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Torrance, California
December 22, 1953

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in a Regular Meeting in the Council Chambers, City Hall, Torrance, California, on Tuesday, December 22, 1953, at 8:00 P.M., Mayor Schwab presiding.

Those responding to roll call by City Clerk Bartlett were: COUNCILMEN: Benstead, Drale, Spelman and Schwab. ABSENT: COUNCILMEN: Blount. Also present were City Manager Stevens and City Attorney Hall.

Councilman Benstead led the salute to our Flag.

Reverend Taylor of the First Methodist Church opened the meeting with an invocation.

Councilman Benstead moved the minutes of the Regular Meeting of December 8, 1953, be approved as written. Motion, seconded by Councilman Spelman, carried unanimously by those present.

Mayor Schwab announced this is the time and place for the opening of bids for the purchasing of public property.

City Clerk Bartlett said he had the Affidavit of Publication for the following public property:

Parcel No. 1: The West 15 feet of Lot 19, and North 40 feet of Lot 20, as per plat of the resurvey of the R. O. Hickman Tract, recorded in Book 5, Page 193, of Maps, in the office of the County Recorder of said County. Excepting from the North 40 feet of Lot 20 that portion thereof lying west of a line drawn parallel with and distant 114 feet east of the west line of said Lot.

Parcel No. 2: Lots Seventeen (17), Eighteen (18) and Nineteen (19) in Block Three (3) of the Subdivision of Lot Thirty-three (33) of Meadow Park Tract, in the County of Los Angeles, State of California, as per map recorded in Book 19, Page 97 of Miscellaneous Records in the office of the County Recorder of said County.

City Clerk Bartlett opened and read the following bids:

1. John Iwata, 23870 Ocean Avenue, Torrance, bid on Parcel No. 2, accompanied by check in the amount of $210.00.

2. Lloyd E. Letcher, 33647 Garnett Street, Torrance, bid of $1550 on Parcel No. 2, accompanied by money order in the amount of $155.

3. H. R. Pingle, 4955 Hickman Drive, bid of $100 on Parcel No. 1, accompanied by check in the amount of $10.

4. Riley T. Brown, Walteria, bid of $1652 on Parcel No. 2, accompanied by cash in the amount of $165.25.

Councilman Spelman moved these bids be referred to the City Manager and City Attorney for their recommendation. Motion, seconded by Councilman Benstead, carried unanimously by those present.

Mayor Schwab announced the time had come for the Public Hearing on the John Wiley Jones Chemical Company, Inc.

WALTER N. ANDERSON, general counsel for the Western Division of John Wiley Jones Company, Inc.:

First, before I put out any evidence, I would like to raise the point that the business conducted by the John Wiley Jones Company is that of transferring chlorine from tank cars, and in turn placing this chlorine in 150-pound and one-pound ton tanks respectively; that pursuant to the city ordinances of this city, and I refer specifically to the Land Use Ordinance, in having before me the brochure of the 1952 edition, direct the Council's attention to page 7, section 12, under the designation M-2 Heavy Manufacturing, under your subdivision (b) which reads as follows:

B. USES REQUIRING A PERMIT:

The following uses shall be excluded in Zone M-2 unless a permit as hereinafter provided in Paragraph "D" first shall have been obtained therefor:

1. The manufacture of any acid, including products of hydrocyanic acid; chlorine, or other noxious gases;

Now I submit, and I am sure the evidence will show clearly, that the John Wiley Jones Company, the respondent in this case, is not engaged in the manufacture of chlorine gases and therefor does not come within the purview of that section requiring that they first obtain a permit before entering business, and I raise the point of jurisdiction, that the Council does not now have

jurisdiction, either under Section 13 of Ordinance No. 624, to hold any Hearing for the purpose of revoking or suspending any license of the John Wiley Jones Company.

I want the record clearly to show that the John Wiley Jones Company was granted a permit in 1951 for the purpose of packaging this commodity from large tank cars into small tanks, and has from year to year carried on that business without any hazard to the community. With that statement, Mr. Mayor, is it still the desire of the Council to proceed with the Hearing?

CITY ATTORNEY HALL: This Hearing, as I understand it, was called under our License Ordinance and the only issue before the Council is whether your present business license can be revoked, and this Hearing was so scheduled. I have never made any contention that there was an improper use within an improper zone.

ATTORNEY ANDERSON: It is clear that the business carried on by the company never, at any time, required any special permit.

CITY ATTORNEY HALL: That contention has never been made.

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ATTORNEY ANDERSON: It is made now as a jurisdictional point and raised by the John Wiley Jones Company. I assume that the motion to dismiss the proceedings is denied, is that correct Mr. Mayor?

COUNCILMAN SPELMAN moved the request be denied. Motion, seconded by COUNCILMAN BENSTEAD, carried unanimously by roll call vote of those present.

ATTORNEY ANDERSON: May it be noted that the respondents will take exception to the ruling of the Council?

I proceed next to the notice, a copy of which I have, dated November 16, 1953, being addressed to the John Wiley Jones Company, that sets out in part:

First: "You have so conducted your operations in the past as to constitute a public nuisance." The respondent at this time desires, and does, take issue with the first part of that letter upon the ground that there are no specifications as to, and in what regard, the company has so conducted its operations as to constitute a nuisance.

Secondly, as to the allegation that the company has violated the Plumbing Code adopted by the City of Torrance in regard to having a handmade sand trap approximately 20 x 40 inches, I desire to go on record as advising the Council that that sand trap was in operation - was on the premises - when inspections were made by City officials, including the Land Use Agent and the Plumbing Inspector, and that after those inspections a license and permit was issued to the company.

Next, as to the allegation contained in paragraph three: "You have so caused your plumbing connections to be made and to allow substances to form which have the possibility of endangering the water supply of the City of Torrance." I submit that charge is vague and indefinite and does not support any charge or allegation that we have in any way endangered the water supply.

Fourth, that the company has, in general, failed to "so conduct your operations as to eliminate a health risk to the citizens of this city," I fail to see that there are any specifications saying in what manner the company has failed to conduct their operations in such a manner as to cause a health risk.

I submit, gentlemen, that the only notice this company has ever received was the notice contained in the notification of November 16th, and that pursuant thereto plumbing repairs have been made, perhaps in excess of the legal requirement. As to the sand-trap, we contend there was no pollution of the water, there was no violation insofar as the trap was concerned, and third,

this plumbing code was adopted by the City subsequent to its licensing of the company in 1951.

With the permission of the Council I should like to call as my first witness, your Plumbing Inspector.

CITY ATTORNEY HALL: Under 2055 Mr. Anderson?

ATTORNEY ANDERSON: Under any section Mr. Hall.

BY ATTORNEY ANDERSON:

Q. State your name.
A. Arthur S. Moore.
Q. Mr. Moore, please state your business or occupation.
A. Plumbing Inspector, City of Torrance.
Q. For how long have you been so employed?
A. Approximately five years.
Q. Since 1951, or during the year 1951, did you have the occasion to examine and inspect the premises of the John Wiley Jones Company?
A. For your information, sir, I have two permits I believe issued about that time. One of them was for... taken out March 29, 1951.
Q. And that permit?
A. Taken out by Mr. David Jacobs.
Q. All right, for what was the permit taken out?
A. For one kitchen sink, one furnace, one water heater.
Q. Now at the time of completion ...
A. That inspection was made 4-2-51.
Q. Was the inspection passed at that time?
A. That's right, on those three fixtures. There's nothing there about acid lines, sumps --- and none of that was ever looked at.
Q. Did you personally make the inspection on April 2, 1951?
A. I think I did, I signed this permit. I have another one on 4-20-51 taken out by the Hancock Oil Company, for one fuel tank, small fuel tank.
Q. For gasoline?
A. No sir, for fuel oil.
Q. Did that pass inspection?
A. The ground work only was looked at on 9-14-51.
Q. Was there any inspection after the tank was installed?
A. No sir.
Q. Does your record show any other inspection at all of the premises subsequent to April 20, 1951?
A. 4-20, 4-29....on that date there were two permits.4-20-51, and they are both marked "fuel oil." I beg your pardon. One is marked "gasoline tank," that was inspected 5-16-51.
Q. Did that pass inspection?
A. Yes sir, the ground work.
Q. The installation of a gasoline tank presumes the installation of the vent, is that correct?
A. Some companies do not have the vent in when they call you. The simple reason is they want to get that tank in the hole, and they want to get it covered as soon as possible. Larger companies putting in big service stations in Torrance...when they put their tanks in the hole, they go over and get the underwriters number, get the test and the gauge of the tank, get the fire underwriters serial number, the date of manufacture and all of that, and then they vent their lines later. The underground part is the part that gets to the natural horizontal level of your ground and from there on they vent whenever they get to it.
Q. Off the record, I want to say that any question that I ask of you is no reflection on you at all, and I hope you won't consider it any personal aspersion on the part of your inspections.
A. It makes no difference to me, I'll just tell you the truth.
Q. I know you will. Now, on May 16, 1951, inspection was passed for the installation of a pump and gasoline tank, is that right?

A. I don't know the dates.
Q. Was it presumed gasoline would be pumped from that tank?
A. That is true.
Q. The installation of the pump, the tank and the vent was approved at that time?
A. I don't know if the vent was approved. I talked to the man who installed the tank since then and he said he was going to carry the vent over against the building and up against the fire wall of the building in the proper manner. At that time he didn't have the vent in just as far as the ground level was as far as he had it.
Q. But it is not your custom to go back and make an inspection after the completion?
A. Sometimes, when you get the time to do it. You must realize with twenty-five million dollars worth of building, and you are all alone, you don't have time to make three or four re-inspections on a little $250 oil tank.
Q. In this case did you have any occasion to go back at a future time and make an inspection?
A. I don't know, I was there several times. I saw a trailer on the grounds, and I made a complaint to our Building Department about people living in the trailer. I saw a gas line going out to the trailer with a union in it, they told me he was one of the older employees at the plant. I told them a union was not allowed on a gas line under any consideration-only as appliances. He said he would change it. I sneak around and look at things like that - that's how I happen to find a lot of things.
Q. All right. Now, did you have occasion to bring anything in connection with the maintenance of the gasoline pump and tank to the attention of the John Wiley Jones Company?
A. I didn't get your question.
Q. Did you ever go back and inspect the gasoline set-up subsequent to 1951, that is, after 1951?
A. I don't believe I would have any reason to. I don't believe I did, sir.
Q. You brought up this matter of the trailer. After you pointed out the matter in connection with the fuel tank and the presence of the trailer on the premises, was the trailer and the offending lines removed?
A. The first time I was there I saw this condition - the waste from the trailer running....you know, according to our Trailer Code you must have a trap, and the trap must be vented. This was not done, the water lines were illegal and the gas lines were illegal. I brought this to the attention of someone down there and they said it would be taken care of. I can't remember, but two or three weeks later I went back and it was still there - in fact there were two of them.
Q. Was it being used at the time for living purposes?
A. I don't know. I think so or it wouldn't have been hooked up that way.
Q. On your last visit was it being used in the same manner as it was on your first visit?
A. On my last visit there I was there for a more serious reason than just that trailer.
Q. I appreciate that, but let's dispose of the trailer. Was that condition you complained of, with reference to the trailer, finally removed?
A. I believe the trailer was finally removed and the conditions eliminated. I don't remember the dates but they were eliminated.
Q. Now let's get to this matter which you designated as a more serious matter. When was the first time that you went to the John Wiley Jones Company after your inspection of May 16, 1951?
A. Well--the plumber, Mr. Jacobs, is one of our better plumbers. He has been in the City of Torrance for 20 or 25 years, he is a man who owns his home here. We all agree he has a good clean record. He took out the permits for these three jobs

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I looked at. If you turn to your code book - it don't make any difference how many pages you want to go....in the first one or the first fifty, you broke every code in the book.

Q. Just a moment, now, I asked you when you made your first visit to the John Wiley Jones Company after May 16, 1951? Can you answer that question please?
A. Yes sir.
Q. When was it?
A. I don't know the date.
Q. All right, was it in 1952? 1953?
A. 1953.
Q. What caused that?
A. Well, I've been by there several times, I don't just know what particular time you have in mind. I'll bring it about in this way, if you will give me permission. The reason I was called over there...Mr. Jacobs stopped me on the street and told me, "I can't do any more work for John Wiley Jones Company." I asked him why - I told him I thought the work he did over there was fine. He said he had one of his trucks tied up over there and they didn't want to pay him the prices he was charging and relieved him of his work. I thought then maybe the company would get another plumber. You know, when the price is too high, you get someone else. About two years later - it was the first part of this year - he said, "There's stuff going on over there; you better go take a look around."
Q. Who told you that?
A. The Master Plumber here in Torrance, Mr. David Jacobs.
Q. He told you you'd better go take a look around?
A. Yes, that's one of the men who told me.
Q. That was what caused you to go over and make an inspection, isn't that right?
A. Yes, he is one of them who told me, our Land Use Investigator asked me, our City Building Inspector asked me.
Q. All right. What kind of a book do you have in your hand?
A. 1952 Uniform Code.
Q. When was that adopted?
A. This was adopted one year ago - 1952, ... when these inspections were made that you are talking about we were on the 1948 and amendments to the 1950 Code. That Code is the same as this one as far as hazards of water is concerned, as far as hazards of waste lines are concerned. It's word for word with this book here.
Q. Then on your own volition - you went over their on your own account and made an inspection?
A. The reason I did was because---if you read Section 1.9 on page 4-A it says:

> "It shall be unlawful for any person, whether acting as principal, servant, agent or employee, to do, or cause or permit to be done any plumbing or drainage work without first securing a Permit from the Administrative Authority authorizing him so to do."

Following that it gives...it is quite long...but it tells who can get a Permit...is a man that has a Master Plumbers's License and a City License, those are the only two that can.

Q. All right. So it was on the authority of that Section that you made your inspection in 1953 at that time?
A. Yes sir.
Q. When you made your inspection, did the officials of the John Wiley Jones Company cooperate with you?
A. They did - very much.
Q. What did you find?
A. I found one of the most hazardous cross-connections of water I ever saw in my life.
Q. What was that cross-connection?

A. That was the pollution of the water system in your plant, all the water lines had no vacuum breakers on whatsoever...
Q. Just a minute...just a minute..
A. You know how serious that is?
Q. I'm familiar with that, but what I want to know is, what water line was polluting what water line?
A. All the cold water lines in your entire plant were polluted.
Q. What were they polluted with?
A. This particular day with muriatic acid. There was a puddle of muriatic laying on the ground, there was a garden hose from your cold water drinking faucet, and the end of that hose laid in that puddle of muriatic acid.
Q. But there wasn't any muriatic acid in the water lines?
A. No.
Q. When you say the water lines were polluted you mean that there was a possibility of polluting?
A. That's right.
Q. And you didn't find any pollution in the water lines?
A. I didn't test it, but the hazard was there.
Q. It was a possibility but not a probability?
A. It was a probability, a very serious one.
Q. Did you see the muriatic acid?
A. I did.
Q. Was it in fluid form?
A. Most of it was in the ground but there was a puddle of it there
Q. Did you test that fluid to see what it was?
A. No, I didn't.
Q. Now, you say that water hose was laying in that?
A. Yes.
Q. And that hose was attached to a faucet and that faucet was turned off?
A. Right.
Q. Will you tell us how the muriatic acid, or the substance that you saw, could get back up through that hose and into that valve?
A. Yes sir.
Q. How?
A. The minute you close the main water valve on any part of your entire system you start a vacuum and then is when it happens.
Q. Did you find a vacuum on this day?
A. No, not on that particular day, but it can happen any day and every day.
Q. But it didn't happen in this case did it?
A. Well, it might not have happened the minute that I was there, but the minute I left it could have happened because you had men over there working on those lines every day almost.
Q. But you didn't see it happen?
A. I didn't see it happen, I don't have to, the Code calls for a vacuum on every cold line, a vacuum pressure on every cold water line, it has for years, and there are gentlemen here in this room that has over 700 years in the plumbing business and they will back me up.
Q. All right, now, do you require any vacuum breakers on any household plumbing? On residences?
A. Why, certainly, your toilet tank has a vacuum breaker, your washing machine has a vacuum breaker.
Q. Does the spigot that attaches to the front hose of any house require a vacuum breaker on it?
A. Not that particular faucet - no. Your sprinkling system does.
Q. I'm asking about the spigot that hooks onto the hose- that does not require..?
A. This is a commercial job not a residential job.
Q. I appreciate that but the question is still the same. Now, after your inspection you made certain recommendations to the John Wiley Jones Company?
A. I sure did.
Q. Following that recommendation they retained Mr. Ware, a Master licensed plumber with a contractor's license, is that right?
A. Yes.

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Q. Isn't it true that this was the first time you had brought this plumbing situation to the attention of the John Wiley Jones Co.?
A. I believe it is the first time that I brought all these hazards to the attention of the John Wiley Jones Company.
Q. Thereafter they retained Mr. Ware and they followed your recommendations to the letter did they not?
A. I believe they have your Honor. I think they took all the cross-connections of water, they eliminated all the cross-connections of water. They changed the waste lines around and built a more adequate sump.
Q. Subsequent to the work done by Mr. Ware, you made an inspection in 1953, as late as this month, which is December, did you find any violation of the Plumbing Code there now?
A. The day I went over to make the inspection on Mr. Ware's work, I don't remember the date, I have my records in the City Hall. On 11-24-53 I made an inspection on the work that had progressed up to that point, that had given him about three weeks to get that much work done. I have been back there once since then, I believe one day last week, and Mr. Ware had just a small amount of work left to do on some waste lines, and everything we had asked him to do had been done as of that day.
Q. There is no violation of the Plumbing Code as far as your last inspection discloses?
A. Well there are probably some things that weren't mentioned that still aren't taken care of.
Q. Such as what?
A. Gas lines with unions in them...
Q. Did you point that out to anyone?
A. I showed it to one of your men there, they said they would take care of it. It's minor, but it could cause a fire hazard, if we had a small earthquake that union could shake loose and cause a fire hazard.
Q. At this time did you find there is a completed sand trap that complies with the Code?
A. Yes.
Q. Did you find there is any danger as to the possibility of endangering the water supply?
A. I do not, I think you've done a fine job and I want to congratulate you on the way you got in and got it done. The water supply has been taken care of.

ATTORNEY ANDERSON: I have no further questions of the witness.

CITY ATTORNEY HALL: No cross examination. Your witness, Mr. Anderson. Thank you very much, Mr. Moore.

ATTORNEY ANDERSON: The respondent will call Mr. Shedler.

By ATTORNEY ANDERSON:

Q. Will you state your name, sir.
A. C. W. Shedler.
Q. Mr. Shedler, where do you reside?
A. My home is in Berkeley, California.
Q. What is your business or occupation?
A. I am a Consulting Engineer, with offices in San Francisco.
Q. How long have you been occupied as a consulting engineer in the State of California?
A. Since 1944.
Q. Did you graduate from a university?
A. Yes, from Rensselaer Polytechnic, Troy, New York, in 1910, with a degree in Civil Engineering.
Q. Do you hold a license with the State of California?
A. I'm a licensed engineer, civil engineer, and chemical engineer in the State of California.
Q. At the present time you are a Consulting Engineer for what Company?

A. I am retained at the present time by three companies, the Stauffer Chemical Company, Leslie Salt Company, and the Western Chemical Company.
Q. When did your career in the chlorine manufacturing field begin?
A. I started in the chlorine caustic field in 1914. I worked for the Hooker Rectal Chemical Company in Niagra Falls for two years. In 1916 I came out to Pittsburg, California, as superintendent in charge of the plant at Pittsburg, which was a plant for the manufacture of chlorine and caustic soda.
Q. What was the name of that company you came out here to Pittsburg with?
A. The name of that company was the Great Western Electro-Chemical Company.
Q. You testified you were with that company, or its successors, from 1916 to 1944?
CITY ATTORNEY HALL: I'll stipulate as to his qualifications.

ATTORNEY ANDERSON: I'd like to, for the record, proceed with his qualifications.

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A. I was Superintendent in charge of that factory under different titles, such as Production Manager, Vice President in Charge of Operations, etc. from 1916 to 1944. In 1939 that plant merged with the Dow Chemical Company and from 1939 to 1944 it was known as the Great Western Division of the Dow Chemical Company.
Q. What were your duties from 1916 to 1944 with Great Western and its successor the Dow Chemical Company?
A. I was in charge of the plant, in charge of all activities, including manufacturing, engineering and production.
Q. When you started with that plant, approximately how many employees were there?
A. In 1916 there were approximately 70 or 80 employees, the production was about 10 tons of chlorine per day. In 1944 when I left, there were approximately 550 employees and the capacity was around 150 pounds of chlorine per day.
Q. During that time, 1916 to 1944, in this plant in Pittsburg, California, was there ever any serious injury to any employee?
A. Yes, we had two fatalities during that time, neither of them due to chlorine. One was an explosion in the ammonia plant and the other was an explosion in the research department, experimenting with hydro carbons, none as the result of chlorine gas. There were no serious injuries due to escaping chlorine gas during that time.
Q. From 1944 did you continue with your duties as consulting engineer?
A. In 1944 for about nine months I didn't do anything, I was under a doctors care to take it easy. I didn't get started again until the beginning of 1945. Then I became active again and naturally I drifted back to the line I knew best - the manufacture of chlorine and caustic soda.
Q. Did you design and install the plant at Pittsburg, California?
A. The entire plant at Pittsburg, California, was designed and built and operated under my directions.
Q. Did you have any employment with the Stauffer Chemical Company at its Niagra Plant?
A. Yes, I was retained first by Stauffer in 1945. The first work I did for them was negotiate with the government for the lease on the plant at Henderson, Nevada, and after they got it leased I went up to Henderson and operated the plant, improving the efficiency of the plant, for a period of six to eight weeks, until they got it running in fairly good shape. Later on, a year or so later, I was asked by them to go back to their Niagra Falls plant and make that an efficient plant, which work is just now being completed. The capacity of that plant has increased from about 43 tons of chlorine per day to about 105 per day, and has been rebuilt completely within the last few years and modernized in all departments.

Q. Does the Stauffer Chemical Plant in Niagra Falls manufacture chlorine?
A. Yes, they manufacture chlorine and caustic soda.
Q. The manufacture of chlorine is much more hazardous than the so-called loading or transporting from tank cars to smaller cars, is that correct?
A. Yes, that's a complicated manufacturing process, the other is just transferring from one container to another.
Q. During your experience with the Stauffer Company in Niagra Falls have you ever heard, or learned of your personal experience, of any serious injuries due to the inhalation of chlorine gas?
A. They have had no serious injuries at the Niagra Falls plant from chlorine gas.
Q. By the way Mr. Shedler, where is this Niagra Fall Stauffer plant located?
A. It is located just outside of the city limits of Niagra Falls, adjacent to the University of Niagra on one side and some cemeteries and housing development on the other side.
Q. Has there been any evidence that you have ever observed of any damage to the University of Niagra, or the people in that neighborhood, from escaping chlorine gas?
A. There has been no damage from escaping chlorine gas - to either the people or property. There has been damage due to other chemcials they manufacture at that plant. There has been damage done in the cemetery from these other gases, which is being corrected at this time, but not due to chlorine not due to the manufacture of chlorine.
Q. Are you familiar with the plant located in the Bandini district in Los Angeles?
A. Yes, I designed and built that plant either in the late '20s or the early '30s. That plant was designed and built to transfer liquid chlorine from tanks to small cylinders, as well as other chemicals.
Q. Is that plant similar to the John Wiley Jones Company?
A. It is exactly the same, it does the same job on chlorine that John Wiley Jones Company does on chlorine.
Q. Since that plant has been in operation have you heard of any serious injury at that plant due to escaping chlorine?
A. Up until 1944 when I left we never had a complaint or injury. I haven't heard of any since I left.
Q. Have you designed plants for foreign trade?
A. I have helped in the designs of parts of chlorine plants in England, South America, Pakistan and the Philippine Islands.
Q. During your employment with Dow at Pittsburg, California, you were familiar with the employee situation were you not?
A. Yes, I was Superintendent of the plant.
Q. Is employment in a chlorine plant considered a hazardous situation?
A. None of these plants I have been connected with pay any premiums for the employees working in the Chlorine Caustic Department.
Q. Were you able to get Group Insurance without any added or special premiums?
A. No extra premium for Group Insurance.
Q. With reference to the Workmen's Compensation, while you were at the Pittsburg Plant was there any citation given you for the accident rate?
A. For several years while I was in charge of the Pittsburg plant we had the highest merit rating in the State of California, which meant that the plant was the safest to work in. We went over one million man hours without a loss-of-time accident.

CITY ATTORNEY HALL: Mr. Anderson, I don't like to object but we're traveling all over the map. None of this deals with the issue at hand.

ATTORNEY ANDERSON: It deals very much with the issue at hand, because the allegation in the matters I have before me say, "That you have failed to conduct your operations as to eliminate a health risk to the citizens of the City," and I propose to show,

after laying this foundation, that this plant is operated according to the standards employed throughout the whole United States, and also the State of California.

Q. How many loading or filling plants are there in the United States?

A. About 50.

Q. Approximately how many tons of chlorine is manufactured a day?

A. In the United States at the present time they are manufacturing about 10,000 tons of chlorine per day.

Q. What is the principal purpose or use of chlorine as used in the United States today?

A. The principal use today is the manufacture of other chemicals, such as plastic, insecticides, solvents, bleaching, textile papers, purification of water supplies, and manufacture of plastics that go into paint, etc. It is used pretty generally through the country.

Q. It's used principally for the purification of drinking water, is it not?

A. I think it's a fair statement to say that practically every water supply in the entire North American continent is chlorinated in order to purify it.

Q. Prior to chlorination of the water were there incidents where typhoid, cholera and other diseases were passed on through drinking water?

A. At the beginning of the century in the continental United States there were approximately 20 deaths per 100,000 people each year due to typhoid. That has been practically eliminated by the use of chlorine and chlorinating the water supplies.

Q. Today did you have the occasion to inspect the facilities at the John Wiley Jones Company here in Torrance?

A. I flew down from San Francisco and spent about two hours going over the plant.

Q. Did your inspection commence with the tank car on the spur immediately adjacent to the property?

A. Yes, I inspected the entire plant, from the time the chlorine cars are hooked up, through the pipe lines, into the filling operations, through the scrubbers, and also the cleaning of the cylinders and valves.

Q. Will you tell us about the tank car? What thickness is this tank car?

A. The tank car they use is 55-ton car, the main shell is $1\frac{1}{4}$" thick. Outside of that is 4" of bulk insulation, and outside of that a light steel shell to hold the cork in place.

Q. What precautions are there relative to the valves where the chlorine is taken out of the tank cars and transferred to the plant?

A. In the dome of the tank car, and the dome is a heavy metal dome about $1\frac{1}{2}$" thick, are four valves. Out of two of them you can get liquid chlorine. Out of the other two you get gas. In the center is a safety valve that will let go if the pressure in the tank gets too high. On the bottom of the four valves that you can take either liquid or gas out of is a check valve so that if something should happen so that gas would pour out of the tank car, these valves would come up and check the flow. Tanks of this type have rolled downhill off railroad tracks without releasing any chlorine gas, and they are designed for that purpose.

Q. The multiple valves on top of the car are designed purely for safety precautions?

A. The whole tank car is designed to make it as safe as possible so that in an accident it isn't going to break, the valves are so made so that if something is hooked up and breaks it won't let the whole business out at once.

Q. Pursuant to Interstate Commerce rules, the tanks are inspected how often?

A. The tank car is inspected and tested every two years and a report made to the Interestate Commerce Commission.

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The valves on top of the tank car are removed after each trip, completely rebuilt and tested again and then put back. The tank car is filled, stored at the plant, and tested again before it leaves the plant after chlorine has been in it for 24 hours or more.

Q. What is the ordinary pressure of a tank?

A. That tank here would never get over 150 pounds. The safety valve is set at 225 pounds and the tank itself is tested at 500 pounds.

Q. While we are on the subject of tanks - these so-called ton tanks are filled at this plant?

A. That's right.

Q. What is the average pressure of chlorine in these tanks?

A. The maximum is 150 pounds.

Q. How thick are those tanks?

A. The shell of a ton container is one inch thick.

Q. What pressure is it tested to?

A. It is tested to 500 pounds.

Q. Are those valves constantly checked and rechecked?

A. After each trip at the Wiley Jones Company here the valve is taken off, completely disassembled, put back again and tested to see that it is tight.

Q. The same thing on 150 pound tanks?

A. The same thing on 100 and 150 pound tanks. That's standard procedure in the industry.

Q. Did you make an inspection of the connection of the tank car?

A. That's a standard connection.

Q. Was it satisfactory from a safety point of view?

A. It is perfectly all right.

Q. Did you trace the line through the plant from the tank car to the loading dock?

A. I traced the pipe lines all the way through, and the set-up at the loading dock.

Q. With reference to the 150 pound ton loading dock, what did you find there?

A. It was arranged so that you could fill a chlorine cylinder to 150 pounds, sniff off all the excess chlorine that didn't go in the cylinder, so that you had a vacuum on the line, and take the cylinder off without releasing any gas whatsoever. You can do the same thing for a ton tank.

Q. Did you find in addition to that there were sniffers or blowers?

A. The plant is so arranged when they have taken chlorine out of the tank cars into the cylinders they can put a vacuum on all of the lines, absorb that chlorine in their scrubbing tower and then close up the lines so there is no chlorine left in the pipe lines to get away.

Q. Where does that excess chlorine go?

A. It goes in a scrubbing tower if they don't use it to manufacture sodium hydroclloric, it goes in the scrubbing tower, with caustic soda running down the tower to absorb the chlorine.

Q. Is that the proper medium for absorbing chlorine in the industry?

A. That's the best one.

Q. Did you find that some of this excess that you said went for the making of bleach went into a so-called surge tank?

A. If they open the valve quickly it would go in too quick so they have taken some cylinders and put them along the side to put a bulge in the line to cut down the pressure and give a uniform absorption on the pressure tank. They make a bleach. You people know it as Clorox.They make that there, as well as the transferring of chlorine.

Q. Can you tell us what arrangements are made when the plant is closed down and when it is opened up?

A. The way I saw it tonight, they have a lock, so it is possible to lock the liquid chlorine car so it is locked tight, the valves are all closed, the lines are evacuated so there is no chlorine in them. On top of that they have a burglar alarm, I didn't see them, but they tell me they have traps around

the plant so that if someone is around, it would set off the burglar alarm, so the Police Department would know right away if someone was tampering with things.

Q. In other words, at night the entire supply from the tank car is shut off?

A. The tank car can't get into the plant, the lines are closed, the valves are closed and the tank car itself is locked.

Q. During your career approximately how many such plants have you inspected? Filling plants?

A. I've seen maybe a dozen of them.

Q. Does this plant, as you have observed it, conform to acceptable standards in the industry both as to safety and utility standpoint?

A. This plant matches up very well with any of them.

Q. Is it common to have a small leak once in a while in a filling tank or something of that character?

A. Any piece of machinery designed so far you occasionally have trouble with. You have human errors; sometimes something breaks, but as far as the chlorine industry is concerned, we are producing today in the neighborhood of 10,000 tons of chlorine per day, of which we are transporting at least 5,000 tons a day in 100 pound cylinders, 150 pound cylinders, 16 ton tank cars, 30 ton tank cars, 55 ton tank cars, and 600 ton barges up and down the Mississippi and Ohio rivers. And I think I can say I doubt if a single one of you gentlemen ever heard of any chlorine accident.

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Q. Mr. Shedler, you observed the small home across the street, do you think the escaping of 5 pounds of chlorine gas would damage the paint on that house?

A. No, even if you took a stream of chlorine, 100% chlorine, and turned it right onto the paint it wouldn't effect it.

Q. From your observation of this plant today, and based on your experience in matters concerning chlorine plants, will you tell us whether or not the operation of this plant would effect the health, welfare and safety of this community.

A. From my observations of today there is nothing that would be detrimental to the health, welfare or safety of the community. You don't have any more hazard there than you do in the ordinary service station where you can have an explosion, you've got soda fountains here in Torrance where you have CO_2 cylinders under 1000 or 1500 pound pressure, once in a while they blow up. Chlorine, unfortunately, has a bad name. They got it during the first World War and under the public opinion the gases that were used-the war gases- are known as chlorine. They are not chlorine - they are compounds of chlorine - that were used both in the first World War and the ones we had ready for the second World War. In the first World War the first attack was chlorine gas and there were some casualties because the men could not get away, after that they didn't use it - it is too easy to protect against.

COUNCILMAN DRALE: Is it an explosive type gas?

A. No. Then they manufactured, from chlorine, mustard gas and phosgene gas, during World War I, phosgene gas was the gas that if a man inhaled it a few hours he would feel all right and then he would drop off just like that - kill him.

COUNCILMAN DRALE: Is it inflammable?

A. No, chlorine does not burn. It will put out fire, there is no fire hazard, in fact most of your fire extinguishers are 94% chlorine.

ATTORNEY ANDERSON:

Q. Why, on a tank car is the label - Keep Away From Flame?

A. If you set that tank car over heat or fire you heat the chlorine inside and raise the pressure, and when the pressure gets over 220 pounds per square inch your safety valve goes and releases the chlorine, that's why they want to keep it away from heat.

There is no explosive hazard to chlorine. Do you gentlemen still allow ammonia ice plants or refrigeration machines in Torrance?

COUNCILMAN DRALE: Not on a commercial scale.

MR. SHEDLER: Well, ammonia, under certain conditions will explode. Chlorine will not explode.

ATTORNEY ANDERSON:
Q. Going back to 1920's Mr. Shedler, was chlorine used for a time for therapeutic purposes?
A. Yes, during President Coolidge's administration some doctor found that by inhaling a small amount of chlorine it could cure colds, and for a while we filled thousands of small cylinders, maybe an inch in diameter and from eight inches to twelve inches long, and sent them out to doctors and they would take a room and put a little chlorine in and put people in it to cure a cold. They did that with President Coolidge. Personally I don't know if it was any good or not. We did find this in the industry - we made a survey and we really thought we had something - we found that the employees working in the chlorine plants were not as susceptible to colds as was the general average population, but then we found out that if a fellow had poor lungs he wouldn't be working in a chlorine plant. We don't know whether we just get extra good specimens to work in those plants or whether it cures a cold - you can take your choice I don't know which it is.

ATTORNEY ANDERSON: You may cross examine, gentlemen.

BY CITY ATTORNEY HALL:
Q. I understand that today was the first time you ever saw the local plant, is that so?
A. No, I saw it a year ago, January of this year.
Q. You didn't see it in November of this year?
A. No - no I didn't.
Q. So actually your statements tonight are based on your two-hour inspection of the plant this afternoon?
A. Correct.
Q. Also, what they told you at the plant as to what their procedures were on inspections, you didn't....
A. Well, I saw they couldn't do it any other way with the equipment that they had. I didn't see them take a valve apart.
Q. You didn't see them take the inspections?
A. I didn't see them take a valve apart but I saw they had hundreds of parts laying around there.
Q. Then it is just your conclusion, is that correct?
A. Well, legally maybe that's right; I don't know. I feel sure that they did; they told me they did.
Q. You mentioned during your experience in chlorine plants there had never been any serious injuries, is that correct?
A. Not on account of chlorine, we've had bad ones, but not on account of chlorine. As far as I know, no man has ever been killed from chlorine in a chlorine plant unless he has been pinned down and held, or was unconscious from some other cause, then there have been deaths.
Q. As a matter of fact it's unusual for death to occur from chlorine exposure, isn't that correct?
A. Wait a minute, you'll have to pin that down, if a man is held, for instance if he is held in a room and you release chlorine it will kill him.
Q. Normal exposure doesn't kill him?
A. Normal exposure doesn't kill him.
Q. But there are after - effects which occur, correct?
A. No.
Q. No after - effects?
A. No.

Q. Have you ever had any medical experience?
A. I'm not a doctor, but I've been around thousands of cases, and I've won every one of them before the Industrial Accident Commission where they blamed it on chlorine, I've never lost yet.
Q. You mentioned you saw this plant about a year ago.
A. January of this year.
Q. Did you observe any changes?
A. Oh, my, yes, it was in very poor shape one year ago. I made a large number of suggestions, which I did not make any written record of, but looking at it today I think practically all of them have been carried out.
Q. No further questions.

BY COUNCILMAN DRALE:
Q. Can you tell me the approximate cost of chlorine gas without revealing...?
A. I can tell you what it sells for today in 55-ton cars F.O.B. at the plant - $56 a ton. When you get down to small cylinders, the price goes up, I don't know what the price is of that. I only know the big bulk price, which is $56 a ton.

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BY COUNCILMAN BENSTEAD:
Q. You say they did not use chlorine during World War 1.
A. Only the first attack.
Q. Why was it called chlorine?
A. Because the first one was chlorine. In the first attack they took cylinders, brought them up to the trenches, put a pipe over the top and opened it. The Germans could have gone right through then, but they immediately found how to stop it, you recall in England how they had all the women making gas masks, it's so easy to stop, so they immediately switched to phosgene and mustard gas.
Q. We understand they had mustard gas. I asked you the question- why do they call it chlorine?
A. I can't answer, it'a a misconception in the public mind. They call all these war gases chlorine, they've given the dog a bad name and he hasn't gotten over it.

At 9:20 P.M., Mayor Schwab declared a 10-minute recess. The meeting reconvened at 9:30 P.M.

CITY ATTORNEY HALL: I have suggested to the City Council that we discuss the question that we previously discussed, and that is whether we can arrive at a given period of time that this company would remove its operations from its present location. I believe the Council discussed that at the last Agenda meeting and indicated a two-year period of time. Are you prepared to discuss that particular point?

ATTORNEY ANDERSON: Yes, we're prepared and want the gentlemen of the Council to know it would take possibly two years for us to transfer our filling operation where there would be a tank car and where tanks would be filled. The basis of that is that we have contracts with the Metropolitan Water District and the County of Los Angeles which go on for an average of 19 to 26 months, and we are required to put up a performance bond. In the event we cannot deliver according to contract, we are required to forfeit those bonds. I think that within a period of two years the operations for filling the tanks and the using of the large tanks and the filling of the small ones- that operation could be transferred within a period of two years, I think we could arrive at a stipulation as to that. However, the company might want to retain the property which they have purchased for carrying on the general business or general offices, or something of the character, but as to the operating of the filling station we will be glad to stipulate with the City that that operation would be removed by December 31, 1955.

I am perpared at this time to stipulate with the City Council we would remove our operations, as are now conducted, by December 31, 1955.

CITY ATTORNEY HALL: I think the City Council would also want to know what safeguards would exist during this two-year period so far as our past experiences are concerned.

ATTORNEY ANDERSON: I may tell the gentlemen of the Council that I have personally made an inspection with Mr. Barrows, who was sent out here by Mr. Jones from New York, and with Mr. Fitzgerald, the current manager. There have been new safeguards employed so that the two or three incidents that occurred cannot be repeated. I have also had Mr. Shedler inspect this plant and he has no criticism to offer, and it is his opinion, as well as mine and the company's, that safeguards have been employed to eliminate any repetition, and I may add, that from a business point of view our company cannot afford to have any accidents in this business, because if things were not handled properly or in accordance with standard procedure it might cause us to dig into our pocketbooks, which of course is a primary concern of any business company.

CITY ATTORNEY HALL: Were there any other questions you wished to ask?

COUNCILMAN SPELMAN: I would like to be absolutely clear. When this two-year period, or at the end of this two-year period, you agree to be in that location only on the basis of general offices, if that, is that correct? All of your processing, as such, will be at a new location?

ATTORNEY ANDERSON: That's right, we're not going to fill on and after that date, while we may retain the premises we are not going to fill any tanks, nor will there be any transfer of any gas between any tanks at all. We do have a trucking service and I can't say that maybe a truck might not pull in there with some small tanks on it on which the valves are sealed, but that happens in any industry and there is no hazard there occasioned by the transfer of the gas but there will be no tank filling on and after that date.

COUNCILMAN SPELMAN: But you might do warehousing?

ATTORNEY ANDERSON: We might do some warehousing overnight or put a truck in there but there is absolutely no hazard to that because there is no opening or closing of the valves at all, it would be the same thing as a truck passing through the streets which would have some tanks on it.

COUNCILMAN BENSTEAD: In the event you should have an accident over there within the two years I think the Council would immediately take steps to move you before the two years, would you agree to that?

ATTORNEY ANDERSON: We would want the right to a Hearing in that event because, as Mr. Shedler has pointed out, sometimes the escaping of bleach has a chlorine smell or odor and we would want the right to defend ourselves if the charge were put to us, but if we had a major leak or defect we would of course have no alternative.

COUNCILMAN BENSTEAD: That is understood that you would have a Hearing.

ATTORNEY ANDERSON: We want the Council to know that we're interested, it's a matter of personal issue, in protecting the health, safety and welfare of the community as well as our own employees and our own investment.

COUNCILMAN BENSTEAD: I think the Council has this in mind also, that you can't put the plant before human life.

ATTORNEY ANDERSON: That's right, we don't want you to and we don't expect you to.

CITY ATTORNEY HALL: You shouldn't close your Hearing yet because this is merely a discussion of a stipulation which will end your Hearing, if the stipulation is acceptable to the Council as discussed, it should be reduced to writing but I think there should be an expression by the Council if they want to go along with that.

COUNCILMAN SPELMAN: I move, as stipulated and discussed, agreement be set up with the John Wiley Jones Company to operate their plant for a period of two years, ending December 31, 1955, at which time all processing operations will be moved from this location. Is that proper Mr. Hall?

CITY ATTORNEY HALL: I think your motion, if you will withdraw it, should merely be, in the lines of our discussion as to the stipulation I move in favor of that type of stipulation. The reason I suggest it that way is that we have four points to cover, that is, the type of operation that is to occur after December 31, 1955, what safeguards are to be maintained, and what their rights shall be in case of a major accident, and that sort of matter as we discussed, I want it inclusive.

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COUNCILMAN SPELMAN: I withdraw my previous motion and move we concur with the recommendations of the City Attorney in the four points just mentioned regarding the John Wiley Jones Company, and that this stipulation shall be drawn up in writing before official action is taken on it.

COUNCILMAN BENSTEAD: I'll second your motion.

ROLL CALL VOTE: AYES: COUNCILMEN: Benstead, Drale, Spelman and Schwab. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: Blount.

COUNCILMAN SPELMAN: Do we continute the Hearing until we have that agreement?

CITY ATTORNEY HALL: No, you can close the Hearing on the basis of the stipulation. I presume, Mr. Anderson, the stipulation is acceptable?

ATTORNEY ANDERSON: It is acceptable to us in the form as stated by yourself and Councilman Spelman.

COUNCILMAN SPELMAN: I move the Hearing be closed.

COUNCILMAN BENSTEAD: Second.

ROLL CALL: AYES: COUNCILMEN: Benstead, Drale, Spelman and Schwab NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: Blount.

ATTORNEY ANDERSON: Will the matter be set over to a future date for the Council to accept the stipulation, if so, I would like to be present.

CITY ATTORNEY HALL: Will the next regular Council Meeting, January 12, 1954, be acceptable?

ATTORNEY ANDERSON: That's satisfactory.

Councilman Spelman moved a stipulation be entered into that the John Wiley Jones Company be given a two-year peroid of time within which to cease most of their operations at their present location. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

Councilman Spelman moved the Hearing be closed. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

Mayor Schwab announced the time had come for the Public Hearing on the Vacation of certain portions of Newton Street.

City Clerk Bartlett said he had the Affidavit of Publication. There being no written or oral protests, Councilman Benstead moved the Hearing be closed. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

Councilman Spelman moved the City Attorney be instructed to prepare the necessary ordinance ordering this Vacation. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

WRITTEN COMMUNICATIONS

City Clerk Bartlett read:

Communication from the Shoreline Planning Association of California, Inc., Santa Monica, California, proposing resolution be adopted by the City of Torrance to divert 70% of net oil royalty moneys for beaches and parks.

Councilman Spelman moved the communication be filed as a matter of record. Motion, seconded by Councilman Benstead, carried unanimously by those present.

Request of Sister M. Richard, Nativity School, Torrance, that the fee for the use of the Civic Auditorium on December 18, 1953, be waived.

Councilman Benstead moved the request be granted. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

Mr. Stevens said there were people in the audience concerned with a matter which Mr. Powell is familiar with and requested the Council take up this matter now.

Mr. George Powell advised the Council that several months ago a petition was presented to the Council relative to the dairy in North Torrance at 170th and Crenshaw, a place that is known as the Mesplou Dairy. He explained that according to statistics gathered by the County Health Department that last May 25th there were two jersey cows brought into the old dairy property and that at different periods since additional cattle have been added. The only violation at that time was the fact that the fence at the rear of this property was not the required distance from the homes that had been built to the east. Mr. Mesplou was requested to take the necessary steps to keep the cattle a proper distance. Mr. Powell said it was his understanding Mr. Mesplou does not intend to maintain a dairy in any way, shape or form, however, there is transportation, by a son, of cattle in and out of that area.

Mrs. Robert Williams, 16803 Ardath, said the cattle is moved in by truck at night and during each moving operation there is a great deal of noise. She said the operation, as they have been able to view in the past six months, is a feeding operation; there is a great amount of hay there which is very obnoxious as it houses a large number of mice and now that the cold weather has come their homes are being overrun with mice. Mrs. Williams said Mr. Mesplou is in an R-2 Zone which restricts him to only two animals, and requested the Council take action to enforce this restriction.

Charles Ryan, president of the Home Owners Assoc. from that area stated this dairy in question is not only a hazard, but it is a health and sanitation hazard to the whole community. He said he had contacted a number of residents in the vicinity of Casmir, Wilke and 170th Street, and their homes are being overrun by mice. He requested the Council to make efforts to restrain this operation.

City Attorney Hall inquired if the County Health Department had a report on rodents in this vicinity. Mr. Powell said no, nothing on rodents but he did have a report from the County that the dairy had not been in operation for a period of five or ten years, that the fence at the east end of the dairy, was too close to the homes, that the housekeeping conditions around the dairy buildings was very good, however, there was some question as to the need for that much hay.

Councilman Benstead inquired if this was in a new subdivision why it was zoned R-2 instead of R-1. Mr. Powell explained it is adjacent to a subdivision. The Mesplou property was sold to a subdivider - to the east he excluded that protion on which is located the Japanese nursery and his dairy and buildings. Mr. Mesplou excluded a little island there and consequently houses are on two sides of him, and a new subdivision is going in to the north. As long as he stays on Crenshaw Boulevard Mr. Mesplou retains his old land use designation, which is A-1, he is not in the dairy business and has not been for a long time. On the maps it is zoned R-2, if he sold this property no one could use it for other than R-2.

Mayor Schwab said the Council agreed the residents had a problem and assured them the matter would be followed up.

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Request of Anthony Bros. Inc., 5871 Firestone Blvd., South Gate, for refund in the amount of $18.00 for Building Permit No. 24535 and Plumbing Permit No. 9139, as the contract was cancelled.

Councilman Spelman moved the refund be granted. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

Request of William M. Johnson, M.D., San Diego County General Hospital, North end of Front Street, San Diego 3, California, for refund of unused portion of Business License No. 3087.

Councilman Spelman moved the refund be granted. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

Communication from the Department of Public Works acknowledging receipt of certificate of the returns of the special census showing a population of 44,914 as of November 4, 1953, in the City of Torrance, and advising that based on the new population, the estimated gas tax revenue for the fiscal year ending June 30, 1954, is $115,930.

Councilman Spelman moved the communication be filed as a matter of record. Motion, seconded by Councilman Benstead, carried unanimously by those present.

Communications from the Civil Service Board:

(a) Request of Jean Wren, Typist Clerk, to live outside of the city for a limited period. The Civil Service Board, at its meeting held December 2nd, concurred with the recommendation of Chief Benner, and recommended that Mrs. Wren be granted permission to live outside the City of Torrance for a period of nine months, with the privilege of an extension if it becomes necessary.

Councilman Benstead moved the request to granted. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

(b) Request of City Engineer Bishop that Gene Rider be upgraded from "Senior Engineering Aide" to "Civil Engineering Assistant". It was the decision of the Board that a promotional examination would be required, and suggested that the title of "Assistant Civil Engineer" would be more fitting. They further recommended that this new classification be established and that the qualifications and job description be prepared, together with a salary schedule.

City Manager Stevens said it was his opinion the State will prohibit using the title "Assistant Civil Engineer" and suggested the title be "Civil Engineering Assistant".

Councilman Spelman moved to concur with the recommendation of the Civil Service Board in establishing this new classification, providing the title "Civil Engineering Assistant" is used. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

(c) Recommendation of the Civil Service Board that a new classification of "General Water Service Foreman" be established; and recommending a promotional examination be called for the unfilled classification of "Assistant Water Superintendent".

Councilman Benstead moved to concur with the recommendations of the Civil Service Board. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Recommendation of City Engineer Bishop that the request of the Ellinwood Corporation for the elimination of a portion of sidewalks, curbs and gutters on the south side of Newton Street, in their Tract No. 19425, be granted.

After a lengthly discussion between the Council, City Engineer Bishop and the engineers for the Ellinwood Corporation, Councilman Drale moved the subdivider of Tract No. 19425 be required to install curbs, gutters and sidewalks. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

Communication from the Collins-Dietrich Air Services, Inc., indicating their desire to excercise their option to extend Master Lease of the Torrance Municipal Airport for five years, as provided in their Lease, according to Resolution No. 1986 dated May 3, 1949, which approved the airport agreement.

Councilman Drale inquired if the financial reports were available for this company. City Manager Stevens said there will be an audit for the first six months, December 31st, and a special audit could be run on the airport revenues and expenditures. Councilman Drale requested that this be done.

Councilman Spelman moved this communication be filed as a matter of record. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Request of Louis Laramore, Contractor, and Frank H. McFarland, Tract Sales Agent, to erect a realty billboard on city property on the north side of Highway 101 at the intersection with Crenshaw Boulevard.

Councilman Spelman moved the request be denied. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Communication from Garcelon and Hedin, representing Mr. and Mrs. Lawrence L. Benton, owners of Lots 13 and 14, Block J. Tract 10304, in Hollywood Riviera, regarding storm drain constructed on their property, and advising legal action will be commenced unless steps are immediately taken to compensate the Bentons for violation of their property rights.

Councilman Spelman moved this communication be referred to the City Attorney. Motion, seconded by Councilman Drale, carried unanimously by those present.

Communication from City Engineer Bishop requesting that Resolution No. 2365 be repealed, due to an error in legal description.

Councilman Spelman moved the communication be filed as a matter of record. Motion, seconded by Councilman Drale, carried unanimously by those present.

Communication from the Los Angeles County Road Department, transmitting Resolution approved by the Board of Supervisors making available the sum of $15,000 for the improvement of Crenshaw Boulevard within the City of Torrance.

Councilman Benstead moved the communication be filed as a matter of record. Motion, seconded by Councilman Drale, carried unanimously by those present.

Communication from Duane W. Wheeler and Company advising they are unable at this time to give an estimate on the cost of the order for election supplies for the City of Torrance.

City Clerk Bartlett requested the Council rescind the motion made by Councilman Benstead at the meeting of December 8, 1953 - that bids be taken for election supplies for the Municipal Election to be held in April 1954.

Councilman Spelman inquired what forms they have printed at this time for the City, he said it was his opinion these were all stock forms.

City Clerk Bartlett said he was within his rights in ordering the supplies for the election, and requested this matter be taken care of in some way.

City Attorney Hall advised the Council the Election Code sets forth that the City Clerk shall have the duty and the right of securing election supplies, and that in this particular case Mr. Bartlett has followed the same procedure he has in the past and has the legal authority to commit the City, which he has done.

Councilman Benstead suggested the Council go on record as desiring to secure bids for supplies for the next Municipal Election.

Councilman Spelman requested City Clerk Bartlett to secure a few samples of what the Wheeler Company has already printed for the City of Torrance and present them at the next Agenda Meeting.

Mayor Schwab said this matter would be referred to the next Agenda meeting.

Recommendations of City Manager Stevens:

PERSONNEL:

1. That Gilbert D. Bennett be reinstated as a Laborer in the Street Department, effective December 3, 1953, in the third salary bracket. (Returned from Military service.)

2. That James J. Lynch be temporarily employed as a Janitor, effective December 7, 1953, at the first salary step.

3. That Lawrence D. Schneider be appointed to serve his probationary period as Fire Engineer , effective December 16, 1953, in the second salary step.

Councilman Spelman moved to concur with the recommendations of City Manager Stevens, items one, two and three, under Personnel. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

APPROPRIATIONS:

1. To Barclay Surveying Company for engineering services during the month of November 1953, the sum of $729.

Councilman Benstead moved to concur with the recommendation of City Manager Stevens under Appropriations. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Transmittal form for Planning Commission Case No. 285, petition of Albert M. Blum for a Variance to establish and operate a local community business center at the Southwesterly corner of Redondo Beach Blvd. and Prairie Avenue, being the Northerly 448'

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of the Westerly 320' of Lot 24, McDonald Tract, recommending approval.

Councilman Drale moved to concur with the recommendation of the Planning Commission in approving CASE NO. 285, provided that Cordary Avenue is extended north of 169th Street, as shown on Exhibit B. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

Transmittal form for Planning Commission CASE NO. 292, petition of Ben R. Kendall for a Variance to establish and operate a dog kennel situated at 23810 Eshelman Avenue, between 238th Street and South City Limits, being 562 feet of the North 124 feet of Lot 80, Tract No. 437, A-1 (Light Agricultural Zone), recommending disapproval.

Councilman Benstead moved to concur with the recommendation of the Planning Commission in denying Variance requested in CASE NO. 292. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Recommendation of the Planning Commission to approve the request of Mrs. Marie J. Backlund to move a dwelling into the City of Torrance, to be located at 2247 West 239th Street, with an area of approximately 440 square feet, providing she construct an addition to the dwelling, increasing the area to a minimum of 600 square feet.

Councilman Spelman moved to concur with the recommendation of the Planning Commission. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Request of the Planning Commission that the City Council authorize the issuance of identification badges to the members of the Planning Commission.

Councilman Spelman said it was a good idea but thought identification cards would be better than badges. Councilman Benstead suggested members of the Recreation Commission and the Civil Service Board also be issued some sort of identification.

Mayor Schwab referred this request to the next Agenda meeting.

Letter of transmittal from the Planning Commission and City Engineer , recommending approval of Tract No. 19425, consisting of 54 lots, to be developed by Harry Kissel along existing Newton Street, westerly of Meadow Park Tract line and southerly of Tract 18594.

Councilman Spelman moved to concur with the recommendation of the Planning Commission in approving Tract No. 19425. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

City Attorney Hall advised the Council the attorney representing the Property Management Corp. is disposed to send a check to the City of Torrance, covering the City's estimated cost of putting in the sidewalks. He stated that legally the City would get no more by taking the case to court and it was his recommendation that we accept the money. He explained the City would have to obtain a permit from the State before the sidewalks can be installed and as soon as the permit is obtained to go ahead with the work as the money will be there for that purpose.

Councilman Spelman moved to concur with the recommendation of City Attorney Hall, subject to the condition that if the State does not put in the curbs and gutters that the Property Management Corp. will be held responsible for this work. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

City Clerk Bartlett read title to:

RESOLUTION NO. 2478

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE BOARD OF SUPERVISORS TO ORDER THE CANCELLATION OF TAXES ON CERTAIN PROPERTY ACQUIRED BY THE CITY OF TORRANCE FOR PUBLIC USE; AND REPEALING RESOLUTION NO. 2410.

Councilman Besntead moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Councilman Benstead moved for the adoption of Resolution No. 2478. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

RESOLUTION NO. 2479

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DIRECTING THE MAYOR AND CITY CLERK OF THE CITY OF TORRANCE TO EXECUTE A NEW GRANT DEED TO THE STATE OF CALIFORNIA.

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Councilman Spelman moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

Councilman Spelman moved for the adoption of Resolution No. 2479. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

RESOLUTION NO. 2480

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN COMMUNITY RECREATION AGREEMENT BETWEEN THE COUNTY OF LOS ANGELES AND THE CITY OF TORRANCE FOR THE FISCAL YEAR 1953-1954.

Councilman Spelman moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

Councilman Spelman moved for the adoption of Resolution No. 2480. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

RESOLUTION NO. 2481

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN GRANT OF EASEMENT FROM THE CITY OF TORRANCE TO THE SOUTHERN CALIFORNIA EDISON COMPANY.

Councilman Spelman moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Councilman Spelman moved for the adoption of Resolution No. 2481. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

RESOLUTION NO. 2482

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN GRANT OF EASEMENT FROM THE CITY OF TORRANCE TO THE SOUTHERN CALIFORNIA EDISON COMPANY.

Councilman Spelman moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Councilman Spelman moved for the adoption of Resolution No. 2482. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

RESOLUTION NO. 2483

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING RESOLUTION NO. 2365.

Councilman Spelman moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

Councilman Spelman moved for the adoption of Resolution No. 2483. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

RESOLUTION NO. 2484

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO ACCEPT, ON BEHALF OF THE CITY, THAT CERTAIN EASEMENT DEED FROM JAMES LEE WALKER.

Councilman Benstead moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Councilman Benstead moved for the adoption of Resolution No. 2484. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

RESOLUTION NO. 2485

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO ENTER INTO LEASE AGREEMENTS FOR CERTAIN PREMISES AT THE TORRANCE MUNICIPAL AIRPORT.

Councilman Spelman moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Councilman Spelman moved for the adoption of Resolution No. 2485. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

RESOLUTION NO. 2486

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN CONTRACT BY AND BETWEEN THE CITY OF TORRANCE AND ELECTRIC AND MACHINERY SERVICE, INC., A CALIFORNIA CORPORATION.

Councilman Drale moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

Councilman Drale moved for the adoption of Resolution No. 2486. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

ORDINANCE NO. 667

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING LAND USE ORDINANCE NO. 612. RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 264.

Councilman Spelman moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

Councilman Spelman moved for the adoption of Ordinance No. 667 at its second and final reading. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

ORDINANCE NO. 669

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ORDINANCE NO. 643, BUILDING CODE ORDINANCE, AND REPEALING ORDINANCE NO. 657.

Councilman Drale moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

Councilman Drale moved for the adoption of Ordinance No. 669 at its second and final reading. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

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ORDINANCE NO. 672

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING LAND USE ORDINANCE NO. 612, RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 265-C.

Councilman Drale moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

Councilman Drale moved for the adoption of Ordinance No. 672 at its first reading. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

ORAL COMMUNICATIONS

Councilman Benstead said there is a dump site in the City of Torrance, located on Maple Avenue between Carson and Sepulveda, that would put the City Dump to shame.

Councilman Benstead moved City Manager Stevens be authorized to request C. C. M. O. to erect signs on this property prohibiting dumping, and to alert the Police Department to patrol this area. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Councilman Drale reminded the Council that sometime ago Councilman Benstead had brought to their attention the fact that some of the zones in the different areas have never legally been changed, and inquired if anything has been done about this.

City Manager Stevens stated he forwarded a request that all subdivisions in A-1 be brought up to date, and suggested that they do it periodically, he said it costs about $125 for each rezoning and that this should be done at least every quarter. Mr. Stevens advised he had requested they bring us up to date now on all the tracts that have been approved and haven't been rezoned.

Councilman Benstead inquired if this could be done as the tracts are developed and the charge put on the developers, in this way it would relieve the City of the expense and they would be kept up to date as the tracts are developed. City Attorney Hall stated this possibly could be done and might be a happy solution.

Councilman Benstead moved the City Attorney be authorized to prepare the necessary ordinance to take care of this fee in these tracts. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Councilman Drale said there is a section on Del Amo Street, next to American Standard, where the houses set back leaving about 50 feet beyond their front fences. It is a proposed street but it will never be any wider than Del Amo. Councilman Drale stated these people would like to get this property dedicated back to them - it would probably go back to the Del Amo Land Company - but it should be cleared up one way or another.

City Manager Stevens suggested the Regional Planning Commission be requested to take a look at it in view of the development, and see if they could abandon it. Mr. Stevens advised the Council he would address a letter to the Regional Planning Commission asking that they investigate this matter, he said this definitely was not a major boulevard in this vicinity.

Councilman Spelman inquired what provisions there were in Ordinance No. 660, regarding parking in alleys, dismantling cars, cars parked in the streets, etc., for the penalties for violating this ordinance.

City Attorney Hall advised the Council the basic ordinance contains the penalties, Ordinance No. 660 was an amendment to the basic ordinance.

The Council inquired if this ordinance could not be enforced as cars were still being dismantled on the streets, house trailers parked on the streets, etc. City Attorney Hall suggested violators be given a citation and see what happens.

Mr. Schoonover said he had heard complaints about the ditch he had dug in the Pacific Hills area which changed the course of the flow of water. He said he would like to have the City Council tell him if he had done the wrong thing, or that he had done a good job. He said at the suggestion of the City Engineer he had gone in with a bulldozer and widened the ditch 8 or 10 feet, and probably did change the course of the water, but he felt he had bettered the situation. Mr. Schoonover requested the Council give him something in writing to take the burden off his shoulders for the constant fear that someone is going to prosecute him for widening that ditch. He stated he would like to have maps drawn of the old ditch before all the evidence is destroyed.

City Attorney Hall said he did not think there would be any prosecution, there might be some civil action for converting water but he could not answer that here. He stated he did not think the City could do anything. He advised the Council he had prepared two drafts of resolutions regarding storm drains which would be discussed at the next Agenda meeting.

City Engineer Bishop said it was his opinion that Mr. Schoonover had bettered the situation.

Mayor Schwab advised Mr. Schoonover this would be discussed at the next Agenda meeting.

Councilman Spelman moved all bills properly audited be paid. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

At 11:30 P.M., Councilman Spelman moved the meeting adjourn. Motion, seconded by Councilman Benstead, carried unanimously by those present.

A. H. Bartlett
CITY CLERK OF THE CITY OF TORRANCE

APPROVED:

W. W. Schwab
MAYOR OF THE CITY OF TORRANCE