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Torrance, California
May 24, 1948MINUTES OF AN ADJOURNED REGULAR
MEETING OF THE CITY COUNCIL
OF THE CITY OF TORRANCE

The City Council of the City of Torrance convened in an Ad-
journed Regular Meeting in the Council Chamber, City Hall, Torrance,
California, on Monday, May 24, 1948, at 8:10 p.m.

Mayor Sherfey called the meeting to order.

Clerk Bartlett called the roll, those answering present being
Councilmen: Drale, Haggard, Jackson, Powell and Sherfey. Absent:
Councilmen: None.

Mayor Sherfey announced that this being an adjourned meeting,
the regular order of business would be dispensed with.

Mr. Oliver Clark, Attorney for Sunhaven Properties, Inc.
subdividers of Palos Verdes Parkway, advised that, under their
agreement with the FHA for the construction of its 154 units in
Block A, there is a time limit which expires on the 26th day of
June. Before this matter can be completed it is necessary that

the abandonment be concluded. Therefore, he requested that the proceedings be concluded as soon as possible, the only thing remaining being the passage of the final resolution by the Council.

He explained that his client agrees to donate to the City of Torrance and Board of Education property of such reasonable size as might be required for school facilities to serve that area, as well as a fire station, etc., and that an area should be set aside for the accommodation of vehicles.

It had been suggested by the Board of Education that it would not be appropriate to locate the school on any ground that the Sunhaven Properties, Inc. owns, but on an area of ground lying to the easterly side of the highway in this tract, which land is owned by a doctor and now involved in the probate of an estate. In the event that the deal for the acquisition of the ten acres for school facilities cannot be consummated, then proceedings should be begun by the School Board for the condemnation of the ten acres.

It was Mayor Sherfey's understanding that the City has nothing to do with the ten acres for the school site, the condemnation proceedings to be handled by the Board of Education.

At 8:30 p.m. Mayor Sherfey declared a recess for the purpose of discussing this matter further.

At 9:00 p.m. the meeting reconvened.

Mayor Sherfey explained that in their discussion the Council agreed to hold a joint meeting with the Board of Education, and Mr. Clark at 5:00 p.m. on May 25, 1948, for further discussion of this question, no action having been taken at this time.

Mayor Sherfey announced that this is the time and place for hearing on the following petitions:

- Case No. 114 Petition of Wm. J. Fox for Change of Zone, affecting Lots 1 to 46, incl., Tentative Tract No. 15071, to be rezoned from A-1 (Light Agricultural) to C-2 (General Commercial) use, which was denied by the Planning Commission.
- Case No. 115 Petition of Earle E. Palmer for a Change of Zone, affecting the West 120' of Lot 41, La Fresa Tract, and the West 120' of Lot 24, McDonald Tract, to be rezoned from A-1 (Light Agricultural) To C-2 (General Commercial) use, which was denied by the Planning Commission.
- Case No. 116 Appeal of L. E. Morton from the decision of the City Planning Commission, which disapproved his Petition for a Variance for the construction and operation of a Trailer Camp.

Clerk Bartlett read a communication from W. L. Allen protesting the rezoning of Prairie Avenue, as petitioned for by Wm. J. Fox, Case No. 114, and Earle E. Palmer, Case No. 115, on the grounds that the community has not grown sufficiently to support business enterprises along Prairie Avenue.

Clerk Bartlett read a communication from Ray Hiller protesting the rezoning of Prairie Avenue.

City Administrator Stevens explained that these are two separate cases but that the property which it is desired rezoned is on the east and west side of Prairie Avenue, having a frontage on Redondo Beach Boulevard.

Mayor Sherfey called for oral protests.

Mr. Blackwood of 4810 W. 171st Street, protested the rezoning of this property on the grounds that there is not sufficient business in this area to justify its rezoning at the present time.

Mr. Floyd A. Walker, Attorney for Community Airport, Inc., stated that this airport was not established for speculative purposes, but for real development of that area; that the airport has the reputation of being the best privately laid out of its kind; and that when the property was laid out it was done with a view to eventually subdividing it.

Mr. Walker referred to the zoning situation on Redondo Beach Boulevard and said that rezoning is for the purpose of planning of the city, and for the ultimate good of Torrance this property should be rezoned for commercial purposes, and explained that at present commercial property adjoins it on the north as well as across the street. He said that if the territory in the north was developed for business it would bring in additional revenue for the city in the way of business license fees and sales tax, as well as increasing the assessed valuation of the property. He declared that this area is in need of more commercial property and requested that their application for Change of Zone be granted. He urged the Council to make such recommendation to the City Planning Commission.

Mr. Rasmussen, associated with Community Airports, Inc., also spoke in favor of the rezoning, and requested the Council's approval of the Petition, Case No. 114.

Councilman Powell spoke at length on business development in North Torrance and suggested that it might be better to permit only a portion of the land to be developed for business purposes and to leave some for residential use. If it is the intention of Community Airports, Inc. to subdivide their property at the present time, he appreciated their reason for wishing to have the entire property rezoned.

Councilman Drale moved that 1370' fronting Redondo Beach Boulevard be rezoned from A-1 (Light Agricultural) to C-2 (General Commercial) and that 200' be reserved south on Prairie Avenue.

There then followed considerable discussion on rezoning of Redondo Beach Boulevard and reducing the 200' to 150', Councilman Jackson suggesting that Councilman Drale amend his motion.

Councilman Drale moved that his prior motion be amended as follows: That 1370' of the frontage on Redondo Beach Boulevard be rezoned to C-2 and that 135' south on Prairie Avenue also be rezoned to C-2. Councilman Haggard seconded the motion which was carried by the following roll call vote: AYES: COUNCILMEN: Drale, Haggard, Jackson, Powell and Sherfey. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Case No. 115, Petition of Earle E. Palmer for a Change of Zone. Clerk Bartlett advised that there were no further written communications.

Mr. Palmer requested the City Council to reconsider his application for rezoning which was denied by the Planning Commission. He stated the advantages to the district in rezoning this portion of Prairie Avenue for commercial use as he was of the opinion that, if houses were allowed to be built in this section at this time, later the Council would have to rezone it for business, and he believed this was not good planning.'

Mayor Sherfey called for oral protests.

Mr. Blackwood protested the Change of Zone at this time.

Mr. Walker spoke in favor of the rezoning for commercial purposes.

Mr. Rasmussen also spoke in favor of rezoning.

Mr. Palmer stated that he was trying to encourage the building of stores instead of residences. There was considerable discussion on the type of buildings to be erected.

Councilman Jackson moved that the Council concur in the action of the Planning Commission in denying the Petition of Earle E. Palmer for a Change of Zone, Case No. 115. Councilman Drale seconded the motion which was carried by the following roll call vote: AYES: COUNCILMEN: Drale, Haggard, Jackson, and Powell. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None. Mayor Sherfey declined to vote.

Case No. 116, Appeal of L. E. Morton from the decision of the Planning Commission which disapproved his Petition for a Variance to permit the construction and operation of a trailer camp on the south side of 182nd Street, between Yukon Avenue and Crenshaw Boulevard.

ABG943

Clerk Bartlett read a communication from Walter B. Perez and Joseph L. Costa protesting the Variance.

City Administrator Stevens read a communication from Mr. L. E. Morton who advised that he was leaving for the east on a business trip, and requested a continuance of his case to June 8th.

After some discussion, the City Attorney advising that the Council can continue the case on its own motion, Councilman Powell moved that the case be continued to June 8, 1948, because of Mr. Morton's absence. Councilman Drale seconded the motion which was carried unanimously.

A communication was read from Jack W. Hokanson, 830 Cabinet Drive, San Pedro, requesting permission to operate a small cafe on a piece of property located across from the A & P Food Stores in the City of Torrance.

Mayor Sherfey moved that this request be referred to the Planning Commission for action. Councilman Drale seconded the motion which was carried unanimously.

At 10:35 p.m., upon motion of Councilman Jackson, seconded by Councilman Powell, and unanimously carried, the meeting adjourned.



CITY CLERK OF THE CITY OF TORRANCE

APPROVED:



MAYOR OF THE CITY OF TORRANCE