

I N D E X

City Council - October 21, 1980

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Adjournment at 8:43 p.m., in memory of Christine Cripe.

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Peggy Laverty
Minute Secretary

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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, October 21, 1980, at 5:30 p.m., in the Council Chambers, Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Brown, Geissert, Rossberg, and Mayor Armstrong. Councilman Walker arrived at 5:50 p.m.
Absent: Councilman Wilson.

Also present: City Manager Ferraro and Staff representatives.

3. FLAG SALUTE:

Mrs. Liz Rojas led in the salute to the flag.

4. INVOCATION:

Reverent Bill Norton, South Bay Baptist Church, provided the invocation.

* * *

Mayor Armstrong requested that adjournment of this meeting be in memory of Christine Cripe.

* * *

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of September 16, 1980, as recorded. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable (Councilmen Walker and Wilson absent).

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6. MOTION TO WAIVE FURTHER READING:

Councilman Applegate moved that after the City Clerk has assigned a number and read title to any resolution or ordinance on tonight's agenda, the further reading thereof be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilmen Walker and Wilson absent).

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

8. COMMUNITY MATTERS:8a. RESOLUTION Commending the City of Gardena:RESOLUTION NO. 80-227

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE COMMENDING THE CITY OF GARDENA UPON
THE CELEBRATION OF ITS 50TH ANNIVERSARY

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 80-227. Her motion, seconded by Councilman Applegate, was unanimously approved by roll call vote (Councilmen Walker and Wilson absent).

9. LIBRARY/PARK AND RECREATION MATTERS:9a. RECOMMENDATION OF DIRECTOR OF PARK AND RECREATION:

That the Torrance City Council confirm the appointments of the 10 members to the 1980-1981 Torrance Youth Council and officially swear in all the members.

Mayor Armstrong announced the appointment of the following members to the 1980-1981 Torrance Youth Council:

Robert Barrett - South High School
Lisa Caprioglio - Torrance High School
Patty Edrich - West Torrance High School
Brad Hardison - Torrance High School
Lily Nozaki - El Camino Jr. College
Unju Paik - West Torrance High School
Tim Pappas - Member at large
Chris Rauschenbach - Member at large
Tom Roberts - El Camino Junior College
Mike Willens - South Torrance High School

MOTION: Councilman Rossberg moved that the above named individuals be confirmed as members of the 1980-1981 Torrance Youth Council. His motion, seconded by Councilman Applegate, carried unanimously (Absent: Councilmen Walker and Wilson).

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Those members present at this meeting were then duly sworn in by Deputy City Clerk Babb.

9b. RESOLUTION endorsing and supporting SB 624:

RESOLUTION NO. 80-231

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ENDORSING AND SUPPORTING SB 624, THE CALIFORNIA PARKLANDS ACT OF 1980, WHICH WILL APPEAR ON THE NOVEMBER 1980 BALLOT AS PROPOSITION I

MOTION: Councilman Brown moved adoption of Resolution No. 80-231. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote (Councilmen Walker and Wilson absent).

9c. REHABILITATION of Victor E. Benstead Plunge:

RECOMMENDATION OF PARK AND RECREATION AND BUILDING AND SAFETY DEPARTMENTS:

The Park and Recreation Department and the Building and Safety Department recommend hiring Dakon Engineering to prepare plans and specifications for the rehabilitation as discussed in the report, excluding the domestic plumbing in the bathhouse, at a cost not to exceed \$15,000. Park and Recreation Department recommends appropriating the \$15,000 from the Park and Recreation Facilities Fund.

Desired clarification and expansion were provided by Director of Park and Recreation Barnett and by Building and Safety Director McKinnon.

MOTION: Councilwoman Geissert moved to concur with the above stated Staff recommendation. Her motion, seconded by Councilman Brown, was unanimously approved by roll call vote (Councilman Wilson absent).

12. PLANNING AND ZONING MATTERS:

12a. SHORT TERM HOUSING STRATEGY:

RECOMMENDATION:

The Planning Department recommends that the City Council adopt the resolution initiating Alternative B because of its greater utility in achieving the program objective.

Mayor Armstrong suggested that, for purposes of flexibility, both resolutions be adopted. Planning Associate Bihn concurred in this approach.

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RESOLUTION NO. 80-232

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE URGING THE LEGISLATURE TO ADOPT AN AMENDMENT TO SECTION 30213 OF THE PUBLIC RESOURCES CODE TO LIMIT THE AUTHORITY OF REGIONAL COASTAL COMMISSIONS, AND THE COASTAL COMMISSION IN THEIR REVIEW AND APPROVAL OF LOCAL COASTAL PROGRAMS

MOTION: Councilwoman Geissert moved for adoption of Resolution No. 80-232. Her motion, seconded by Councilman Brown, carried unanimously by roll call vote (Councilman Wilson absent).

RESOLUTION NO. 80-233

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE URGING THE LEGISLATURE TO ADOPT AN AMENDMENT TO SECTION 30512 OF THE PUBLIC RESOURCES CODE TO LIMIT THE AUTHORITY OF REGIONAL COASTAL COMMISSIONS, AND THE COASTAL COMMISSION IN THEIR REVIEW AND APPROVAL OF LOCAL COASTAL PROGRAMS

MOTION: Councilwoman Geissert moved for adoption of Resolution No. 80-233. This motion, seconded by Councilman Brown, was unanimously approved by roll call vote (Councilman Wilson absent).

12b. SECTION 8 HOUSING ASSISTANCE:RECOMMENDATION:

The Planning Director and the City Manager recommend the immediate implementation of the Section 8 Existing Housing Assistance Payments Program Project which comprises a portion of the City's short-range Workable Housing Strategy Plan under the specific title of "Continuity of Existing Housing Programs". This recommendation involves approval of the attached resolution authorizing the execution of an annual contribution for 158 units of additional Section 8 Existing Housing Assistance Payments Program Authority, and staff direction to immediately return the documents to HUD for processing.

RESOLUTION NO. 80-191

RESOLUTION AUTHORIZING EXECUTION OF SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAM REVISED MASTER SECTION 8 ANNUAL CONTRIBUTIONS CONTRACT NO. SE 549 INCLUDING PROJECT NUMBER CA16-E121-003 AND PROVIDING FOR THE DEPOSIT OF MONIES PURSUANT TO A GENERAL DEPOSITARY AGREEMENT

MOTION: Councilman Brown moved for the adoption of Resolution No. 80-191. His motion was seconded by Councilwoman Geissert, and roll call vote proved unanimously favorable (Councilman Wilson absent).

Councilman Rossberg requested that the Council be furnished with appropriate statistical data pertaining to this program some three months hence.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

13a. ESTABLISHMENT of an Ad Hoc Energy Advisory Committee with appropriate RESOLUTION:

RECOMMENDATION OF DIRECTOR OF BUILDING AND SAFETY:

It is recommended that your Honorable Body adopt the attached proposed resolution and authorize staff to take the following action:

Form an Ad Hoc Energy Committee composed of

Two technical people who have expertise in solar and other alternative energy fields.

A structural engineer from the Building and Safety Department.

A staff member from the Planning Department.

A staff member from the Environmental Division of the Building and Safety Department to serve as staff to the Board.

Process the guidelines through the Environmental Quality and Energy Conservation Commission, Planning Commission and City Council for review, input and acceptance.

Terminate the Committee after acceptance of its work by Council.

Building and Safety Director McKinnon provided desired staff clarification, and advised that members of the TEQECC are in full support of this recommendation.

RESOLUTION NO. 80-234

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE ESTABLISHING AN AD HOC ENERGY
ADVISORY COMMITTEE

MOTION: Councilman Brown moved for adoption of Resolution No. 80-234. His motion, seconded by Councilwoman Geissert, carried unanimously by roll call vote (Councilman Wilson absent).

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14. PERSONNEL MATTERS:

- 14a. REQUEST FOR ADOPTION of new class specification for Workers' Compensation Claims Examiner with Staff and Civil Service Commission recommendation for approval.

Held until October 28, 1980, per request of Personnel Services.

- 14b. REQUEST FOR ADOPTION of revised class specification for Duplicating Equipment Operator with Staff and Civil Service Commission recommendation for approval.

RECOMMENDATION:

It is the recommendation of the Civil Service Commission and staff that your Honorable Body concur in and adopt the revised class specification of Duplicating Equipment Operator.

MOTION: Councilman Brown moved to concur with the above stated Staff recommendation. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote (Councilman Wilson absent).

15. HEARINGS:

- 15a. CUP 80-40 AND TT 40333, ALBERT BENARDO: Appeal of Planning Commission denial to allow the conversion of six units to condominium ownership and the construction of a three unit condominium development, located at 23901-11 Arlington Avenue and 2212 239th Street. Planning Commission recommends denial, Planning Department recommends approval.

An Affidavit of Publication was presented by Deputy City Clerk Babb, and it was ordered filed, there being no objection.

Mayor Armstrong announced that this was the time and place for the subject public hearing, and following Staff clarification by Planning Associate Woodward, invited comments from the audience.

Mr. Albert Benardo, 25900 South Oak, Lomita, described the amenities to be provided on the newly acquired lot to the west of the existing units, amenities which will benefit those existing six units, as well as the proposed new units. Councilwoman Geissert expressed some concern regarding the "tying in" of the two developments for optimum use of the recreation facilities, etc. by all units. The proponent noted concurrence with all conditions.

Mr. Ralph Arceri, original developer of the six units, requested denial of the subject request, noting that his request for condominium conversion on this property was denied approximately one year ago for reasons that the project did not meet present standards as to open space, density, and visitor parking.

There being no further audience comments, Councilwoman Geissert moved to close the hearing; seconded by Councilman Brown, and unanimously approved by roll call vote (Councilman Wilson absent).

MOTION: Councilman Walker moved to concur with the Planning Department recommendation to grant the appeal and approve the project, subject to conditions. The motion was seconded by Councilman Brown.

Prior to roll call vote, Councilman Brown noted his opinion that the acquisition of additional open space would be justification for "bending" on the issue of tandem parking, a particular concern to the Planning Commission.

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

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

RESOLUTION NO. 80-235

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW THE CONVERSION OF SIX UNITS TO CONDOMINIUM OWNERSHIP AND THE CONSTRUCTION OF A THREE UNIT CONDOMINIUM DEVELOPMENT IN THE R-P ZONE ON PROPERTY LOCATED AT 23901-11 ARLINGTON AVENUE AND 2212 - 239TH STREET
CUP 80-40, ALBERT BENARDO

MOTION: Councilman Walker moved for the adoption of Resolution No. 80-235. His motion was seconded by Councilman Brown, and carried as shown below:

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

15b. CUP 80-39 AND D 80-16, KENNETH J. HUDSON: Appeal of Planning Commission denial of a Conditional Use Permit and a Division of Lot to allow the construction of a four unit condominium at 2108 Lincoln Avenue, and RESOLUTION pertaining thereto. Planning Commission recommends denial of the project. Planning Department recommends approval of the project.

An Affidavit of Publication was presented by Deputy City Clerk Babb, and it was ordered filed, there being no objection.

Mayor Armstrong announced that this was the time and place for the subject public hearing, and invited audience comments.

Mr. Kenneth Hudson, 5103 Cadison Street, briefly described his project, and requested deletion of Condition #3, pertaining to tenant relocation, inasmuch as his tenant rented the premise with the full understanding of the subject proposal. Planning Associate Woodward affirmed that she had seen a letter signed by the tenant to this effect.

Discussion turned to tenant relocation specifications set forth in the Condominium Conversion Ordinance, it being requested by Councilman Rossberg that, if the ordinance provides for a relocation plan requirement only on multiple units, it be revised to cover single units, as well.

Councilman Applegate noted his concurrence with the landlord/tenant agreement in this particular case, it apparently having been entered into freely by both parties with the full knowledge that the rental would be a temporary situation; he would, however, not wish the ordinance to provide a loophole for such an agreement to become part of a rental agreement for apartments.

Further audience comments were invited. There being no response, Councilman Walker moved to close the hearing; seconded by Councilman Brown, and unanimously carried by roll call vote (Councilman Wilson absent).

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

RESOLUTION NO. 80-236

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A FOUR UNIT CONDOMINIUM AT 2108 LINCOLN AVENUE; CUP 80-39, KENNETH J. HUDSON

MOTION: Councilman Walker moved adoption of Resolution No. 80-236, with the exclusion of Staff Condition #3. His motion was seconded by Councilman Applegate, and carried by way of the following roll call vote:

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

Mayor Armstrong directed the City Attorney's office to follow up on the concerns above expressed by Councilmen Applegate and Rossberg, with a report to return to the Council.

* * *

15c. CUP 80-42 AND D 80-19, CAROLE WAGNER: Appeal of Planning denial of Conditional Use Permit and Division of Lot to allow the demolition of a five unit apartment building and the construction of a six unit condominium on property located at 336 Paseo de la Playa. Proponent requests continuance to Council meeting of November 18, 1980.

An Affidavit of Publication was presented by Deputy City Clerk Babb, and it was ordered filed, there being no objection.

Mayor Armstrong announced that this was the time and place for the subject public hearing, and inquired if anyone wished to be heard. There was no response.

MOTION: Councilman Rossberg moved to continue Item #15c. to November 18, 1980, a 5:30 meeting. His motion was seconded by Councilwoman Geissert, and carried unanimously, there being no objection (Councilman Wilson absent).

* * *

Deputy City Attorney Quale requested an Executive Session prior to Council consideration of the next agenda item, due to possible litigation.

At 6:30 p.m., the Council recessed to an Executive Session, returning to its regular agenda at 7:40 p.m.

* * *

15d. PP 80-29, SHERMAN W. COHEN: Appeal of Planning Commission approval of a Precise Plan of Development to allow the installation of seven or eight solar panels at a thirty-six degree slope in the Hillside Overlay District at 3843 Bluff Street. Planning Commission recommends approval of project. Planning Department recommends denial of project and approval of appeal.

An Affidavit of Publication was presented by Deputy City Clerk Babb, and it was ordered filed, there being no objection.

Mayor Armstrong announced that this was the time and place for the subject public hearing, and, following brief Staff clarification by Planning Associate Woodward, invited comments from the audience.

First to speak was Mr. Harry Henrickson, 3828 Bluff Street, who reiterated his previously expressed concerns, and requested reversal of the Planning Commission recommendation for approval of the subject project. Mr. Henrickson submitted copies of petitions supporting his position (of official record). This speaker requested that, if this project is approved, it be approved with the solar panels not to extend above the existing roof line.

Mr. Sherman Cohen, 3843 Bluff Street, presented substantial technical data in support of his solar pannel installations, and, in the course of his remarks, suggested that the City of Torrance needs legislation to adapt the Hillside Ordinance to the Solar Rights Act. Mr. Cohen requested that the requirement of a street tree on his property be waived as this would eventually grow to block his solar system and further block Mr. Henrickson's view.

Following discussion, it was suggested by Councilman Rossberg that this matter be held to allow further exploration and inquiry in an effort to reach an amicable solution between all parties involved. Councilman Brown recommended that representatives from the Planning and Building and Safety Departments of the City meet with Messrs. Cohen and Henrickson in an effort to arrive at a technically feasible solution.

MOTION: Councilman Rossberg moved to continue Item #15d. to November 18, 1980, a 5:30 meeting, in order to allow further efforts at reaching a compromise in the factors involved in this case. His motion was seconded by Councilman Walker, and roll call vote proved unanimously favorable (Councilman Wilson absent).

Further action was taken as reflected below:

MOTION: Councilman Rossberg moved that the City refund the \$50.00 deposit paid by Mr. Cohen for installation of a street tree. His motion was seconded by Councilman Walker, and carried unanimously by roll call vote (Councilman Wilson absent).

17. ADMINISTRATIVE MATTERS:

17a. RESOLUTION supporting Proposition A on the November ballot which would add one-half cent to the Sales Tax to be used exclusively for transit purposes with Department of Transportation Recommendation for adoption.

At the request of Mayor Armstrong, Deputy City Clerk Babb assigned a number and read title to the following; however, this resolution WAS NOT ADOPTED.

RESOLUTION NO. 80-237

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF TORRANCE SUPPORTING A
1/2 CENT INCREASE IN THE SALES TAX
IN LOS ANGELES COUNTY FOR EXCLUSIVELY
TRANSIT PURPOSES

to Council discussion ensued, there being general opposition expressed /the proposed one-half cent sales tax increase, and the following action was taken:

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MOTION: Councilman Walker moved to DENY Staff's recommendation for approval of the subject resolution supporting Proposition A. His motion, seconded by Councilman Applegate, carried unanimously (Councilman Wilson absent).

Councilman Applegate requested that a resolution in opposition to Proposition A, be returned to the Council next week.

20. CONSENT CALENDAR:

20a. RELEASE OF SUBDIVISION BONDS - Tract No. 32886.

<u>Type</u>	<u>Bond No.</u>	<u>Amount</u>
Performance	7SM170445	\$151,000
Payment	7SM170445	75,000
Inspection	7SM170446	4,600

RECOMMENDATION OF CITY ENGINEER:

That the subject bonds be released.

20b. FISCAL MATTER - LIBRARY

RECOMMENDATION OF CITY LIBRARIAN:

As stipulated in the requirements for MURL status, the fund of \$3,107.00 be deposited in the 1520 Account for purchase of materials in the areas cited below:

Art
 Automobile - maintenance and repair
 Radio - maintenance and repair
 Television - maintenance and repair
 "Basic Vocabulary" books
 Business
 Foreign Language - Asian

20c. COUNCIL AWARD OF CONTRACT -

RE: PURCHASE OF BUDGETED MOTOROLA RADIO EQUIPMENT FOR THE FIRE DEPARTMENT
 EXPENDITURE: \$7328.84

RECOMMENDATION OF FINANCE DIRECTOR/FIRE CHIEF:

It is recommended that inasmuch as we can attain our maximum discount by purchasing off the Los Angeles County Agreement, that Your Honorable Body approve of this purchase using Los Angeles County's contract pricing and award a contract for equipment to the Motorola Communications and Electronics Company in the total amount of \$7328.84, including tax.

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20d. COUNCIL AWARD OF ANNUAL CONTRACT -
 RE: PURCHASE OF ASPHALT - PLANT MIX
 REF. BID NO. B80-69
 EXPENDITURE: \$472,185.50

RECOMMENDATION OF PURCHASING SUPERVISOR/STREET MAINT. SUPT.

It is recommended that Council accept the low bid submitted by Blue Diamond Materials (a division of Sully Miller) for the required asphalt materials and award them an annual contract in the total amount of \$472,185.50 including tax.

20e. COUNCIL AWARD OF ANNUAL CONTRACTS -
 RE: 1) CRUSHED ROCK-AGGREGATE BASE-
 PLASTER SAND (BID NO. B80-70)
 EXPENDITURE: \$73,953.00
 2) PROCESSED MISCELLANEOUS BASE MATERIAL
 (BID NO. B80-68)
 EXPENDITURE: \$44,520.00

RECOMMENDATION OF PURCHASING SUPERVISOR/STREET MAINT. SUPT.

It is recommended that Council award the following contracts:

1. CRUSHED ROCK-AGGREGATE BASE-PLASTER SAND

Recommend an award be made to the Conrock Company for the specified items who bid firm prices for a 12-month contract in the total amount of \$73,953.00 including tax.

2. PROCESSED MISCELLANEOUS BASE MATERIAL

Recommend an award be made to the Blue Diamond Materials Company for the base material who bid firm prices for a 12-month contract in the total amount of \$44,520.00 including tax.

MOTION: Councilman Brown moved to concur with Staff recommendations on Agenda Items 20a, 20b, 20c, 20d, and 20e. His motion was seconded by Councilman Applegate, and roll call vote proved unanimously favorable (Councilman Wilson absent).

* * *

The hour being 8:35 p.m., the Council recessed and reconvened as the Redevelopment Agency, returning to the Council Agenda at 8:36 p.m.

* * *

22. ORAL COMMUNICATIONS:

22a. Assistant to the City Manager Payne requested a motion of the Council to appropriate \$100,000, from the General Fund for acquisition of the Beeman property. Councilman Applegate SO MOVED; seconded by Councilman Walker, and unanimously carried by roll call vote (Councilman Wilson absent).

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22b. Councilman Applegate requested that the City take a position, or state "no position" on the offshore airport matter -- Staff to make a recommendation in this regard next week.

22c. Councilman Rossberg requested a follow-up on the problem behind Shery High School -- report to be available next week.

22d. Mayor Armstrong advised of receipt of correspondence from Mrs. Harrison pertaining to a fundraiser on October 28th for injured boxer, Johnny Owen.

22e. Mayor Armstrong inquired regarding the status of the Pacific Electric building, and requested that alternatives to razing the building be explored.

At 8:43 p.m., the meeting was adjourned in memory of Christine Cripe.

#

Peggy Laverty
Minute Secretary

13.

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Sherie L. Nelson, City Clerk



Mayor of the City of Torrance