

I N D E X

City Council - August 30, 1983

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Ava Cripe
Minute Secretary

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MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a Regular Meeting on Tuesday, August 30, 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 Jackson and Staff representatives.

3. FLAG SALUTE:

Cable Television Administrator Warren Carter led in the salute to the flag.

4. INVOCATION:

Reverend Carroll Parker, First United Methodist Church, provided the invocation for the meeting.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of August 2, 1983, 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 Councilwoman Geissert, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEE MEETINGS.

None scheduled.

8. COMMUNITY MATTERS:8a. PROCLAMATION - "Union Label Week" -
September 5-10, 1983.

So proclaimed by Mayor Armstrong.

15. HEARINGS:

Considered together:

15a. CONSIDERATION OF THE PARK DEL AMO DEVELOPMENT PROJECT:
ZC 82-4, GPA 82-4, TT 42478, and a Development Agreement
submitted by Torrance Investment Company, a Joint Venture
Partnership of Santa Fe Towers Land Company, and CGW&A
(Curci, Glazer, Watt and Anderson).

THE PLANNING COMMISSION, by virtue of a tie vote,
DENIED THE PROJECT.

THE PARK DEL AMO EXECUTIVE TASK FORCE (STAFF) recommends
APPROVAL of the appeal of the Tentative Tract Map,
subject to conditions (Attachment 2); approval of the
Zone Change, subject to Development Standards
(Attachment 3); and approval of the General Plan
Amendment.

STAFF FURTHER RECOMMENDS that if the use of a
Development Agreement is approved (Attachment 6)
that the Agreement be referred to the City Manager
and the City Attorney for negotiation as to its
terms.

15b. PROPOSED DEVELOPMENT AGREEMENT FOR PARK DEL AMO
PROJECT:RECOMMENDATION OF CITY ATTORNEY/CITY MANAGER:

That the Council consider carefully each of the
Standards shown in YELLOW and determine whether

the City should be bound by those provisions for the life of the Agreement (if adopted). The Standards printed in TAN should be rejected at this time since they can be imposed on a case-by-case basis as each development phase comes to the Planning Commission for review and approval. The Standards shown in GREEN should be adopted, so that they are imposed on a project-wide basis from the beginning.

Mayor Armstrong announced that this was the time and place for the public hearing on the Park Del Amo Project, and reviewed the long background history in this matter, with note of the specific considerations before the Council at this time. Procedures to be followed in this hearing were outlined by the Mayor, following his confirmation that all members of the Council had read all the substantial material of record in this case.

Formal presentations were provided by Planning Director Ferren and Mr. Michael Oberst, representing the proponent, the Torrance Development Company, developer of Park Del Amo, 21515 Hawthorne Boulevard.

Mayor Armstrong then invited comments from the audience. Speakers were:

Mr. Sam Suitt, 1745 Maple Avenue, President, Friends of Madrona Marsh: The Friends endorse the terms of the Memorandum of Understanding between the Friends and the Torrance Investment Company regarding the proposed development; and, under those terms, the Friends do not oppose the development. It was specifically noted by Mr. Suitt that there is no intent in any way to intervene in the City Council's right to independently negotiate with the developers. Staff reports were reviewed at length by Mr. Suitt, disagreements were stated, with note of the strong feeling of the Friends that the deed restrictions be contained in the Agreement which will preserve the Marsh as a wild life nature habitat. Opposition to "phase dedication" was also indicated by Mr. Suitt.

Mr. Charles Post, 10880 Wilshire Boulevard, Los Angeles, attorney for the Friends of Madrona Marsh: Commented on the importance, from the Friends' point of view, of the dedication requirements, such dedication to be as a passive recreational area; the proposed development plan would protect the City against the growing value of the land and pressures for higher

density; and, finally, in the opinion of Mr. Post, it is a policy choice as to how the land will be developed and the proposed agreement would provide assurance for some ten years relative to preservation of the Marsh.

Mr. Lawrence Gitschier, 1303 Acacia: Expressed concerns regarding the absence of senior housing in the proposed project, increased traffic, maintenance of the Marsh land, etc.

Ms. Elizabeth Shaw, 24014 Janet Lane, Vice President, Friends of Madrona Marsh: Written material, of record, reflects their feelings regarding a nature park and what should be on the desired open space, including the establishment of a "Madrona Marsh Foundation;" water management, including a drainage sump; fencing; a salaried Park Naturalist, with the addition of a Groundskeeper at a later date; volunteer help; recommended planting, trails, observation structures; and an interpretative building, parking lot, and overpass access to the Marsh. The future role of the Friends of Madrona Marsh was also reviewed by Ms. Shaw.

Ms. Mary Dean, 3210 Merrill Drive, Apt. 27: Provided written material, of record -- her concerns regarding proposed cul-de-sac on Monterey Street were reiterated. City Attorney Remelmeyer advised that the disposition of Monterey Street will be determined at a later date.

Ms. Sue Herbers, 2264 -230th Street: Requested Council consideration of the traffic impacts in this matter as it relates to the entire City; the "guarded community" aspect of the project; the need for further information in the Environmental Impact Report, etc.

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

Council statements were as follows:

Mayor Armstrong: Reviewed the long-standing background history re: development of the subject property, noting that he had voted against the project as submitted in earlier form because of the extensive density, the need to address the open space provisions, etc. In the case of the project now before the Council, Mayor Armstrong

indicated that he was inclined to support same -- there has been considerable compromise on the part of the developer, a substantial scaling down of densities and enhancement of the open space. Support of the development agreement concept was also indicated by the Mayor--it has been "blessed" by the Legislature in terms of it being part of the law; long term contracts are not unknown to the City; and Staff is eminently qualified to prepare a contract with reliable protections for the City. Mayor Armstrong offered further support for acquisition of the Marsh land and the concept of passive recreation.

Councilman Wirth: Staff's concerns re: the Development Agreement were acknowledged; however, at this time, Mr. Wirth will accept the Development Agreement with a few minor modifications. Continuing, Councilman Wirth stated that the developers of this project have made some great concessions in matters of the size of the development; there will be mitigation of some of the impacts; and some open space has been granted -- they should be commended for that. Others, including the Friends of Madrona Marsh, have made concessions, per Mr. Wirth, and they should be equally commended for their actions -- now the Council must make some concessions, aided by the protection of the Development Agreement. It was the personal comment of Councilman Wirth that, while not a native of Torrance, "the girl I married grew up in this City, and, as a child, she played by marshes and fields that were full of flowers. Now we have children that are growing up in this City, and I want to be sure that we have a City that has a good economy so that those kids can have a job and that they can buy a home here.....and that they have an opportunity to experience what their mother experienced in this town once." Councilman Wirth deemed tonight a historical opportunity to give a gift of that experience to all the children as well as the children of future generations; "we cannot let that opportunity pass by."

Councilman Walker: Stated that he is very satisfied with the revised project, noting that while the Marsh land has been expanded, the senior citizen housing must be located elsewhere -- hopefully, this housing problem will be solved in the not too distant future. The Development Agreement, in the opinion of Councilman Walker, meets the needs of the economic times, and the 10-year period is very fair. "The project is a good one; the scope of housing is good; the density is far less than that allowed in the City; the commercial development is less than would be allowed in the City under many other projects; the setbacks on major streets are very wide and broad; landscaping is extensive. I will very much enjoy seeing this built in the future; I will support the project; I will support

the full Development Agreement. The developer is to be commended; the Friends of Madrona Marsh are to be commended -- the City can be very, very proud of what is now before the Council."

Councilman Wilson: The present project is a much improved project, and all responsible are to be commended -- ten years of striving and negotiating has brought forth a creditable project. Dr. Wilson can support the proposed project, as well as the MOU of the Friends and the developer, and the Development Agreement. "Torrance is an outstanding city, and this project will put another jewel in the South Bay," according to Dr. Wilson.

Councilman Rossberg: Expressed disappointment re: the absence of senior citizen housing in the project, and indicated concerns re: proposed assessment district procedures; traffic impacts which will be created by 223rd Street. Mr. Rossberg referred to the Development Agreement, stating that he cannot support the developer not paying the full share of the Park and Recreation fees. In conclusion, Councilman Rossberg stated that he does approve the development in concept; however, he concurs with the concerns of the City Manager and City Attorney re: the Development Agreement.

Councilwoman Geissert: Noted that the subject parcel of land is the largest vacant parcel in the City; what goes on this property will be there for many, many years and will have irreversible impacts on the City, both positive and negative. Mrs. Geissert indicated approval of what has been presented, agreeing that the absence of senior citizen housing is regrettable; commenting that what is going on the land is very appropriate at this time -- a good mix of housing and fairly low density commercial. Congratulations to all concerned in the negotiating process were extended by Mrs. Geissert -- it is encouraging that the City can have in perpetuity a viable marsh, a true asset to the City, sitting as a centerpiece in Torrance. Councilwoman Geissert then stated that she would conceputally support the development; the concept of the Development Agreement, subject to further review of certain wording -- of concern, however, is the proposed 223rd alignment; the oil lot in the center of the land offered for dedication -- what happens when the oil uses are terminated?

Councilman Applegate: Stated that he would not support the cul-de-sacing of Monterey; this would only channel more and more traffic onto Maple Avenue, a street virtually at its limit today. Concurred with previously expressed concerns re: the total elimination of senior citizen housing. There is a need for further discussion re: "how things are going to be paid for," per Mr. Applegate -- the City Manager and the City Attorney have developed what they believe are the best possible alternatives for the future generations of the City; he will support those concepts.

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The hour being 7:15 P.M., a 10-minute recess was ordered by Mayor Armstrong.

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On resumption of the meeting, Mayor Armstrong announced that Mr. Mike Shubach had arrived during the recess, delayed by a traffic accident, and had submitted a written statement for incorporation into the record of this item. There were no objections, and it was so ordered.

Formal action taken by the Council is reflected below:

MOTION: Councilman Walker moved that the Council accept the Development Agreement for a period **not** to exceed ten years. The motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Geissert, Walker,
Wilson, Wirth; Mayor Armstrong.
NOES: COUNCILMEMBERS: Rossberg (would prefer a 5-year
period, with option of an
additional five years).

MOTION: Councilman Wirth moved to accept the Marsh-land, with deed restrictions proposed by the developer. The motion was seconded by Councilman Wilson.

A SUBSTITUTE MOTION was offered by Councilman Applegate: To agree with the City Manager and City Attorney in this regard. The substitute motion was seconded by Councilman Rossberg, but **FAILED TO CARRY**, with roll call vote as follows:

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

The **MAIN MOTION**, as above stated by Councilman Wirth, was unanimously approved by roll call vote.

The matter of the oil lot (Lot #13) was introduced by Councilwoman Geissert who MOVED to reopen the public hearing. The motion was seconded by Councilman Wirth, and approval was unanimous.

Mr. Jim Ogara, an officer of Santa Fe Industries and Director of Development for Santa Fe Land Improvement Company, property owner of the subject drillsite, stated that he has been authorized by the Santa Fe Board to dedicate that property to the City at such time as Santa Fe ceases

to use it for oil operations. It was stated by City Attorney Remelmeyer that the City Council would like to have such dedication at this time, subject to Santa Fe's use of the property for oil purposes so long as it is needed. Mr. Ogara indicated that the fee title is needed in their unit operation, but at such time as they cease to use it for oil operations, Santa Fe will dedicate it to the City -- Mr. Ogara advised that he would sign an agreement to that effect.

Mayor Armstrong conveyed the appreciation of the Council and the community for the above generous dedication.

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

MOTION: Councilman Rossberg moved to concur with the recommendation of the City Attorney re: the Assessment District - deleting that from the Development Agreement. THE MOTION DIED FOR LACK OF A SECOND.

MOTION: Councilman Walker moved to agree with the creation of the Assessment District. The motion was seconded by Councilman Wirth

Clarification re: approximate assessments on the housing units was desired by Councilwoman Geissert -- this information was requested of the developer -- Mrs. Geissert MOVED to reopen the hearing. The motion was seconded by Councilman Wirth, and approval was unanimous. Desired clarification was provided by Mr. Michael Oberst. Mrs. Geissert thereupon moved that the hearing be closed; her motion, seconded by Councilman Walker, was unanimously approved.

It was the comment of Councilman Rossberg that there is need for further Staff review of this complex matter; the mechanics at this time are inappropriate.

Councilman Walker's motion, concurring with creation of an Assessment District, CARRIED, with roll call vote was follows:

AYES: COUNCILMEMBERS: Applegate, Geissert, Walker, Wilson, Wirth.
 NOES: COUNCILMEMBERS: Rossberg (for above stated reason); Mayor Armstrong (concurs with Mr. Rossberg).

DEVELOPMENT STANDARDS were next reviewed by the Council, with action as follows:

MOTION: Councilman Wilson moved that the Council approve Exhibit E, Development Standards, Development Standards required by the developer. The motion was seconded by Councilman Wirth.

Discussed by Councilman Applegate at this time was the matter of paid parking, with the recommendation that there be a simple statement that "there shall not be paid parking" in the standards. A substitute motion so stating was made by Councilman Applegate, with a second by Councilman Rossberg. City Attorney Remelmeyer advised that this and like considerations will be before the Council at the time the plan of development is reviewed. Based on this, Councilman Applegate WITHDREW the motion, as did Councilman Rossberg the second.

Councilman Wilson's motion to approve the Development Standards required by the developer CARRIED, with roll call vote as follows:

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

MOTION: Councilman Wilson moved to concur with the Staff recommendations on the Development Standards on the Tan Sheets -- the developer to take these as general instructions. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

MOTION: Councilwoman Geissert moved to incorporate the Mitigation Measures, per Green sheets, in the Development Agreement. The motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

MOTION: Councilwoman Geissert moved to NOT ACCEPT the developer's request to have the Park and Recreation fees waived. The motion was seconded by Councilman Rossberg, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Geissert, Rossberg,
Wilson, Wirth; Mayor Armstrong.
NOES: COUNCILMEMBERS: Walker (the fees are unnecessary
in light of the substantial
land dedication).

MOTION: Councilman Walker moved to approve GPA 82-4, noting that the designation for the oil lots should be corrected to reflect O-2 zoning. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

Re: TT 42478, it was the request of Director of Transportation Horkay that Condition #33 be revised to state "....to align with 223rd Street, to the satisfaction of the City Engineer and the Director of Transportation...." Per City Engineer Bourbonnaise, Page 16, Item 42, should state 25% (instead of 24%). It was further requested by City Attorney Remelmeyer that the Council approve the Tentative Tract Map only in concept; the Tentative Tract Map, with conditions, will be returned at the time that the General Plan Amendment resolution and the Zone Change Ordinance are returned, with appropriate findings.

MOTION: Councilman Rossberg moved to approve TT 42478, subject to above stated revisions and the City Attorney's recommendation. Further, that the Council give the City Attorney authority to modify some of the language as appropriate. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

It was the request of City Attorney Remelmeyer that the Council obtain consent from the developer to hold this matter until the resolutions and ordinances can be returned to the Council in approximately two weeks. Mr. Michael Oberst confirmed concurrence with this request.

MOTION: Councilman Rossberg moved to approve ZC 82-4. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

(It was again noted that the oil overlay zones will be corrected to reflect O-2 zoning.)

On completion of the deliberations on the Park Del Amo Project, it was stated by Mayor Armstrong that all involved in this lengthy, complex matter are to be warmly commended -- and, on behalf of the Council, deep appreciation for the dedicated participation was expressed.

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17. ADMINISTRATIVE MATTERS.17a. GROUP W CABLE - Presentation.

Withdrawn, to be continued for one week. There were no objections, and it was so ordered.

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At 8:25 P.M. the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 8:26 P.M.

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18. SECOND READING ORDINANCES:18a. ORDINANCE NO. 3067.ORDINANCE NO. 3067

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 214.1.1 OF THE TORRANCE MUNICIPAL CODE TO PROVIDE FOR THE PLACEMENT OF FUNDS RECEIVED BY THE CITY OF TORRANCE FOR THE CONSTRUCTION OF OR CONNECTION TO PUBLIC SEWERS AND AMENDING SECTION 214.2.2 OF THE TORRANCE MUNICIPAL CODE TO PROVIDE FOR THE METHOD BY WHICH THE COST OF CONSTRUCTION OF SEWERS IS DETERMINED

Councilman Wilson moved for the adoption of Ordinance No. 3067 at its second and final reading. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

20. CONSENT CALENDAR:20a. PURCHASE OF ONE REPLACEMENT "SPECIAL USE" VEHICLE
Expenditure: \$8,301.68STAFF RECOMMENDATION:

That Council approve the purchase of this replacement vehicle from Avis Used Car Sales outlet for the total amount of \$8,301.68 including tax.

20b. AUTHORIZATION TO SELL WRECK-TOTALED CITY VEHICLE.
Unit No. 7422 - Total Sale Amount: \$500.00STAFF RECOMMENDATION:

That Council authorize the sale of the unit for salvage of parts to the high bidder, Scott's

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Auto Wrecking, for the total amount of \$500.00.
(No sales tax is to be charged as this sale is
subject to resale.)

- 20c. AWARD OF CONTRACT - To print Four Quarterly Issues
of the City Publication "Recreation Reporter"
Ref. Bid No. B83-39
Anticipated Expenditure: \$32,629.90, including tax.

STAFF RECOMMENDATION:

That Council award the contract to Andrew Printing
Company (Low Bidder) to print the publication for
the amount of \$32,629.90, including tax.

- 20d. ALLOCATION OF FY 84 JOB TRAINING FUNDS:

RECOMMENDATION OF PERSONNEL MANAGER:

That your Honorable Body (1) Approve the subject
FY 84 Interim Plan, and (2) authorize Staff to
begin contract negotiations with those vendors
identified in the Plan.

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.

21. ADDENDA ITEMS:

- 21a. RESOLUTIONS extending Current MOUs for Torrance
City Attorneys Association and Crossing Guard
Employees.

RESOLUTION NO. 83-208

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE SETTING FORTH CERTAIN
CHANGES REGARDING WAGES, HOURS AND
WORKING CONDITIONS FOR CROSSING GUARD
EMPLOYEES

Councilman Wilson moved for the adoption of Resolution
No. 83-208. His motion was seconded by Councilman Wirth, and
roll call vote was unanimously favorable.

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RESOLUTION NO. 83-209

A RESOLUTION OF THE CITY COUNCIL OF THE
 CITY OF TORRANCE SETTING FORTH CERTAIN
 CHANGES REGARDING WAGES, HOURS AND
 WORKING CONDITIONS FOR EMPLOYEES
 REPRESENTED BY THE TORRANCE CITY
 ATTORNEYS ASSOCIATION

Councilman Applegate moved for the adoption of Resolution No. 83-209. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

22. ORAL COMMUNICATIONS:

22a. City Manager Jackson introduced newly appointed Administrative Intern, Dave Ferron; expressed appreciation to Finance Director Dundore for his invaluable assistance as Acting City Manager; and announced the appointment of Jerry Boutwell as permanent Information Systems Director.

22b. Councilman Applegate reported on the Del Amo Rotary presentation this date of "Businessperson of the Month" award to Ms. Jean Clawson.

22c. Councilwoman Geissert commented on the "good news" re: HUD allocation for senior citizen units at Cravens and El Prado -- Staff was praised for this follow-through.

22d. Councilwoman Geissert stated her opinion that the new bus shelters are very attractive.

22e. Councilman Rossberg requested appropriate recognition for Ms. Joan Pecillo, U.S. Women's Amateur Golfer.

22f. Councilman Rossberg discussed the Alondra Park annexation matter -- he indicated that he did not think Torrance should get involved.

22g. Councilman Walker reported on receipt of ^{petition from} residents in the vicinity of Miramar Park requesting play equipment at this facility. Parks and Recreation Director Barnett will follow through and report back.

22h. Councilman Wilson lauded the Park Del Amo events this date -- a most commendable community effort. It was Dr. Wilson's request that the leaders in this project --- the Friends of Madrona Marsh, the developers, etc. -- should have appropriate recognition for what has been accomplished. Councilman Wirth concurred (in strongest terms).

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22i. Mayor Armstrong concurred with Councilman Rossberg's earlier comments re: Alondra Park annexation, but suggested that Staff pursue annexation options.

22j. Mayor Armstrong reviewed the night's events relative to the Park Del Amo Project -- "this government process works" -- and, again, highest praise is due the untiring efforts of the involved Staff members.

22k. Ms. Georgean Griswold, 244 Avenida Atezada, expressed the appreciation of the Friend of Madrona Marsh for Council's action this date -- "so much time, money and energy has been expended, but it's been worth it."

The meeting was regularly adjourned at 8:40 P.M.

* * * * *

Ava Cripe
Minute Secretary

14.

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Mayor of the City of Torrance


City Clerk of the City of Torrance