

I N D E XCity Council - May 3, 1983

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Ava Cripe  
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, May 3, 1983, at 5:40 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 Jackson and Staff representatives.

3. FLAG SALUTE:

Mr. Harvey Horwich led in the salute to the flag.

4. INVOCATION:

Reverend Bill Norton, South Bay Baptist Church, gave the invocation.

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of April 5, 1983 and April 12, 1983. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

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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:

Citizens Development:  
May 4th at 4:00 P.M.

ARMED FORCES DAY:  
May 21, 1983  
10K Run - 8:00 A.M.  
Parade - 1:00 P.M.

8. COMMUNITY MATTERS:

- 8a. RESOLUTION commending Robert Collins - Recipient of the Distinguished Good Scout Award.

RESOLUTION NO. 83-63

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE COMMENDING ROBERT COLLINS  
FOR HIS PARTICIPATION WITH THE BOY SCOUTS  
WHICH LED TO HIS BEING SELECTED TO RECEIVE  
THE DISTINGUISHED GOOD SCOUT AWARD

Councilman Wilson moved for the adoption of Resolution No. 83-63. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

- 8b. RECOGNITION OF CHARLOTTE McDONOGH -Recipient of the Older American Award.

Mayor Armstrong, on behalf of the Council, presented a plaque to Ms. Charlotte McDonogh, a recipient of the Older American Award -- warm congratulations were extended by all present.

- 8c. RECOGNITION OF C.I.F. CO-SOCCER CHAMPIONS FROM BISHOP MONTGOMERY HIGH SCHOOL.

Letters of recognition were present members of the Bishop Montgomery High School Soccer Team by Mayor Armstrong, in recognition of their achievement as C.I.F. Co-Soccer Champions.

- 8d. PROCLAMATION - "Deaf Awareness Month" - May, 1983.
- 8e. PROCLAMATION - "Nursing Home Week" - May 8-14, 1983.
- 8f. PROCLAMATION - "Older Americans Month" - May, 1983.
- 8g. PROCLAMATION - "Child Passenger Safety Week" -  
May 7-14, 1983.

So proclaimed by Mayor Armstrong.

9. LIBRARY/PARKS AND RECREATION MATTERS:

- 9a. OLD FASHIONED FOURTH OF JULY CELEBRATION AND FIREWORKS DISPLAY AT WILSON PARK.

RECOMMENDATION OF DIRECTOR OF PARKS AND RECREATION:

That your Honorable Body authorize the continuance of the Old Fashioned Fourth of July Celebration and Fireworks Display, appropriate \$13,185 from Unappropriated Reserves for the cost of the fireworks display and the cost of the community celebration, and direct Staff to proceed with the necessary planning and bid process.

Staff is also asking your Honorable Body for direction as to whether or not the Council wishes to have this program resubmitted as a green sheet item or placed in the Operating Budget as an on-going activity.

MOTION: Councilman Applegate moved to authorize continuance of the Old Fashioned Fourth of July Celebration and Fireworks Display, appropriate \$13,185 from Unappropriated Reserves, and direct Staff to proceed with necessary planning and bid process. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

MOTION: Councilwoman Geissert moved that the Old Fashioned Fourth of July Celebration and Fireworks Display be placed in the Operating Budget as an ongoing activity. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

- 9b. JOSLYN CENTER MASTER PLAN.

DECISION ALTERNATIVES:

- A. Approve Master Plan and move ahead on entire project.

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- B. Approve the Master Plan and build the project in phases beginning with the arts and crafts facilities and cable television studio.
- C. Approve Master Plan and move ahead on cable television studio, leaving arts and crafts facilities and theater to later phase.

RECOMMENDATION:

The Theater and Arts Center Team recommends your adoption of the Master Site Plan prepared and presented by H. Wendell Mounce A.I.A. and Associates. (The Parks and Recreation Commission and Fine Arts Commission concur in this recommendation.)

The Staff Team further recommends that your Honorable Body authorize them to move ahead on a new architectural agreement to complete project design and develop construction bid documents.

Based on the City's capital financing constraints and the desirability of seeking outside funding sources for a theater foundation, the Team further recommends that your Honorable Body authorize the design and construction of the project as described under Alternative B, and direct Staff to move ahead in developing fund-raising strategies.

CITY MANAGER'S NOTE:

Should the City Council select Alternative B, construction cost would be approximately 8.3 million dollars for Phase One and 5.8 million dollars for Phase Two (1983 dollars).

Formal presentations were made by Architects Wendell Mounce, Jack Paz, and Jack Berry; Administrative Assistant McClain also provided an in-depth report on the proposed project.

Representing the Parks and Recreation Commission and Fine Arts Commission Ad Hoc Committee, Mr. Harvey Horwich stated their request that the Council give consideration to making this project a single-phase development -- "This project represents the final development of our Civic Center site. Not only does it need to be done, but it needs to be done in a manner which will reflect the pride we all share in our City. The advantages are clearly stated in the proposal. This approach is faster, and, therefore, represents a significant financial saving to the City. And, finally, it insures a complete and integrated final development of our Civic Center. We respectfully request that you reaffirm your commitment to this entire project and approve Plan A."

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Council discussion ensued and desired clarification was provided.

It was the comment of Councilman Walker that this is the right time to move forward on this project -- having made the decision to build the theatre and the art center, it would be wrong to attempt to piecemeal the construction.

Councilman Applegate stated that from the very beginning he has supported the concept and the development of a Master Plan for the Civic Center -- however, he is concerned re: the matter of "1983 dollars," in that these are dollars which probably should have been committed at an earlier date, noting that the realistic cost at this stage of the game is more likely \$15 million dollars, a very substantial sum of money.

Current governmental financial problems were next reviewed by Councilman Applegate -- also reviewed were: (1) proposed length of time for use of facilities; (2) projections re: external uses; (3) revenue forecasts; (4) fund-raising abilities; (5) financial priorities in the City for sorely needed improvements; etc.

In conclusion, Councilman Applegate stated that he would support Alternative C for the reason that the time is now for the cable, the commitment has been made -- he believes in "pay as you go;" the City should not be over-encumbered for the sake of future Councils, future residents, and the future itself.

Councilman Wirth acknowledged the responsibility for the above needs expressed by Councilman Applegate, but one of those needs is cultural enrichment -- the proposed project will enrich the community and desired financial support will be forthcoming. Mr. Wirth indicated that he favored Alternative A.

It was stated by Councilwoman Geissert that this project is a needed "missing link" in this community where the standard of living is very high. Mrs. Geissert favors Alternative A, noting a need to make an effort to reduce the total cost figure.

Councilman Rossberg was of the opinion that the proposed project is most worthwhile and one that the will make the residents very proud -- there is, however, a need to review the funding options. Mr. Rossberg will support Alternative C, with a "positive approach" and determined attitude re: fund-raising.

Councilman Wilson reviewed pending capital improvement projects, sources of funding, cost of subject project, etc. Dr. Wilson reaffirmed his support of the concept now before the Council, but indicated a desire for more information re: costs of both proposed capital improvements and the subject development. At this point, Councilman Wilson favors Alternative A over Alternative C, subject to receipt of additional information.

MOTION: Councilman Walker moved to concur with Alternative A. The motion was seconded by Councilman Wirth.

A SUBSTITUTE MOTION was offered by Councilman Applegate: That the City acquire the services of a professional, outside consultant for the purpose of authenticating the need and surveying and determining, by appropriate means, the potential use and opportunity; as well as validating the ability of the City to support the costs of construction (more than likely two separate firms). The substitute motion was seconded by Councilman Rossberg.

Council discussion ensued regarding overall aspects of financing, consultant's role, etc.

The SUBSTITUTE MOTION FAILED TO CARRY, with roll call vote as follows:

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

The MAIN MOTION, to concur with Alternative A, carried, with roll call vote as follows:

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

(\*Following discussion, Councilman Rossberg changed his vote to "yes," with the understanding that Alternative A approves the Master Plan, gives a "go ahead" for the project, with financing options yet to be resolved and the matter returned to the Council.)

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Mr. George Brewster, representing Group W, requested clarification relative to the status of the cable TV studios. The following action was taken:

MOTION: Councilman Rossberg moved that the City go ahead with the priority on the cable TV studio and "fast track" same. The motion was seconded by Councilman Applegate.

It was the added comment of Councilman Rossberg that the funds from cable TV will, hopefully, first be used to pay off this commitment.

Councilman Rossberg's motion was unanimously approved by roll call vote. Councilwoman Geissert indicated that her affirmative vote was a hesitant one; the entire project should be considered.

It was the request of Councilman Applegate that Staff return with an explanation of what Alternative A is, laying out what they believe will be done, based upon the Council's decision this date -- also, details as to when Staff expects to be back to the Council for future decisions and what those decisions might be.

Administrative Assistant McClain confirmed his understanding of the above Council action in approving Alternative A: the motion approves the Master Plan; it directs the architect to go forward with the project under the concept of a one-phase project; it requires Staff to go forward with strategies for funding and financial aspects, coming back to the Council with input in this regard.

It was the request of Councilwoman Geissert that Staff report back on the financing of the cable TV studio.

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The hour being 8:10 P.M., Mayor Armstrong ordered a 10-minute recess.

\* \* \* \* \*

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

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

RESOLUTION NO. 83-78

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. 83-78. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

- 10b.
- RESOLUTION
- re: Agreement with Southern California Edison Company for Extension of Underground Electric Line to serve the Southwest Quadrant at the Torrance Municipal Airport.

RESOLUTION NO. 83-79

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO ACCEPT AND EXECUTE THAT CERTAIN AGREEMENT FROM THE SOUTHERN CALIFORNIA EDISON COMPANY FOR THE EXTENSION OF UNDERGROUND ELECTRIC LINE AT THE TORRANCE AIRPORT (AIRPORT DRIVE FROM MADISON STREET TO AERO WAY AND AERO WAY FROM PACIFIC COAST HIGHWAY TO AIRPORT DRIVE)

Councilman Wilson moved for the adoption of Resolution No. 83-79. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

12. PLANNING AND ZONING MATTERS:

- 12a.
- RESOLUTION
- re: Approval of Amendment to Property Rehabilitation Loan Agreement with Bank of America.

Supplemental material from Staff re: final modifications was specifically noted by the Council.

RESOLUTION NO. 83-80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE THAT

CERTAIN AGREEMENT AMENDING THE PROPERTY  
REHABILITATION LOAN AGREEMENT BETWEEN  
THE CITY OF TORRANCE AND BANK OF AMERICA  
NATIONAL TRUST AND SAVINGS ASSOCIATION

Councilwoman Geissert moved for the adoption of Resolution No. 83-80, as modified. Her motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

- 13a. RESOLUTION re: Award of Contract - Soil Grouting under Existing Concrete Apron at Front of City Hall.

RESOLUTION NO. 83-81

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE AWARDING A CONTRACT TO  
HUNT CONTRACTING COMPANY FOR SOIL GROUT-  
ING TO STABILIZE THE FILL SOIL AT THE  
FRONT OF CITY HALL

Councilwoman Geissert moved for the adoption of Resolution No. 83-81. Her motion was seconded by Councilman Wilson.

Prior to roll call vote on the motion, Mr. Ed Greene, 3205 Onrado, expressed his concerns in this matter -- is it possible that this subsidence has been caused by the continual change in the topography of the City due to secondary recovery oil operations? It was the response of Building and Safety Director Grippo that there is documentation from the soil engineers that it is uncertified fill against the basement wall which has subsided; this problem is unrelated to any waterflood project.

It was the direction of the Council that the City Attorney research the possibility of recourse against the original contractor.

Roll call vote on the motion to adopt Resolution No. 83-81 was unanimously favorable.

14. PERSONNEL MATTERS:

- 14a. Resolution opposing Senate Bill 778.

Withdrawn.

15. HEARINGS:

- 15a.
- PUBLIC HEARING
- re: FY 1984-88 Transportation Improvement Program and Short Range Transit Plan.

RECOMMENDATION:

The Department of Transportation recommends that your Honorable Body approve submittal of the FY 1984-88 Short Range Transit Plan and Transportation Improvement Program for the Torrance Transit System to the Los Angeles County Transportation Commission and the Southern California Association of Governments.

Affidavit 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 public hearing, and 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 Wilson, and roll call vote was unanimously favorable.

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

- 15b.
- CUP 82-59, TORRANCE RESIDENCE INN ASSOCIATES.

Administrative appeal of Planning Commission approval of a Conditional Use Permit for a residence inn in the C-5 and C-2 zones on property located at the north side of Torrance Boulevard, 300 feet east of Hawthorne Boulevard. THE PLANNING COMMISSION UNANIMOUSLY APPROVED THE PROJECT. THE PLANNING DEPARTMENT RECOMMENDS APPROVAL OF THE PROJECT WITH CONDITIONS.

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 public hearing, and inquired if anyone wished to be heard.

Planning Director Ferren advised that it is desired to add the following to Condition #30: "...Any future buyer of the property be put on notice that should there be a conversion to apartments, etc., it would have to be brought back before the City Council at that time." The

proponent has indicated concurrence with this stipulation, per Mr. Ferren.

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

**MOTION:** Councilman Applegate moved to concur with the recommendation of the Planning Commission/Department for approval of CUP 82-59, with conditions as modified; motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

RESOLUTION NO. 83-82

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A 249-ROOM INN COMPLEX THAT INCLUDES KITCHENS IN THE C-5 AND C-2 ZONES ON PROPERTY LOCATED ON THE NORTH SIDE OF TORRANCE BOULEVARD, 300 FEET EAST OF HAWTHORNE BOULEVARD - CUP 82-59 - TORRANCE RESIDENCE INN ASSOCIATES

Councilman Wilson moved for the adoption of Resolution No. 83-82, as above amended. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

17. ADMINISTRATIVE MATTERS:

17a. EXECUTIVE SESSION re: Litigation.

See Page 15.

17b. RESOLUTION re: Independent Auditor for 1982-83.

RESOLUTION NO. 83-83

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BY

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AND BETWEEN THE CITY OF TORRANCE AND  
PRICE WATERHOUSE FOR AUDITING SERVICES

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

- 17c. ORDINANCE re: Extension of Four Corners Pipe Line Franchise.

ORDINANCE NO. 3056

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXTENDING FOR SIX MONTHS THE TERM OF A PIPELINE FRANCHISE PREVIOUSLY GRANTED TO FOUR CORNERS PIPE LINE COMPANY BY ORDINANCE NO. 910 AND DECLARING THE PRESENCE OF AN EMERGENCY

Councilman Applegate moved for the adoption of Emergency Ordinance No. 3056 at its first and only reading. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

18. SECOND READING ORDINANCES:

- 18a. ORDINANCE NO. 3054.

ORDINANCE NO. 3054

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTIONS 14.20.1, 14.20.2, 14.20.3 and 14.20.4 OF THE MUNICIPAL CODE PROVIDING FOR APPOINTMENT OF PROBATIONARY EMPLOYEES

Councilwoman Geissert moved for the adoption of Ordinance No. 3054 at its second and final reading. Her motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

- 18b. ORDINANCE NO. 3055.

ORDINANCE NO. 3055

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING CERTAIN SECTIONS OF ARTICLE 1, CHAPTER 4, DIVISION 3, OF THE TORRANCE MUNICIPAL CODE DEALING WITH CHARITABLE SOLICITATIONS, AND REPEALING EMERGENCY ORDINANCE 3053

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Councilwoman Geissert moved for the adoption of Ordinance No. 3055 at its second and final reading. Her motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

20. CONSENT CALENDAR:

- 20a. NOTICE OF COMPLETION - Storm Drains in Three Locations: (B82-60)
- 1) Calle Mayor and Carlow Road
  - 2) Amie Avenue and 182nd Street
  - 3) Via El Chico east of Calle Mayor

RECOMMENDATION OF CITY ENGINEER:

That the work be accepted and final payment be made to the contractor, MLADEN BUNTICH CONSTRUCTION COMPANY.

- 20b. AWARD OF CONTRACT - Re: Purchase of Budgeted Replacement 1-3/4", 2-1/2" and 3-1/2" Fire Hose.  
Ref. Bid No. B83-18  
Expenditure: \$9,319.82

RECOMMENDATION:

It is the recommendation of Staff that Council accept the low responsive bid submitted by the Wardlaw Fire Equipment Company, and authorize awarding the contract to them for the required hose in the total bid amount of \$9,319.82, including tax.

MOTION: Councilman Applegate moved to concur with Staff recommendations on agenda items 20a and 20b. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

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The hour being 8:35 P.M. the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 8:36 P.M.

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22. ORAL COMMUNICATIONS:

22a. City Manager Jackson introduced newly appointed Cable TV Program Coordinator, Mr. Warren Carter — a warm welcome was extended by the Council and all present.

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22b. Councilwoman Geissert requested Staff investigate a hazardous situation on Pacific Coast Highway near Calle Mayor -- the chain link fence apparently does not go the entire length of the divider and is a dangerous situation for children in the area.

22c. Councilwoman Geissert noted the need to enforce safety seat laws -- material on this has been forwarded to Chief of Police Nash.

22c. Councilman Rossberg referred back to Item 14a re: S.B. 778 and its defeat which made the recommended action unnecessary. It was the request of Mr. Rossberg, concurred in by the Council, that Staff report back on how the legislators voted, with an appropriate letter going forward from the Mayor.

22d. Councilman Wirth noted excessive airplane noise this past weekend, and asked Staff to advise re: same.

22e. Councilman Wirth questioned the status of Airport Commission consideration re: touch-and-goes. An update was provided by Director of Transportation Horkay.

22f. Councilman Wirth expressed appreciation for recent informative Staff reports pertaining to (1) the Crossing Guard incident on Lomita Boulevard; and (2) lost Library books and files.

22g. Councilman Wirth noted the substantial report considered this date: "Transportation Improvement Program" (Item 15a), and requested that the names of the Staff members responsible for such fine efforts be given credit for same and that their names be included in future reports.

22h. Councilman Wirth expressed appreciation for the outstanding efforts in the YMCA fund-raising campaign, with specific praise for Councilman Applegate, among many others.

22i. Mayor Armstrong inquired as to the status of Sur La Brea Park development. Director of Building and Safety Grippo reported that the plans are with the architect and will soon be resubmitted. The Mayor requested that this matter be expedited.

22j. Mayor Armstrong requested the annual appropriate recognition for class Valedictorians in the graduating classes at Torrance high schools.

17a. EXECUTIVE SESSION:

At 8:45 P.M. the Council recessed for Executive Session, returning at 9:05 P.M. to take the following action:

MOTION: Councilman Walker moved to concur with the recommendation of the City Attorney in the matter of DON JA RAN Construction Company, Peerless Building Corporation, Martin L. Burke, James G. Burke et al as related to Torrance Beach, and appropriate the necessary monies therefor. The motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

ADJOURNMENT:

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

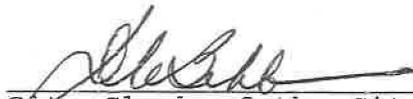
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Ava Cripe  
Minute Secretary

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Mayor of the City of Torrance

  
City Clerk of the City of Torrance