

I N D E X

SPECIAL MEETING

City Council - February 25, 1983

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Ava Cripe
Minute Secretary

City Council
Special Meeting
February 25, 1983

February 25, 1983

MINUTES OF A SPECIAL MEETING
OF THE TORRANCE CITY COUNCIL

The Torrance City Council convened in a Special Meeting on Friday, February 25, 1983, at 3:30 P.M. in the Council Chambers at Torrance City Hall.

1. ROLL CALL:

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

Absent: None.

Also present: City Manager Jackson and Staff representatives.

2. PURPOSE OF SPECIAL MEETING:

The Special Meeting was convened to consider the following item:

FINAL TRACT NO. 40273

Subdivider: Grace Dodson/Valco Construction
Engineer: Westco Engineering and Surveying
Location: 3668 Newton Street
No. of Lots: 1 (Condominium Development)

RECOMMENDATION OF CITY ENGINEER/PLANNING DIRECTOR:

That Final Tract Map No. 40273 be approved.

Mayor Armstrong announced that this was the time and place for the Special Meeting, convened in accordance with terms of the City Charter, to consider the above item.

MOTION: Councilman Applegate moved to concur with the Staff recommendation for approval of Final Tract Map No. 40273. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

The meeting was regularly adjourned at 3:34 P.M.

* * * * *

Ava Cripe
Minute Secretary

City Council
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February 25, 1983


Mayor of the City of Torrance


City Clerk of the City of Torrance

I N D E XCity Council - March 1, 1983

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Ava Cripe
Minute Secretary

ii.

City Council
March 1, 1983

March 1, 1983

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, March 1, 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. It was necessary for Councilman Rossberg to leave the meeting at 7:05 P.M.

Absent: None.

Also present: City Manager Jackson and Staff representatives.

3. FLAG SALUTE:

Mr. Lawrence Gitscher led in the salute to the flag.

4. INVOCATION:

Reverend Marvin Rygh, Lutheran Church of the Resurrection, provided the invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

None available.

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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.

7. COUNCIL COMMITTEE MEETINGS:

Citizen Development:
March 9th - 4:00 P.M.

8. COMMUNITY MATTERS:8a. PRESENTATION OF PLAQUE to Lawrence A. Gitschier.

Mayor Armstrong presented a plaque of appreciation to Mr. Lawrence A. Gitschier -- a tribute to his dedicated service on the Senior Citizens Council and to his untiring community efforts. There was grateful acceptance by Mr. Gitschier.

8b. PRESENTATION OF PLAQUE to James E. Pierson.

In recognition of his representation, on behalf of the City, on the Metropolitan Cooperative Library System Lay Advisory Board, Mr. James E. Pierson was presented a plaque of appreciation for this substantial community contribution. Mr. Pierson expressed his gratitude and praised the Library staff.

8c. PRESENTATION OF COMMUNITY SERVICE AWARDS TO RETIRED COMMISSIONERS.

See Page 8.

8d. PRESENTATION TO BUS OPERATOR RALPH ROGERS.

The "Driver of the Year" Award was presented Bus Operator Ralph Rogers by Mayor Armstrong, with the congratulations and best wishes of the Council.

- 8e. PROCLAMATION - "Youth for Understanding Week"-
March 1-5, 1983.

So proclaimed by Mayor Armstrong.

- 8f. PROCLAMATION - "Employ the Older Worker Week"

Withdrawn.

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With much pleasure, Mayor Armstrong announced the birth of Lindsay Rebecca Progen -- proud parents are Planning Associate Tom and Sandy (former City employee) Progen. Lindsay Rebecca entered the Progen world on Sunday, February 20, 1983, weighing 7 lbs., 11 ozs., 19½ inches long; with light red hair and blue eyes. All present joined in congratulations and best wishes to this happy family.

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10. TRANSPORTATION/PUBLIC WORKS MATTERS:

- 10a. RESOLUTION re: Right-of-Way Acquisition - Crenshaw Boulevard - Maricopa Street to Carson Street.

RESOLUTION NO. 83-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING PAYMENT FOR STREET EASEMENTS ON CRENSHAW BOULEVARD BETWEEN MARICOPA STREET AND CARSON STREET

Councilman Wilson moved for the adoption of Resolution No. 83-39. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

- 10b. RESOLUTION re: Amendment to UMTA Grant No. CA-03-0208-1.

RESOLUTION NO. 83-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE DIRECTOR OF TRANSPORTATION TO FILE AN AMENDMENT TO GRANT NO. CA-03-0208-1 WITH THE URBAN MASS TRANSPORTATION ADMINISTRATION FOR ADDITIONAL EQUIPMENT AND RELATED COSTS FOR TORRANCE'S TRANSIT OPERATIONS AND MAINTENANCE FACILITY

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Councilwoman Geissert moved for adoption of Resolution No. 83-40. Her motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

- 13a. RESOLUTION opposing Senate Bill 142 (Ellis) effecting Local Control of Outdoor Advertising.

RESOLUTION NO. 83-41

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE OPPOSING PASSAGE OF
SENATE BILL 142 (ELLIS) CONCERNING
STATE PREEMPTION OF CITY CONTROL OF
BILLBOARDS AND OTHER SIGNS

Councilwoman Geissert moved for the adoption of Resolution No. 83-41. Her motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

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The hour being 5:50 P.M., the Council convened in Joint Session with the Redevelopment Agency to consider the following:

3. COMMUNICATIONS AND OTHER BUSINESS:

A. USE OF PROPERTY AT 1318 EL PRADO.

RECOMMENDATION:

The Redevelopment Staff recommends consideration of acquisition of the property at 1318 El Prado for City parking, with the potential use of Redevelopment Agency funds available in the Downtown Project Account. Consideration for acquisition would include: Appraisal of the property and study of alternatives to outright purchase, such as leasing the property, or creating a second parking assessment district. If your Honorable Body concurs with this recommendation, you will also wish to continue the Joint Redevelopment Agency/Council hearing on CUP 82-37.

Staff presentation was provided by Planning Associate Progen.

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Formal action was held, pending consideration of the following items:

Considered in Joint Session:

Agency Item 4a:

Council Item 15a:

CUP 82-37, ALTER DEVELOPMENT COMPANY (Gerald L. Alter, President): Joint Public Hearing of a request for approval of a Conditional Use Permit to allow the construction of a two-story residential/commercial building with ground floor parking in the Downtown Redevelopment Project Area in the C-2 zone at 1318 El Prado Avenue. THE PLANNING COMMISSION RECOMMENDS APPROVAL OF THIS REQUEST. THE PLANNING DEPARTMENT RECOMMENDS DENIAL.

Proof of Publication was presented by 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 Joint Public Hearing, and, following Staff presentation by Planning Associate Woodward, invited comments from the audience.

Mr. George Kurtz, 3812 Sepulveda Boulevard, representing Mr. Charles Rippey, Jr., first confirmed that he had been advised regarding Item 3a - Use of property at 1318 El Prado for Parking, and then indicated his desire to address the problems as one matter. It was then stated by Mr. Kurtz that, first of all, what is proposed in this project is a proper use, pursuant to the City's development standards and review procedures for the downtown area; appropriate sections of these standards were cited by Mr. Kurtz. It was pointed out that the project will provide its own parking -- no parking problems will be created.

Of particular concern to Mr. Kurtz is the fact that, per case law in the State of California, in effect, raising the issue of acquiring the property now for a parking development for the Redevelopment Agency puts the City squarely in the area of now having declared an inverse condemnation of the property. One of the problems before the City, per Mr. Kurtz, is the need to come to a decision quickly as to whether or not it is desired to acquire the subject property as a condemnation procedure and not hold up a project which has gone as far as the subject project (i.e. approved by the Planning Commission and appealed by the City Manager primarily for the reason of a parking problem supposedly created by this project). Mr. Kurtz then approached rendering on display to further delineate his position that this is an improper action by the City, specifically noting that the City has other public parking areas in Downtown Torrance.

- Continuing, Mr. Kurtz reviewed the matter of delaying the project, stated that the proponent had applied for the Conditional Use Permit on July 28, 1982; it was heard by the Planning Commission approximately six months later, with the Commission approving the project -- now the City Manager has appealed the case, basically on the parking situation. It was next pointed out by Mr. Kurtz that the subject property is a buildable lot, what is proposed is a permitted use, and there is a need for new housing in Downtown Torrance. Quoted by this speaker was the comment from the Redevelopment Agency's 1981-82 Annual Report: "Since project funding is extremely limited, the Agency continues to rely heavily on private rehabilitation in efforts to rehabilitate the Downtown area." Next noted by Mr. Kurtz in further reference to the Annual Report (Page 10) re: measures that can be employed to make the most of available funds, there is nothing to indicate that there is a desire of the Agency to spend any money to acquire public parking. It was added by Mr. Kurtz that "you certainly don't need to acquire it for the benefit, basically, of an adjoining property owner who could have acquired the property if it presented a problem for the business."

Discussion ensued. Desired clarification was provided regarding market parking arrangements; Downtown Torrance parking needs; inverse condemnation (City Attorney Remelmeyer indicated that this is a serious consideration which requires considerable study, adding that, in his opinion, there is no problem of inverse condemnation if this matter is continued to give the Staff an opportunity to study same); past history of property ownership; etc.

Current parking inadequacies were reviewed by Councilman Applegate; these inadequacies center around the subject property, in his opinion. City Attorney review of the possibility that the public might have acquired the property by way of unrestricted use was requested by Mr. Applegate. (Recent court action in this regard was cited by Mr. Kurtz.)

Mr. John Alter, 2305 Torrance Boulevard, responded to questions posed relative to building access, alley direction, etc. -- Mr. Alter stated that they have provided the best arrangement available under the present circumstances.

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

Further comments were forthcoming from Agency/Council members. It was stated by Mayor Armstrong that the parking problem is "just there" -- to say that this project can be created in a site commonly allowing for 40 spaces, reducing that substantially less, "is just something that we can't forget." Mr. Rossberg concurred in concerns expressed regarding parking, acknowledging, however, that there is merit to the proposed project; more input from Staff was desired.

Councilwoman Geissert likewise affirmed that there "is a severe parking problem in the old Downtown area, and that is probably the single-most important deterrent to investment in that area and to redevelopment of the area, private redevelopment."

MOTION: Councilwoman Geissert moved that this matter be held until March 29, 1983 at 5:30 P.M. so that the Legal Department may provide their input on the various aspects of the situation discussed at this meeting, including inverse condemnation -- also, that there be more specific information from the Planning and Transportation Departments. The motion was seconded by Councilman Wirth.

There were further comments prior to roll call vote on the motion. Councilman Walker stated that, in his opinion, the Alter Development Company has done an outstanding job in bringing development to the Downtown area -- however, he shares the concerns expressed re: parking in this area, and has a further concern regarding the design submitted on this project as related to ingress and egress routes off the alley. Councilman Applegate added that the proposal submitted could be beyond the maximum -- that "cubicle space" is being created above a commercial area in an overall area with problems.

Roll call vote on Councilwoman Geissert's motion was unanimously favorable.

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The Joint Session was regularly adjourned at 6:50 P.M., and the Council resumed its regular agenda order.

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The Council now returned to:

8. COMMUNITY MATTERS:

8c. PRESENTATION OF COMMUNITY SERVICE AWARDS to retiring Commissioners.

Mayor Armstrong expressed the gratitude of the Council and the community for their dedicated service in the presentation of Community Service Awards to the following retiring Commissioners:

David Cargan	Water Commission
Kenneth M. Garcelon	Airport Commission
Vivienne Jay	Human Resources Commission
Matthew Pastell	Environmental Quality and Energy Conservation Commission
Alice Sargent	Library Commission
Jack Salling	Civil Service Commission

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The hour being 7:05 P.M. a 5-minute recess was ordered by Mayor Armstrong. (Councilman Rossberg left the meeting at this time.)

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The regular agenda order was resumed.

15. HEARINGS (Cont.)

15b. RESOLUTION authorizing an amendment to Urban Mass Transportation Grant CA-03-0244 deleting the retrofit of two buses with wheelchair lifts.

RESOLUTION NO. 83-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE DIRECTOR OF TRANSPORTATION TO FILE AN AMENDMENT TO GRANT NO. CA-03-0244 WITH THE URBAN MASS TRANSPORTATION ADMINISTRATION DELETING WHEELCHAIR LIFE RETROFITTING FROM THE PROJECT

Mayor Armstrong announced that this was the time and place for a public hearing in the matter of an amendment to the Urban Mass Transportation Grant deleting wheelchair lift retrofitting from the project.

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It was noted by Director of Transportation Horkay that CAPH supports this matter.

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

Councilman Applegate moved that the hearing be closed. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Rossberg absent).

MOTION: Councilman Applegate moved for the adoption of Resolution No. 83-42. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Rossberg absent).

17. ADMINISTRATIVE MATTERS:

17a. RESOLUTION re: Full Analysis of Landfill in City Yard.

RESOLUTION NO. 83-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN AGREEMENT BETWEEN THE CITY AND BCL ASSOCIATES, INC., FOR THE PERFORMANCE OF CERTAIN SOILS TESTING AT A FORMER WASTE DISPOSAL SITE, INSTALLATION OF MONITORING EQUIPMENT AND PREPARATION OF A REPORT, AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THE SAID AGREEMENT ON BEHALF OF THE CITY

Councilman Applegate moved for the adoption of Resolution No. 83-43. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Rossberg absent).

17b. EXECUTIVE SESSION re: Litigation.

See Page 12.

20. CONSENT CALENDAR:

20a. RELEASE OF BONDS - Tract No. 37671.

Subdivider: Arlington Association, Ltd.
Wilcraft Development Inc.
(Donald H. Wilson, Jr., President)
Engineer: Olson Surveying Services
Location: 2724 Arlington Avenue
No. of Lots: One

RECOMMENDATION OF CITY ENGINEER:
That the subject bonds be released.

- 20b. RELEASE OF BONDS - Tract No. 39418.
Subdivider: George Krikorian
Engineer: Winchell Engineering
Location: 2540 Carson Street, 1700-28 Elm,
1701-29 Date
No. of Lots: One

RECOMMENDATION OF CITY ENGINEER:
That the subject bonds be released.

- 20c. AWARD OF CONTRACT - To furnish Annual Requirements of Crushed Aggregate Base (Per Standard Specification for Public Works Construction, Section 200.2.2) Ref. Bid No. B83-07
Anticipated Expenditure: \$128,652.00

RECOMMENDATION OF PURCHASING AGENT/BUYER:
That Council award a contract to the low bidder, Blue Sky Material of Baldwin Park, for the City's annual requirements of crushed aggregate base (per Section 200.2.2 of Standard Specifications for Public Works construction) in the anticipated amount of \$128,652.00 including tax.

- 20d. AWARD OF CONTRACT - To Replace Defective Traffic Signal Loop Detectors at Various Sites within the City. Ref. Bid No. B83-08
Expenditure: \$7,578.24

RECOMMENDATION OF PURCHASING AGENT/BUYER:
That Council award a contract for the replacement of the defective Traffic Signal Loops to the low bidder, Signal Maintenance Company of Anaheim, in the amount of \$7,578.24 including tax.

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

22. ORAL COMMUNICATIONS:

22a. Capital Projects Administrator McKinnon first announced that Group W Cable TV will commence underground construction on Monday, March 7th. Mr. McKinnon then presented Group W's request that they be permitted to use Wilson Park as a storage site; approval has been recommended by the Land

Management Team, the City Manager and the Parks and Recreation Department for a period of three months at an appropriate rent. The lease amendment will be returned to the Council in the immediate future, per Mr. McKinnon.

MOTION: Councilman Walker moved to grant the above request, subject rental to be for a 3-month period at a rental rate of \$1500 per month. The motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Rossberg absent).

22b. City Manager Jackson reported on recent storm activities and the roles played by affected City departments. An update was provided by Street Superintendent Garcia.

There was an added comment by City Attorney Remelmeyer regarding the substantial progress made by the City of Torrance in achieving high quality drainage and flood control arrangements since his first introduction to the City in 1955.

22c. Councilman Applegate requested Staff review of a recent oil spill near Sunnyglen Park, with a report back on what occurred and possible remedial steps.

22d. Councilwoman Geissert commended all responsible for the recent successful Kashiwa Sister City delegation visit -- the Council concurred in this praise. It was the request of Councilman Wilson that letters of appreciation go forward to officers of the Sister City Association.

22e. Councilwoman Geissert expressed approval of efforts re: Victor Precinct sump recycling center, noting the interest of the Youth Council in assisting in cleanup activities.

22f. Councilwoman Geissert noted her attendance at a recent meeting pertaining to setting up Farmers Markets, and requested Staff review of such a concept for the Downtown area, including a public survey to determine interest in same.

22g. Councilwoman Geissert reviewed her recent visit to a Loma Linda senior citizen housing project -- Staff review of similar housing for the City of Torrance was requested by Mrs. Geissert.

22h. Councilman Wilson requested Staff investigation re: complaint of Mrs. Peggy Doll relative to signs posted on Vista del Sol.

22i. Councilman Wirth noted request of Board of Supervisors that Torrance support a resolution favoring increases in tax on cigarettes and alcohol -- Mr. Wirth recommended that the Council comply with this request.

It was the consensus of the Council that there be further Staff input on this matter, and that it be returned as a regular agenda item.

22j. Councilman Wirth commended City employees for their outstanding efforts during recent rain storms.

22k. Mayor Armstrong regretfully noted that former Fire Battalion Chief John Agapito has had a heart attack -- Fire Chief DeYoung will keep the Council informed.

22l. Mayor Armstrong requested that there be some form of recognition, for display while on duty, for Bus Operator Ralph Rogers, "Driver of the Year."

22m. Mayor Armstrong reported on communications with South Bay Cities Association relative to the South Bay Trolley -- it is hoped that Torrance representatives will be able to speak to this matter at the next meeting of the Association.

22n. Ms. Shirley Turner, 23216 Juniper Avenue, expressed appreciation to the City for its repair of the 235th and Crenshaw Sump. Ms. Turner then pointed out the number of Harbor Freeway underpasses which are flooded; these problems are related to the constant concrete development of open lands which would absorb the water.

22o. Ms. Kay White pointed out communication from Carlisle Hall, Center for Law in the Public Interest. which stated, in effect, that the STOP initiative would not effect a taking or inverse condemnation, etc. -- this letter went to City Attorney Remelmeyer, and would be of interest to the entire Council. Mr. Remelmeyer indicated that he would provide such copies for the Council; his final report is a few weeks away from completion.

17b. EXECUTIVE SESSION.

At 7:55 P.M. the Council recessed for an Executive Session, returning at 8:50 P.M. No action was taken.

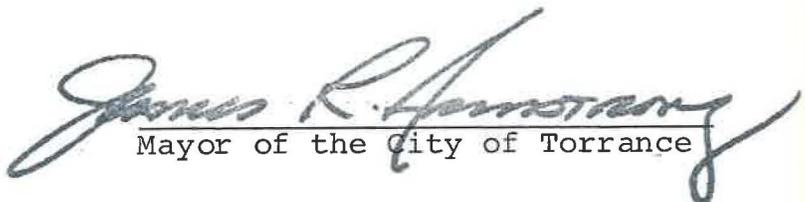
At 8:51 Councilman Wilson moved to adjourn to Tuesday, March 15, 1983, at 5:30 P.M. The motion was seconded by Councilman Applegate. There were no objections, and it was so ordered.

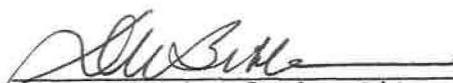
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Ava Cripe
Minute Secretary

12.

City Council
March 1, 1983


Mayor of the City of Torrance


City Clerk of the City of Torrance