

I N D E XCity Council - January 4, 1983

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Ava Cripe
Minute SecretaryCity Council
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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, January 4, 1983, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Geissert, Rossberg, Walker, Wilson, Wirth and Mayor Armstrong.

Absent: None.

Also present: City Manager Designate Jackson and Staff representatives.

3. FLAG SALUTE:

Mr. Jack LeResche led in the salute to the flag.

4. INVOCATION:

Father George Detor, St. Andrews Episcopal Church, gave the invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of November 30, 1982, as recorded. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

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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 Councilman Rossberg, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

8. COMMUNITY MATTERS:

- 8a. RESOLUTION commending Sonia Anderson on receiving the 1982 CALTAC Award for outstanding service to libraries.

RESOLUTION NO. 83-2

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE COMMENDING SONIA ANDERSON
ON RECEIVING THE 1982 CALTAC AWARD FOR OUT-
STANDING SERVICE TO LIBRARIES

Councilman Wilson moved for the adoption of Resolution No. 83-2. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

On behalf of the Library Commission, Chairman Mary Cooper expressed their pride in this recognition of Mrs. Anderson, their nominee for the CALTAC Award.

Formal presentation of this plaque of commendation was made by Mayor Armstrong and Councilman Wirth, with grateful acceptance by Mrs. Anderson.

13. ENVIRONMENTAL/BUILDING & SAFETY MATTERS:

- 13a. REASSIGNMENT OF THE DUTIES OF THE CITIZENS' ADVISORY COMMITTEE ON AIRPORT NOISE (CACAN):

RECOMMENDATION:

The Building and Safety and Transportation Departments
RECOMMEND:

1. That the Citizens' Advisory Committee on Airport Noise be discontinued in January, 1983;
2. That all Airport related issues and expanded duties be assumed by the Airport Commission; and
3. That CACAN members be invited to apply for Airport Commission membership.

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MOTION: Councilman Wilson moved to concur with the above stated Staff recommendation. His motion was seconded by Councilman Applegate.

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

Mr. John LeResche, 3634 West 228th Street, indicated his preference that the duties of CACAN be assigned to the Environmental Quality and Energy Conservation Commission.

Mrs. Lenore Johnson, 23059A Nadine Circle, representing the Civic Affairs Committee at New Horizons, stated that it is their hope that the Council will continue to have the noise abatement matters handled by the Environmental Quality staff.

It was confirmed by Environmental Quality Administrator McElroy that Environmental Quality staff members will attend the Airport Commission meetings.

Roll call vote on the motion to concur with the recommendation of the Building and Safety and Transportation Departments was unanimously favorable.

14. PERSONNEL MATTERS:

14a. RESOLUTION appointing LeRoy J. Jackson as City Manager of the City of Torrance.

RESOLUTION NO. 83-1

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPOINTING LeROY J.
JACKSON AS CITY MANAGER OF THE CITY OF
TORRANCE

Councilman Wilson moved for the adoption of Resolution No. 83-1. His motion, seconded by Councilman Rossberg, was unanimously approved by roll call vote.

Mayor Armstrong, on behalf of the Council and all present, extended warm congratulations to City Manager Jackson and wished him every success.

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15. HEARINGS:

- 15a. CONTINUED SECOND PUBLIC HEARING - First Quarter Budget Review for Fiscal Year 1982-83 and the Capital Improvement Budget Proposals and Use of Federal Revenue Sharing Funds.

Mayor Armstrong announced that this was the time and place for the Continued Second Public Hearing re: Capital Improvement Budget and use of 1982-83 Federal Revenue Sharing Funds.

Affidavit of Publication was presented by City Clerk Babb. Councilman Applegate moved to receive and file same. The motion was seconded by Councilwoman Geissert. There were no objections, and it was so ordered.

Mayor Armstrong then inquired if anyone wished to be heard. There was no response.

Councilman Applegate moved that the hearing be closed. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

MOTION: Councilman Wilson moved to concur with the recommendations of the Finance and Governmental Operations Committee:

That there be an appropriation of \$5,000 for the Sister City program from the General Fund Reserve for Contingencies to host the Japanese delegation;

That there be reallocation of certain capital improvement funds;

The adoption of the 1982-83 Capital Improvement Budget using \$1,968,741 Federal Revenue Sharing funds and \$52,000 Park and Recreation Facilities funds for a total of \$2,020,741.

The motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

- 15b. PCR 82-5, CUP 82-55, PIZZA TIME THEATRE, INC. (KLAUS TABAR). Appeal of Planning Commission Denial of a Planning Commission Review and Conditional Use Permit to allow the upgrading of an existing shopping center, and to allow the operation of a restaurant in the shopping center with on-premise beer and wine sales and an arcade in the C-2 Zone at 16918-20 Prairie Avenue. THE PLANNING DEPARTMENT RECOMMENDS APPROVAL OF THIS REQUEST, AND THE PLANNING COMMISSION RECOMMENDS DENIAL OF THIS REQUEST.

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

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(Noted was correspondence in support of the proposed project from Ms. Ann L. Lebertie, 3915 West 170th Street, also signed by R.M. McCutcheon, 16916 Cordary Avenue.)

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

Mr. Lester Greenberg, 717 North Hillcrest Road, Beverly Hills, president of corporation which owns the subject shopping center, urged that the Council approve the request of Pizza Time Theatre to operate in this center. The operation has been thoroughly investigated, per Mr. Greenberg, and should be an asset and credit to the community. Unsuccessful experiences with markets and the urgent need for an attractive major tenant were also reviewed by Mr. Greenberg who also noted the long past-due need to remodel the shopping center. The remodeling plans were delineated by this speaker, as were meetings with neighborhood residents and resultant cooperation and good will.

The proponent, Mr. Klaus Tabar, described the current successful "track record" of Pizza Time Theatre operations at various locations. This is a "theme entertainment restaurant," according to Mr. Tabar, and the varied aspects of this establishment were described at length.

Other speakers were:

Mr. Thomas Groh (?), 16822 Thornburgh: Has no objection to a pizza restaurant; however, he is opposed to a video arcade under the guise of a pizza restaurant.

Mr. Dick Birch, 3922 Thornburgh Place, President, Thornburgh Homeowners Association: This Association is opposed to the issuance of a permit for the proposed use, for the reason that the Alondra Shopping Center is a neighborhood shopping center, and the proposed plan will attract people from a wide area; traffic, noise and trash problems will be increased; there is already a large number of beer and wine taverns in the area; etc. The main concern and objection of this group are the video games -- also, an establishment serving beer and wine does not seem to be a "children's playland," in the opinion of Mr. Birch.

Mr. Lewis Dubin, 3910 West 171st Street: There are countless problems already in evidence in Torrance; the decision and basic responsibility, in the event of further problems with this operation, belong to the Council.

Mr. Theodore Massey, 16925 Prairie Avenue: Reported on current problems at this apartment house location, and predicted these problems would increase with customers at this pizza place trying to use the apartment parking lot and swimming pool.

Mrs. Linda Rubley, 26308 Eshelman Avenue, Lomita: Expressed approval of the Chuck E. Cheese operation, based on her personal experiences with her five-year-old son.

Mr. Lombardi, 5923 Armago Springs Road, Rancho Palos Verdes: Is in favor of the Chuck E. Cheese restaurant, based on his personal observation of the Huntington Beach operation.

Mr. Ed Drattleman, 3944 West Thornburgh Place: He is not opposed to a Chuck E. Cheese operation -- present activities in the parking lot at the shopping center (dumping of rubbish, etc.) are most undesirable.

Ms. Betty Stovall, 23206 Los Codona: Chuck E. Cheese would be an asset to the shopping center and to the City of Torrance -- also, as an elementary school teacher, she is acquainted with the positive aspects of the operation. Letters of support from students, Brownie's, teachers, etc. were presented the Council by Ms. Stovall.

Ms. Myrtle Huffmeyer, 23701 South Western Avenue: A great grandmother who deemed Chuck E. Cheese a wonderful place for children

Ms. Barbara Storm, 508 24th Place, Hermosa Beach: Is in favor of opening a Chuck E. Cheese place in this area -- she is very tired of driving to Garden Grove! -- this restaurant is a family fun center and a good environment for children. A petition bearing signatures of support was presented by Ms. Storm.

Ms. Charlene Heather, 17008 Faysmith: Recently visited a Chuck E. Cheese operation and thoroughly enjoyed it -- it is family oriented and is not a "teenager hangout."

Mr. Jerry Ray, 16920 Cordary: Is in favor of improving the shopping center by way of Chuck E. Cheese.

Mr. Leon Granoff, 3949 Thornburgh Place: This will definitely be an improvement to the community and enhance property values.

Mr. Jeff Millican, 16915 Cordary: Is in favor of the project -- he would prefer that there not be a walkway via Cordary to the development.

Ms. Gladys Holt, 16838 Thornburgh Avenue: Is in favor of improving the shopping center area, but does not believe that Chuck E. Cheese will accomplish that.

Mr. Dave Parker, 2076 West 230th Street: Recommended approval of the requested project.

Mr. Ed Dinkleman, 16829 Thornburgh: He is not opposed to Chuck E. Cheese, but he is opposed to the video games.

Mr. Larry Toolcarr (?), 24239 Los Codona, project architect: Displayed a model of the proposed development and described the ultimate appearance of same.

The last speaker was Mrs. Myra Perry, 16818 Thornburgh Avenue, who has no objection to Chuck E. Cheese restaurants, but does not want one in her back yard nor does she want video games in this area.

The importance of adherence to conditions imposed was reviewed by Councilman Rossberg, as were the rights of review and revocation via the Conditional Use Permit process. Mr. Tabar confirmed his understanding of this, as did Mr. Greenberg who again noted their thorough investigation of the proposed operation.

There being no one else who wished to be heard, Councilman Applegate moved that the hearing be closed. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

It was the comment of Councilman Walker that, in his opinion, the Chuck E. Cheese concept of food service, entertainment, and "family gathering," is outstanding. He supports the Planning Department's recommendation for approval; however, he is not in favor of access from Cordary Avenue -- the center must stand on its own.

MOTION: Councilman Walker moved to concur with the recommendation of the Planning Department for approval of the subject request, with the exception that there be no access from Cordary Avenue. The motion was seconded by Councilman Wirth.

Prior to roll call vote, Councilman Wilson stated that there is no question about the need to upgrade the shopping center, but the problems will not be corrected by a Chuck E. Cheese operation. Safety, traffic, noise, the close proximity of the residential neighborhood, etc. are areas of deep concern to Dr. Wilson, and he will oppose the motion.

Of concern to Councilman Applegate was the fact that the City does not have an unlimited capacity to go out and police the many different operations within its boundaries -- also noted was the prohibitive cost of enforcement activities. Mr. Applegate also questioned the possibility of inadequate parking, in view of the large number of video games plus pizza patrons -- in his opinion, this is an arcade rather than a pizza restaurant. It was acknowledged by Councilman Applegate that he and his sons would likely use the facility, if approved, "but I would not want to live next door to it, and that's my concern with the people who are here tonight."

Councilwoman Geissert commented on the shabby appearance of the shopping center and the desperate need for upgrading, and indicated "mixed emotions" in this matter. Mrs. Geissert then stated that she would support the motion on the condition that the Conditional Use Permit be granted for a period of three years, with automatic review by the Planning Commission and the City Council.

Council discussion was directed to the matter of review -- annual review by Staff was favored by Councilman Walker, the maker of the motion; he would not favor confinement of the subject request to such a short period of time.

Councilman Wilson indicated concurrence with the three-year period for the Conditional Use Permit, and offered the following AMENDMENT TO THE MAIN MOTION: That there be a three-year periodic automatic review of this project, same to be brought forward to the City Council for review.

The AMENDED MOTION was seconded by Councilwoman Geissert, BUT FAILED TO CARRY, with roll call vote as follows:

AYES: COUNCILMEMBERS: Geissert, Wilson.
NOES: COUNCILMEMBERS: Applegate, Rossberg, Walker,
Wirth; Mayor Armstrong.

The MAIN MOTION, as above stated by Councilman Walker CARRIED, with roll call vote as follows:

AYES: COUNCILMEMBERS: Geissert, Rossberg, Walker,
Wirth; Mayor Armstrong.
NOES: COUNCILMEMBERS: Applegate, Wilson.

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

RESOLUTION NO. 83-3

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A PIZZA RESTAURANT WITH BEER AND WINE AND FAMILY ENTERTAINMENT, INCLUDING 87 GAMES (56 VIDEO, 13 KIDDIE RIDES, 18 ARCADE) AND UPGRADING OF AN EXISTING SHOPPING CENTER IN THE C-2 ZONE AT 16918-20 PRAIRIE AVENUE

CUP 82-55: PIZZA TIME THEATRE, INC.
(KLAUS TABAR)

(Note: Condition #7 modified to state: "That parkway trees, sidewalk, paving and radius curbs on Cordary Avenue shall be installed and a wall shall be constructed to prevent both pedestrian and vehicular access between Cordary Avenue and the shopping center.")

Councilman Walker moved for the adoption of Resolution No. 83-3, as above modified. His motion was seconded by Councilman Wirth, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Geissert, Rossberg, Walker,
Wirth; Mayor Armstrong.
NOES: COUNCILMEMBERS: Applegate, Wilson.

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The hour being 7:30 P.M., Mayor Armstrong ordered a ten-minute recess.

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15c. PP 80-38, PONDEROSA HOMES (George R. Putnam, Senior Vice President) - CONTINUED HEARING - Request from the Planning Department for approval of a Precise Plan of Development to construct 37 single-family residences in the Hillside Overlay District in the R-1 zone at 25600 Crenshaw Boulevard (Hillside School Site). THE PLANNING DEPARTMENT RECOMMENDS APPROVAL OF THE CURRENT REQUEST.

Mayor Armstrong announced that this was the time and place for the subject Continued Hearing, and reviewed the past history of this case. Staff presentation was provided by Building and Safety Director Grippo.

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Representing Ponderosa Homes, Mr. Dick Munsell stated that they have reviewed the Staff report and will answer any questions.

Comments from the audience were then invited by Mayor Armstrong. Speakers were:

Mr. E.C. Welch, 2413 Faircross: Commented on concerns expressed in his communication of January 3, 1983 (of record) -- impact on property value, view blockage, etc. Mr. Welch also pointed out problems presented by a trailer now located on his property and his inability to remove same.

Mr. Allen Scott, 25718 Crest Road: Discussed the view obstruction which will occur and the adverse effect on his property.

Mr. John Dere, 2650 Brian Avenue: Elaborated on past problems involving drainage at the subject site, and questioned who will be responsible for maintaining the drainage ditch. (It was clarified by Building and Safety Director Grippo that the ditch belongs to the ^{future} property owners but the City would be able to cite the owners for necessary maintenance work.)

Ms. Grabowski (?), 2417 Faircross Street: Inquired as to the status of the school walk adjacent to her house -- Staff will research this matter.

There being no one else who wished to be heard, Councilman Applegate moved that the hearing be closed. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

Council discussion ensued -- the matter of view blockage and solutions therefor (relocation of house on lot, altered roof lines, etc.) was reviewed at length. Further input from Mr. Mansell was desired; Councilman Applegate MOVED to reopen the hearing. The motion was seconded by Councilwoman Geissert; there were no objections, and it was so ordered.

Mr. Mansell advised, in response to questions posed by the Council, that in some cases the lots might be moved a little closer to the street; these are basically "production houses," and it is difficult to "customize" them. It was the request of Mr. Mansell that the Council accept Staff's position -- if for some reason this cannot be done, then act on those houses which are acceptable in order that construction may proceed, and efforts to work out any remaining problems be continued.

There was further input from Mr. Mansell regarding the absence of single-story homes, lowered pads, view blockage concerns and extensive efforts to alleviate same, etc.

Mr. Welch returned to reiterate his opinion that he will have a substantial view loss -- he will abide by the Hillside Ordinance but does want his rights protected. Mr. Mansell indicated, at Councilwoman Geissert's question, that he will work with Mr. Welch in the matter of the trapped trailer.

There being no one else who wished to be heard, Councilman Walker moved that the hearing be closed. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

Council discussion resumed and the problems surrounding this development were acknowledged. It was stated by Councilman Applegate that, in his opinion, the Council has given the proponent every possible opportunity to mitigate, noting that there are no single-story homes in the project; further, a person's view, regardless of its span, is important to that person.

Councilman Applegate thereupon MOVED TO DENY PP 80-38. The motion was seconded by Councilman Rossberg.

It was the recommendation of City Attorney Remelmeyer that it would be better to approve the Precise Plan, exempting those lots which are questionable. Councilman Applegate agreed to follow the advice of the City Attorney, it being his desire that the City be in the best possible position. Council action is reflected below:

MOTION: Councilman Applegate moved to approve PP 80-38, with the exception of Lots 11, 12, 27, 28, 29 and 32 -- these six lots to be put to further study, to be returned on January 18th.

At this point City Attorney Remelmeyer asked Mr. Mansell what impact the above action would have on the tract development. It was the response of Mr. Mansell that the approval of all but the above noted six lots is essential; restudy of the six lots is acceptable.

The motion was seconded by Councilman Rossberg.

It was specifically pointed out by Councilwoman Geissert that "further study" means that the lots are to be studied

for the purpose of lowering roof-lines, relocating on the lots, etc., rather than just going through an exercise.

Added by Councilman Applegate was that the possibility of building only single-story homes on the excepted six lots be considered as what is necessary to eliminate the view impairment.

Roll call vote on Councilman Applegate's motion was unanimously favorable.

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The hour being 8:50 P.M. the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 8:51 P.M.

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17. ADMINISTRATIVE MATTERS:17a. EXECUTIVE SESSION re: Litigation.

See Page 14.

20. CONSENT CALENDAR:20a. AWARD OF CONTRACT - Street Improvements in Six Locations (B82-79).RECOMMENDATION OF CITY ENGINEER:

That the contract be awarded to Nobest, Inc. and Nodland R.L. and all other bids be rejected.

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the City Engineer. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

22. ORAL COMMUNICATIONS:

22a. City Manager Designate Jackson extended best wishes to the Council and Staff members for a Happy New Year. These good wishes were likewise extended by the Mayor and City Council.

22b. Councilman Applegate requested a progress report re: the Yukon Avenue underpass.

22c. Councilwoman Geissert congratulated the Rose Float Association on its prize-winning float -- all present joined in these congratulations.

22d. Councilman Rossberg commended City Clerk Babb on her manner of notification to Commissioners.

22e. Councilman Rossberg and Mayor Armstrong noted recent letter from Congressman Lundgren wherein Hollywood Riviera was made a city; correction was requested.

22f. Councilman Rossberg extended good wishes to retiring City Manager Ferraro and to new City Manager Jackson -- this was unanimously concurred in by all present.

22g. Councilman Walker reported on his recent attendance at the Inauguration in Sacramento -- "an interesting experience."

22h. Councilman Wilson commended the added efforts of the Department of Transportation and the Parks and Recreation

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Department and all others involved in making the Rose Parade and Rose Float construction such a memorable occasion.

Specifically noted by Director of Transportation Horkay was the outstanding contribution of the Garage Department for the good working order of the buses.

22i. Mayor Armstrong requested that Staff prepare a map of newly formed Congressional Districts for Torrance.

22j. Mrs. Georgean Griswold expressed appreciation to the City Council and to Staff for all the support provided relative to the Rose Float Association.

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17a. EXECUTIVE SESSION:

At 8:55 P.M. the Council recessed for an Executive Session, returning at 9:05 P.M. to take the following action:

MOTION: Councilman Applegate moved to concur with the following recommendations of the City Attorney:

(1) In the case of Transitional Living Center, to pay the sum of \$9,650.00 -- \$225.00 in costs -- a total of \$9,875.00 -- the money to come from the General Fund Reserve for Contingencies.

(2) In the case of Gladys Sanders vs. the City of Torrance, that the sum of \$8,000 be paid to the plaintiff in accordance with the City Attorney's recommendations; and

(3) In the case of James W. Dodt vs. the City of Torrance, that the previous payment approved be rescinded and substituted therefor a payment in the total amount of \$8,183.95, consisting of a judgment of \$6,500.00, plus costs of \$1,683.95.

The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

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The meeting was regularly adjourned at 9:10 P.M.

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Ava Cripe
Minute Secretary

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Mayor of the City of Torrance


City Clerk of the City of Torrance