

Torrance, California
December 21, 1954

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 21, 1954, at 5:30 P.M., Mayor Drale presiding.

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

At the request of Mayor Drale, Mr. Friedland led the salute to our Flag.

Rev. Wenske opened the meeting with an invocation.

City Clerk Bartlett said that through a typographical error in preparing the Agenda for the December 14th meeting the wrong numbers were assigned to Resolutions and the following corrections should be noted:

Resolution No. 2651 should have been No. 2661,
Resolution No. 2652 should have been No. 2662,
Resolution No. 2653 should have been No. 2663, and
Resolution No. 2654 should have been No. 2664.

Councilman Schwab moved the minutes of December 14, 1954, be approved as corrected. Motion, seconded by Mayor Drale, carried.

APPOINTMENT: Annexation of Rolling Hills Area.

Mr. J. R. Newville, Engineering Service Corporation, representing not only the proposed developers of the portion outlined on the map presented to the Council, but also for the purpose of the annexation, stated he was representing Great Lakes Carbon Company and the Capital Company. He stated the map indicates all of the holdings which are, or could be, made contiguous to the City of Torrance. It comprises in excess of 7,000 acres. He said the reason he showed the entire holdings was for one purpose. Prior to this meeting they have suggested annexing only 2,300 acres. They prepared a report for the Council members which indicated the proposed development in general, giving the estimated assessed value of this development and some idea of how it would affect the City with respect to the added burden of expenses to the City. Mr. Newville said that at that time there was indicated the School Board had problems in connection with serving the area, and to attempt to find some solution to those problems they met with Dr. Hull and two of his associates in an attempt to find a solution to the School Board's problem. It was apparent quickly that Dr. Hull had no problem with the idea of the revenue once the schools were built, but his problem was the initial investment to build the schools. In an attempt to aid in that problem, in the only manner they saw was available to them, the Capital Company indicated that they would be willing to extend the annexation to include the balance of their holdings to the extent that they would build up the assessed value quickly with no additional build-up of added school facilities. Mr. Newville pointed out in general the plan of the development, showing the industrial area, residential areas and commercial areas. They propose a golf club, a country club and a commercial recreation area around the beach. He said this was just a general plan, as the firm of Pierre and Luckman have been retained to study this area and come up with a master plan for the best plan of

development for the area. He said this would be a long range program. Mr. Newville stated this was all uninhabited territory and if it would help the school problem any their offer would include approximately 7,000 acres, about 10 square miles.

Councilman Isen inquired if the principals would be willing to give, by deed, certain areas for the schools.

Mr. Newville said he could not commit them on that. He said they had seriously investigated the possibility of some sort of a lease arrangement whereby they could help in building the schools, but there was no way as the schools can only lease for three years.

Mr. Newville reported there are some 200,000 people a month coming into this county and because of the pressure of increased population, this property has to develop. They would like to start developing the north side of the slope first, they plan a development with homes ranging from \$15,000 to \$20,000 with minimum lot sizes of 7,000 square feet.

Councilman Benstead said the City would like to serve this development water. Mr. Newville said that is something, as a matter of policy that they are not willing to grant.

Councilman Isen said it was the school problem that bothered him, otherwise it looked like a good business investment to him.

Mr. Kulow, representing the Capital Company, said he could not speak for Great Lakes Carbon Company but he was sure his company could make some provision for an adjusted price that would be in the school's favor.

Councilman Isen inquired if, assuming there would have to be more bonds, these people would have to share in the existing bonds.

City Attorney Hall said he would check this matter.

Mr. Newville said they were including the Portugese Bend Club, and they are also proposing a yachting harbor which will be included in the annexation.

Mayor Drale said he did not feel the Council could decide tonight as there were many things they would have to know about. He was concerned about the schools, about the size of the lots, and other facilities, such as parks, fire stations, a police site, and the water, if the City could serve the water that would be another source of revenue to the City.

Councilman Schwab said that on any subject as momentous as this he did not intend to be rushed into it. There is still a lot he would like to know. He stated he was not saying he was opposed to it.

Mayor Drale said the school locations would have to be agreed on before the Council could pass on it. Councilman Isen said he thought if they could get a "go" signal from the School District the other matters could be ironed out with the City Council.

Mr. Newville said, naturally the School Board was reluctant to assume a problem they don't have to assume.

Mayor Drale requested that these gentlemen keep in contact with City Manager Stevens for any new developments regarding this proposed annexation.

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City Manager Stevens presented preliminary plans for the swimming pool and bathhouse, which the Council approved.

WRITTEN COMMUNICATIONS

City Clerk Bartlett read the following:

Communication from License Inspector Weber regarding request of Richard Moore for a license to operate a garage at 1213 Engracia.

Councilman Blount moved the communication be forwarded to the Planning Commission for their recommendation. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

Communication from License Inspector Weber regarding fees due under Ordinance No. 440 from E. A. Shamlin, % Claude Sebring, California Bank, 1001 South Pacific Avenue, San Pedro, and suggesting that the City Council order all drilling operations by Mr. Shamlin stopped until required permits are secured and fees paid.

Councilman Isen moved this matter be referred to the City Attorney for appropriate action. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

Communication from the Recreation Commission regarding the need for underpasses or overpasses on major highways and/or intersections close by parks and school grounds.

Councilman Benstead moved the communication be filed and that the Council discuss this matter at a later date. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Communication from the Recreation Commission forwarding proposed policies and fee schedule for the Department of Playgrounds and Recreation.

Councilman Benstead moved this matter be referred to City Manager Stevens and City Attorney Hall for a break-down and then presented to the City Council for approval. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

At 6:30 P.M., Mayor Drale declared a recess. The meeting reconvened at 8:00 P.M.

Mayor Drale announced this was the time and place for the opening of bids for the improvement of Crenshaw Boulevard from Carson to Sepulveda.

City Clerk Bartlett said he had the Affidavit of Publication, and opened and read the following bids:

<u>BIDDER</u>	<u>TOTAL BID</u>
J & R Construction Company	\$28,391.78
Griffith Company	31,865.67
Oswald Bros. Company	44,389.93
Sheets Construction Company	29,635.98
Sully-Miller Construction Company	29,804.64
Warren Southwest, Inc.	26,645.30
Westway Excavating Company	29,432.75

Councilman Isen moved these bids be referred to City Manager Stevens for study and recommendation at the next regular meeting. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

HEARINGS:

Mayor Drale announced the time had come for the Public Hearing on the Vacation of a portion of Newton Street.

City Clerk Bartlett stated he had the Affidavit of Publication and had received no communications regarding this Vacation.

Mayor Drale called for oral protests. There being none, Councilman Blount moved the hearing be closed. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Councilman Blount moved the City Attorney be authorized to prepare the ordinance ordering the vacation of a portion of Newton Street. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

Mayor Drale announced the time had come for the Public Hearing on the Vacation of certain portions of 242nd Street.

City Clerk Bartlett stated he had the Affidavit of Publication and had received no communications regarding this Vacation.

Mayor Drale called for oral protests. There being none, Councilman Blount moved the hearing be closed. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Councilman Blount moved the City Attorney be authorized to prepare the ordinance ordering the vacation of certain portions of 242nd Street. Motion, seconded by Councilman Isen, carried unanimously by roll call vote.

ENGINEERING AND PLANNING COMMISSION MATTERS:

Communication from the Planning Commission referring to letter from the County of Los Angeles in which they requested approval to proceed with the acquisition of certain privately owned parcels within the Torrance County Beach. The Planning Commission unanimously requested this be forwarded to the City Council without a recommendation from them.

Councilman Isen moved this be referred to the City Attorney for an opinion. Motion, seconded by Mayor Drale, no objections, so ordered by Mayor Drale.

Communication from the Planning Commission regarding signs on Crenshaw Boulevard and 101 Highway, requesting this be referred to the Airport Commission for their recommendation.

Councilman Benstead moved the matter be referred to the Airport Commission. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Communication from the Planning Commission advising they unanimously concurred with the recommendation of City Engineer Bishop, recommending the width of Arlington Avenue, between Border and Marcelina, have a 60' width.

Councilman Schwab moved to concur with the recommendation of the Planning Commission, that Arlington Avenue, between Border and Marcelina, have a 60' width. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Councilman Isen moved the City Attorney be authorized to prepare the necessary ordinance. Motion, seconded by Councilman Schwab, carried unanimously.

Communication from City Engineer Bishop, dated December 17, explaining the widening of Casimir Avenue South of 164th Street.

Matter of record.

City Clerk Bartlett read title to:

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RESOLUTION NO. 2665

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 PROPERTY MANAGEMENT CORPORATION.

Councilman Blount moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

Councilman Blount moved for the adoption of Resolution No. 2665. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

Letter of transmittal from the Planning Commission and City Engineer recommending approval of tentative tract map No. 20944, consisting of 56 lots to be developed by the Grand Construction Company, southerly of 166th Street, westerly of Arlington Avenue, northerly of Dominguez Channel and easterly of Tract No. 20803, subject to the special conditions Nos. 13 and 14 listed on the transmittal form.

Councilman Blount moved to concur with the recommendation of the Planning Commission recommending approval of tentative tract map No. 20944, with the stipulation that a 6' chain link fence be erected along the rear of the lots of those lots on Dominguez Channel, and that Special Conditions 13 and 14 be made a part of the approval stipulations. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Letter of transmittal from the Planning Commission and City Engineer recommending approval of tentative tract map No. 20773, consisting of 50 lots to be developed by Harry Kissel, westerly of Ocean Avenue and northerly of 230th Street, subject to the conditions set forth in letter of Asst. to City Engineer Patrick, dated December 15, 1954.

Councilman Blount moved this tract map be returned to the Planning Commission with a re-statement of the policy of the City Council regarding the 75' contour. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

City Clerk Bartlett read title to:

RESOLUTION NO. 2666

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN QUITCLAIM DEED TO JAMES LEE WALKER.

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

Councilman Blount moved for the adoption of Resolution No. 2666. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

ORDINANCE NO. 716

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE PROHIBITING BUILDING IN THE WALTERIA LAKE PROPERTY.

Councilman Blount moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

Councilman Blount moved for the adoption of Ordinance No. 716, at its first and final reading. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

ORDINANCE NO. 717

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
TORRANCE ORDERING THE VACATION OF CERTAIN PORTIONS
OF 244th STREET IN THE CITY OF TORRANCE.

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

Councilman Benstead moved for the adoption of Ordinance No. 717 at its first reading. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

ORAL COMMUNICATIONS

City Manager Stevens advised he had received a request from the Pacific Bowl Association for free use of the Civic Auditorium on January 6, 1955.

Councilman Schwab moved the request be granted, providing the auditorium is available. Motion, seconded by Mayor Drale, carried unanimously by roll call vote.

Councilman Isen inquired if City Attorney Hall had a report regarding the Waste Products Company, and the so-called fence that was erected.

City Attorney Hall said the City Prosecutor did not recommend prosecuting at this time due to conflicting instructions from the Fire Department and the Building Department.

Fire Chief Benner advised the Council they did not order the fence erected; however, they did think it would help keep the children out, but they were told to clear the fence with the Building Department.

Councilman Isen said he would like to see that structure torn down. It certainly could not be classified as a fence. Councilman Blount said he just wanted it cleaned up.

City Attorney Hall said the Prosecutor had suggested getting the Health Department to cooperate.

Mayor Drale requested City Attorney Hall to have a report on this matter for the next meeting.

Councilman Isen referred to the Civil Service matter. He said it was his understanding that Mr. Hall had notified the Council that the action of the Council last week was not legal. He thought all of them agreed the City had become large enough that each problem should be viewed objectively, regardless of personalities, and the situation which has existed with the Civil Service Board, particularly as to a Trial or Review Board has been very unsatisfactory, in that they have had to hold their meetings at night, and they, and the Council, have been subjected to people talking to us and attempting to influence decisions. He stated that neighboring cities got away from all of this by letting outside individuals come in and take care of such matters. Secondly, we all realize our Civil Service Board, under several ordinances, operates in several capacities; one, as Civil Service Commissioners, in which they take care of the requirements for the various positions to be filled and order the examinations and maintain the eligibility lists, and that is their function as Civil Service Commissioners. They operate in another capacity, each of the members acts as a member of the Appeal Board or a Board of Review in the event an aggrieved employee is suspended or discharged. In the best interests of the City, and the public at large,

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Councilman Isen said he was moving that the members of the Civil Service Board of Review, or Repeal Board, definitely as distinguished from members of the Civil Service Board, but in their capacity as an Appeal Board, that their office be declared vacant and each of the following, namely, Messrs. Mothersell, Downing, Wright, Schultz and Schmidt, be removed from their capacity as a member of the Board of Review or Board of Repeal.

Mayor Drale inquired if this part of the ordinance. The part setting up the Board of Review, was not adopted by a vote of the people.

City Attorney Hall stated that the ordinance classifying the fire and police, No. 249, was an initiative measure, it refers to a three-man board, however, Ordinance No. 326 was passed by the City Council. Following the passage of Ordinance No. 326 and 249, the City Charter was adopted and the City Charter provides that the Civil Service ordinance in effect shall continue on, but authorizes amendments. Mr. Hall said it was his opinion that since the Charter was passed by the vote of the people it would have the effect of authorizing an amendment to an initiative measure and on that basis he believed the Council could amend the ordinance.

Councilman Blount inquired if the motion Councilman Isen just made would "hold water".

City Attorney Hall said he thought there was some problem, there was no question in his mind but that the entire set of Civil Service ordinances, some 14 or 15, should be consolidated and brought up to date. Secondly, taking a look at it from a long range point of view it seemed to him the only basis upon which we can operate, on a fair basis, and by fair he meant to any individual who is brought before the Board, not to be under pressure from the City, or the reverse, not to have the Board under pressure from the City, the only way you can do that is by an independent board. He thought, to remove any question of doubt, as to the legality of the particular motion, that it should be done by ordinance.

Councilman Isen said that in the event of the passage of this preliminary motion he was going to move the City Attorney be authorized to draft an ordinance immediately in order to have the City contract the services of an Appeal Board.

Councilman Schwab inquired if his motion merely pertained to the Board of Review or Repeal Board. Councilman Isen said "yes".

Councilman Blount seconded Councilman Isen's motion, which carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Blount, Isen and Schwab. NOES: COUNCILMEN: Drale.

Councilman Isen moved the City Attorney be instructed to draft an ordinance, at once, which in effect would provide for the City of Torrance to make proper contracts with the County of Los Angeles to provide a Board of Review or Repeal Board to act in connection with the Torrance Civil Service Commission.

City Attorney Hall asked that they direct him to bring the ordinances up to date. He said a simple motion authorizing him to bring the ordinances up to date and to authorize the contracting of repeal board cases would be sufficient.

Councilman Isen said he would add the following to his motion: "and all Civil Service Ordinances be brought up to date. By that he meant coordinated and all ambiguities removed."

City Attorney Hall said he has had a draft of an ordinance prepared for over two years. He would have appreciated some opinions on it, but he could present that within a relatively short time. He suggested if the Council is so inclined to pass such an ordinance, that it be sent to the League of California Cities for an opinion because we will have a question with respect to the police and fire end of it.

Mayor Drale requested Councilman Isen to repeat his motion.

Councilman Isen moved the City Attorney be instructed to immediately draft an ordinance for contracting, by the City of Torrance, with the County of Los Angeles for a Review or Repeal Board in connection with the Torrance Civil Service Commission.

Motion, seconded by Councilman Blount, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Blount, Isen and Schwab. NOES: COUNCILMEN: Drale.

Councilman Isen moved the City Attorney be instructed to work over, revise, coordinate and present to the City Council a streamlined Civil Service Ordinance at his earliest convenience. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

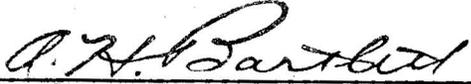
Mayor Drale advised he had some appointments to make on the Recreation Commission, which were way over-due. He said in recognition of the services of these people he would like to re-appoint Mrs. Boswell, Mr. Bob Wagner and Mr. Bob Almond for three-year terms, and Mrs. Herma Tillim for a two year term.

The Council extended birthday greetings to Councilman Blount.

Councilman Blount inquired what had been done regarding Moneta Water Company. City Attorney Hall said he had a note stating they now wanted an ordinance and he could see no objection to this. City Manager Stevens said the ordinance could be passed next Tuesday.

Councilman Blount moved all bills properly audited be paid. Motion, seconded by Councilman Isen, carried unanimously by roll call vote.

At 8:55 P.M., Councilman Blount moved to adjourn. Motion, seconded by Councilman Benstead, carried.


City Clerk of the City of Torrance

APPROVED:


Mayor of the City of Torrance

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