished to speak on this agenda item, Councilman Applegate moved to close the public hearing. His motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable.

MOTION: Councilman Applegate moved to approve the report of the City Engineer as submitted. This motion, seconded by Councilwoman Hardison, carried by unanimous roll call vote.

RESOLUTION NO. 90-148

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE CONFIRMING THE WRITTEN  
REPORT OF THE CITY ENGINEER SHOWING THE  
COST OF WEED ABATEMENT FOR SPRING 1990  
(WEED ABATEMENT ASSESSMENT ROLL - 1990)

MOTION: Councilman Nakano, seconded by Councilman Walker, moved to adopt Resolution No. 90-148. Roll call vote was unanimously favorable.

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The Council now returned to...

14a. SUPPLEMENTAL MEMORANDUMS OF UNDERSTANDING

RESOLUTION NO. 90-149

RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE AMENDING RESOLUTION NO.  
89-158 SETTING FORTH CHANGES REGARDING  
HOURS, WAGES, AND WORKING CONDITIONS FOR  
EMPLOYEES REPRESENTED BY THE TORRANCE  
PROFESSIONAL PARKS & RECREATION ORGANIZATION

MOTION: Councilman Nakano moved for the adoption of  
Resolution No. 90-149. This motion, seconded by Councilman  
Walker, carried by unanimous roll call vote.

RESOLUTION NO. 90-150

RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE AMENDING RESOLUTION  
NO. 89-178 SETTING FORTH CERTAIN CHANGES  
REGARDING HOURS, WAGES, AND WORKING  
CONDITIONS FOR EMPLOYEES REPRESENTED BY  
THE ENGINEERS

MOTION; Councilman Nakano moved to adopt Resolution  
No. 90-150. His motion was seconded by Councilwoman Hardison and  
roll call vote was unanimously favorable.

Regular agenda order was resumed with consideration of the  
following...

15b. FY 1991-93 TORRANCE SHORT-RANGE TRANSIT PLAN

Mayor Geissert announced that this was the time and  
place for a public hearing for fiscal year 1991-93 Torrance  
Short-Range Transit Plan.

Proof of publication, provided by the City Clerk, was  
filed without comment.

Staff presentation, per agenda material of record, was  
provided by Acting Transit Contracts Coordinator Hildebrand and  
by Transit Manager Schmidt, who set forth the following...

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RECOMMENDATION:

The Department of Transportation recommends that your Honorable Body (1) approve the attached FY 1991-93 Torrance Short-Range Transit Plan, and (2) authorize implementation of Torrance Transit Line #6 upon receipt of final funding approval from the LACTC and subsequent to delivery of two new buses for operation of the line.

SUPPLEMENTARY RECOMMENDATION:

The Department of Transportation recommends that Council authorize implementation of Torrance Transit Line #6, contingent upon reaching an operating arrangement with the Southern California Rapid Transit District (SCRTD) [as discussed in supplementary agenda material, of record], which is also acceptable to the Los Angeles County Transportation Commission (LACTC).

Audience input was invited.

Mr. Gene Monreal, Employee Transportation Coordinator for Allied Signal, submitted correspondence dated July 30, 1990 [of official record] indicating strong support of Line #6.

Mr. Richard Tamura, representing International Light Metals, 190th Street and Western Avenue, also spoke in favor of the implementation of Line #6.

There being no further audience comments, Councilman Applegate moved to close the hearing. His motion, seconded by Councilman Mock, carried by unanimous roll call vote.

MOTION: Councilman Wirth moved to concur with staff recommendations on Agenda Item 15b. His motion was seconded by Councilman Mock and roll call vote was unanimously favorable.

15c. D 90-21: DEREK REED/GLORIA SIMMONS

Mayor Geissert announced that this was the time and place for City Council consideration of an appeal of a Planning Commission denial of a Division of Lot to allow a subdivision of two lots to create four single-family residential lots in the R-1 zone at 2343 and 2349 239th Street. D 90-21: DEREK REED/GLORIA SIMMONS.

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

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During his staff presentation, Senior Principal Planner Gibson advised that the Planning Commission recommends denial of the appeal and denial of the project; the Planning Department recommends approval of the appeal and approval of the project.

Members of Council offered comments and observations at this time, with major concerns centering around the desire to establish controls related to development plans for these flag lots. The proposed 15-foot driveway width was also addressed, it being the expressed desire of Councilwoman Hardison that a minimum width be established which would allow easy access to the rear units as well as guest parking along the driveway.

Councilman Applegate specifically requested that staff investigate a situation existing on adjacent property wherein previously established landscaped areas are now utilized for parking.

The proponents were invited to address the Council.

Ms. Gloria Simmons, 2349 239th Street, submitted a petition containing some 20 signatures of residents approving the proposed lot split.

Mr. Derek Reed requested approval of the request and offered his opinion that a single-story dwelling on the rear lot [discussed at the Planning Commission] would not be practical and, further, would not be in keeping with other development in the area.

Noting that most of his south rear property line is common with the north rear property line of one of the subject lots, Mr. Steve Skromeda, 2344 West 238th Street, requested consideration of environmental and economic impacts on the adjacent northerly properties. Mr. Skromeda's concerns centered around height, setbacks and drainage and these matters were addressed in depth by him, with clarification and expansion as appropriate provided by staff members.

Ms. Tabasson Ayazi, representing the buyers of the subject property, submitted photographs for the record taken from the Reed and the Simmons properties. A description of the anticipated development of these lots was offered by Ms. Ayazi.

A lengthy discussion followed regarding an acceptable means of establishing desired developmental controls for these proposed lots.

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Mr. Skromeda returned to again address the question of drainage. Taking into consideration the 12-foot grade differential between 238th and 239th Streets, he expressed his serious concern that when structures and driveways are placed on the subject property there will be insufficient land left to percolate the surface water, and requested that a storm drain be constructed to address this problem. This speaker also reiterated his previously-expressed concerns regarding setbacks, requesting that a setback of 20 feet be required from the proposed structure to his rear property line.

Mayor Geissert voiced her opinion that flag lots should require a Precise Plan of Development, and she requested that that matter be pursued as a separate issue [see Oral Communications 22e, Page 14].

There being no one else in the audience who wished to speak on this matter, Councilman Applegate moved to close the hearing. His motion, seconded by Councilman Walker, carried by unanimous roll call vote.

Council discussion returned to the need for appropriate, legally-enforceable developmental controls. Mayor Geissert suggested that the matter be continued, allowing the applicants to work with staff and return with specific figures regarding driveways, etc., together with a legal opinion from the City Attorney as to the approach taken.

MOTION: Councilman Applegate moved to continue D 90-21 to the City Council meeting of August 7, 1990, 5:30 p.m. His motion was seconded by Councilman Mock.

Permission for the continuance was indicated by the applicants.

Roll call vote on the above motion was unanimously favorable.

\* \* \*

At 7:06 p.m. Mayor Geissert called a recess. The Council returned at 7:32 p.m.

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15d. PP 90-8: CHRISTOPHER HARRIS

Mayor Geissert announced that this was the time and place for City Council consideration of an applicant appeal of a Planning Commission denial of a request for approval of a Precise Plan of Development to allow construction of a new two-story single-family residence located in the Hillside Overlay District in the R-1 zone at 440 Camino de Encanto. PP 90-8: CHRISTOPHER HARRIS.

Proof of publication, provided by the City Clerk, was filed without comment.

Staff presentation on this item was provided by Senior Principal Planner Gibson, who noted that the Planning Commission recommends denial of the project; the Planning Department recommends approval of the appeal and approval of the project.

Referencing the supplementary agenda material on this item, Mr. Gibson noted that the overall height requested for this proposal is 25'10" [rather than 25'6" shown in the agenda packet] and that Condition #3 should be modified accordingly.

Mr. Chris Harris, 440 Camino de Encanto, affirmed the height of his current design and his efforts to mitigate neighbors' concerns regarding his proposal.

Mr. Michael Bahe, 456 Palos Verdes Boulevard, requested that the proposed height be established for the record, in that the proposed height of 25'10" is from the curb; the actual height of the structure above existing ground, before excavation, would now be approximately 20'10". These statements were confirmed by Senior Principal Planner Gibson. Mr. Bahe then advised that his view is no longer affected by the proposed residence.

Voicing his concurrence with the subject proposal, Mr. Harold J. Hilliard, 450 Palos Verdes Boulevard, requested that construction be closely monitored to assure that the height of the structure is in accordance with the revised plans. This speaker also requested that city trees along Palos Verdes Boulevard be pruned so as not to block views.

Discussion was directed to the trees mentioned above, with the historical conflict of residents regarding desired height of the trees [to allow for views or to provide privacy] being explained by Park Services Administrator Hoffman. The difficulties involved in attempting to severely cut the trees at this time was explained by Mr. Hoffman, who recommended a 20-foot height as realistic.

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Mr. Rick Blacklock, 439 Camino de Encanto, voiced opposition to the proposed project as too big for the lot and out of character with other homes in the area. Mr. Blacklock then described serious problems for nearby residents caused by tenants of the subject property.

The accuracy of the silhouette presently constructed on the subject site was questioned by Mr. William Poliakoff, 454 Palos Verdes Boulevard. Senior Principal Planner Gibson responded to these expressed concerns and referred this citizen to Condition #4 which requires verification of height by a licensed surveyor.

Ms. Barbara Poliakoff, 454 Palos Verdes Boulevard, advised that, although oleander bushes and coral trees on City property are presently blocking most of the view from their lower level, once those bushes and trees are trimmed, their loss of view from the proposed construction will be apparent. Opposition to two-story construction was voiced.

It was suggested by Mr. Michael Bahe, who returned to the podium at this time, that the trees in question not only be topped, but that lower branches be removed, as well.

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

During the ensuing Council discussion it was generally agreed that the current design addresses view blockage concerns as previously conceived.

Councilman Walker suggested that the City approach the trimming of the trees in this area in a more "aggressive" manner.

MOTION: Councilman Wirth moved to grant the appeal and approve PP 90-8, as modified. His motion was seconded by Councilman Walker.

Discussion continued briefly prior to roll call vote.

Councilman Applegate strongly urged that the applicant address problems apparently caused by the tenants currently on this property and provide appropriate security to the site.

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Councilwoman Hardison agreed with Mr. Applegate's comments. She also addressed the subject of view blockage and offered her opinion that, even with the existing shrubs removed, the project would not infringe on ocean views.

Mayor Geissert praised the applicant's redesign as "tastefully done" and noted her opinion that the previous impact is no longer apparent.

Roll call vote on the above motion for approval of the project was unanimously favorable.

RESOLUTION NO. 90-151

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW CONSTRUCTION OF A NEW TWO-STORY RESIDENCE ON PROPERTY LOCATED IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 440 CAMINO DE ENCANTO

PP 90-8: CHRISTOPHER HARRIS

MOTION; Councilman Nakano moved to adopt Resolution No. 90-151, AS AMENDED. His motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable.

Discussion returned briefly to the matter of the coral trees and Mayor Geissert requested that the possibility of severely trimming those trees be investigated.

17. ADMINISTRATIVE MATTERS

17a. OPPOSITION TO ENACTMENT OF SB 998 RE MANDATORY PASS-THROUGH AGREEMENTS

RESOLUTION NO. 90-152

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, OPPOSING THE ENACTMENT OF SENATE BILL (SB) 998 REGARDING MANDATORY PASS-THROUGH AGREEMENTS

MOTION: Councilman Nakano moved to adopt Resolution No. 90-152. His motion, seconded by Councilman Walker, carried by unanimous roll call vote.

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17b. SUPPORT OF SB 2798 (BEVERLY): EXEMPTION FROM LOS ANGELES COUNTY AIRPORT LAND USE PLANNING REQUIREMENTS

RECOMMENDATION:

It is the recommendation of the City Manager that the City Council support the passage of SB 2798 (Beverly) and that letters be sent to the appropriate state legislators.

MOTION: Councilman Walker moved to concur with the recommendation of the City Manager on Agenda Item 17b. His motion, seconded by Councilman Wirth, carried by unanimous roll call vote.

20. CONSENT CALENDAR

20a. COUNCIL AWARD OF CONTRACT - Re: Moving Furniture into Temporary Trailers for East Wing Renovation  
Expenditure: \$35,103.81.

RECOMMENDATION:

The Purchasing Division recommends that your Honorable Body award a contract to move offices into temporary trailers during the renovation of the East Wing to Bekins Business Relocation Company of Los Angeles, for the total estimated amount of \$35,103.81.

MOTION: Councilman Applegate moved to concur with staff recommendation on Agenda Item 20a. His motion was seconded by Councilman Wirth and roll call vote was unanimously favorable.

\* \* \*

At 8:26 p.m., the City Council met in joint session with the Redevelopment Agency of the City of Torrance. During this joint session, the following City Council agenda item was considered as a companion to Agency Item 4a.

NOTE: Councilman Nakano announced his abstention from consideration of Agency Item 4a and City Council Item 12a, and he was absent from the Council Chambers during the following consideration.

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12a. REQUEST FOR JOINT PUBLIC HEARING on the Proposed Amendment to the Industrial Redevelopment Plan Extending the Life of the Project and Allowing an Increase in the Amount of Tax Increment to be Taken From the Project.

Mayor Geissert announced that it was now time to consider the Resolution recommended to the City Council, said Resolution consenting to holding the joint public hearing on the proposed amendment to the Redevelopment Plan for the Torrance Industrial Redevelopment Plan.

At the Mayor's request, City Clerk Bramhall assigned a number and read title to...

RESOLUTION NO. 90-153

RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE, CALIFORNIA, CONSENTING  
TO AND CALLING A JOINT PUBLIC HEARING ON  
THE PROPOSED AMENDMENT TO THE REDEVELOP-  
MENT PLAN FOR THE TORRANCE INDUSTRIAL  
REDEVELOPMENT PROJECT

MOTION: Councilman Wirth moved to adopt Resolution No. 90-153. His motion, seconded by Councilman Mock, carried by unanimous roll call vote [Councilman Nakano ABSTAINED].

Agency Counsel Nelson directed that five large documents [in the hands of Senior Principal Planner Bihn] entitled County Fiscal Committee Report for Torrance Industrial Redevelopment Project be submitted and included in the record and that a copy be placed with the Agency Clerk.

Mr. Wirth SO MOVED. His motion was seconded by Mrs. Hardison and roll call vote was unanimously favorable [Mr. Nakano ABSTAINED].

In compliance with the above action, a copy of these five volumes was presented by Mr. Bihn to Agency Clerk Bramhall.

\* \* \*

Mr. Nakano returned to the Council Chambers at this time.

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At 8:30 p.m., the regular City Council agenda order was resumed, the Council/Agency remaining in joint session for purposes of a joint executive session to be held later in the meeting [see Page 15].

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22. ORAL COMMUNICATIONS

22a. Councilman Applegate noted that on the northeast corner of Maple Avenue and 226th Street there are trees on private property that have overgrown to the extent that they are blocking the public sidewalk. Street Superintendent Garcia indicated that his department will follow through.

22b. Councilman Applegate requested that staff review the current practice of contractors placing identifying markings ["construction graffiti"] on pavement, light standards, etc. which are then left in place after completion of the project. A report will be forthcoming from the City Manager's office regarding the handling of this of this problem.

22c. Councilwoman Hardison shared a photograph of a collection of signs in the Yukon Territory which included a sign from the Torrance Public Library.

22d. Councilman Nakano commented on the on-going problem of use of the Wilson Park parking lot for the sale of privately-owned automobiles. Staff to follow through.

22e. Mayor Geissert, echoed by Councilwoman Hardison, requested that staff look into modifying the Code to require a Precise Plan for flag lots [see Agenda Item 15c, Pages 6-8]. City Manager Jackson indicated that this will be explored and returned to Council.

22f. Mayor Geissert commented on recent correspondence from the Mayor of Inglewood regarding the location for the Medal of Valor Luncheon.

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23. EXECUTIVE SESSION

23a. EXECUTIVE SESSION MATTERS

The City Council/Redevelopment Agency having remained in joint session [see Page 14], Mayor/Chairwoman Geissert read the following statement into the record relative to City Council-related matters.

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 People of the State of California vs. Mobil Oil Corporation, et al., Los Angeles Superior Court Case No. C 719953;
- Potential litigation with Gillig Corporation;
- Pending litigation entitled Ruth E. Totes v. City of Torrance, et al., Los Angeles Superior Court Case No. SWC 107662.

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

At 8:47 p.m., the City Council/Redevelopment Agency of the City of Torrance recessed to closed session, returning at 10:16 p.m.

City Attorney Nelson recommended that the City Council concur with the City Attorney's recommendation in the case of Ruth E. Totes v. City of Torrance, et al., Los Angeles Superior Court Case No. SWC 107662.

Councilman Applegate MOVED to concur with the above stated recommendation of the City Attorney. His motion was seconded by Councilman Mock and roll call vote was unanimously favorable.

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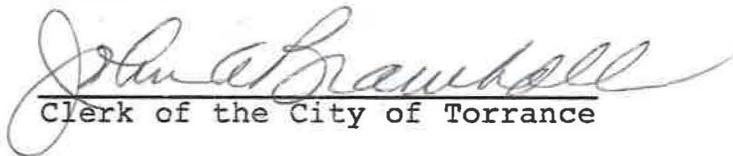
24. ADJOURNMENT

At 10:19 p.m., this meeting of the City Council was formally adjourned to Tuesday, August 7, 1990, 5:30 p.m.

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Mayor of the City of Torrance

ATTEST:

  
\_\_\_\_\_  
Clerk of the City of Torrance

Peggy Laverty  
Minute Secretary

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