

Torrance, California.
September 10, 1935.

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MINUTES OF THE REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY
OF TORRANCE

The City Council of the City of Torrance convened in a Regular Meeting in the City Hall, Torrance, California, on Tuesday, September 10th, 1935.

Mayor Ludlow called the meeting to order at 7:45 P.M.

Clerk Bartlett called the roll, those answering present being: Councilmen: Hitchcock, Klusman, Stanger, Tolson and Ludlow.

Councilman Hitchcock moved that the minutes of the Regular Meeting of August 27th and the Adjourned Meeting of September 3rd be approved as written. Councilman Stanger seconded the motion, which was carried unanimously.

WRITTEN COMMUNICATIONS

Clerk Bartlett read the following communications:

An invitation to attend the grand opening of the Monticello Bowling Academy, 1953 Carson Street, Saturday, September 14, 1935.

An invitation from the Sepulveda Celebration Committee to take part in a parade the latter part of September or first of October.

An invitation from Redondo Beach Lodge No. 1378, B.P.O.E. to Constitution Day services sponsored by the Elks and the American Legion, Tuesday, September 17th at 8:30 P.M. at the Elks Clubhouse, Redondo Beach.

Invitation from League of California Municipalities, to be held in San Francisco, September 23rd to 26th inclusive. Councilmen Hitchcock, Tolson and Ludlow, and Attorney Rippe indicated an intention to attend, and agreed to notify the City Clerk definitely as soon as possible.

An invitation from the City of Hawthorne to attend "Hawthorne Indian Pow Wow Celebration" on September 19, 20 and 21, 1935. The Clerk was told to write a letter of thanks.

A communication from the City of Santa Monica, addressed to Mayor Scott R. Ludlow, regarding the holding of the 1936 convention of the League of California Municipalities in that city. Councilman Klusman moved that the City Council instruct the Councilmen who attend the League meeting in San Francisco to vote for Santa Monica. The motion was lost for want of a second. Councilman Hitchcock moved that Mayor Ludlow be instructed to cast the ballot as he sees fit. Councilman Tolson seconded the motion; the record of vote is as follows: AYES: COUNCILMEN: Hitchcock, Stanger, Tolson and Ludlow. NOES: COUNCILMAN: Klusman. ABSENT: None.

A communication from the County of Los Angeles Health Department, signed by Dr. Pomeroy, setting forth the facts of new legislation in regard to health services in municipalities. Attorney Rippe was instructed to get in touch with Dr. Pomeroy and compare state health laws and city ordinances, and report at the next meeting of the City Council.

A letter from the White Manufacturing Company, requesting permission to install a gasoline tank on their property. As this was OK'd by Acting City Engineer Summers, Councilman Hitchcock moved that the request be granted. Councilman Stanger seconded the motion, which was carried.

A communication from Shell Oil Company, addressed to City Clerk, requesting permission to operate a Geophysical Crew in the city limits of Torrance, explaining the nature of the work, and assuming all responsibility. In this connection the Clerk also read a letter signed by City Engineer Leonard, recommending that permission be granted the Shell Oil Company, provided that the work be carried on

sufficiently far from the City's water wells to insure their complete protection from damage. Councilman Klusman moved that the Shell Oil Company's request be granted, with the understanding that neither the Torrance water wells nor the Moneta water wells be disturbed or endangered. Councilman Hitchcock seconded the motion, which was carried unanimously.

A communication from the Southern California Edison Company regarding discount on overhead lights in the city. Attorney Rippy was instructed to look into this matter and report in about ten days.

Communication from Jacob Stern and Sons, concerning the vacating of streets on their property which had reverted to acreage in accordance with Resolution No. 739, Approving Map of Tract No. 10896. Acting City Engineer Summers recommended the request for vacation be granted.

Attorney Rippy presented:

RESOLUTION NO. 741

VACATING STREETS IN TRACT NO. 5957 (NOW TRACT NO. 10896).

Councilman Hitchcock moved the adoption of Resolution No. 741. Councilman Stanger seconded the motion; the record of vote is as follows: AYES: COUNCILMEN: Hitchcock, Klusman, Stanger, Tolson and Ludlow. NOES: COUNCILMEN: None. ABSENT: None.

A communication from General Pipe Line Company, requesting permission to assign certain franchises to the General Petroleum Corporation.

Attorney Rippy presented:

RESOLUTION NO. 742

AUTHORIZING PERMISSION TO ASSIGN FRANCHISE FROM GENERAL PIPE LINE COMPANY TO GENERAL PETROLEUM CORPORATION

Councilman Hitchcock moved the adoption of Resolution No. 742. Councilman Stanger seconded the motion; the record of vote is as follows: AYES: COUNCILMEN: Hitchcock, Klusman, Stanger, Tolson and Ludlow. NOES: COUNCILMEN: None. ABSENT: None.

A communication from John Kettler, representing the Kettler Heirs, regarding the extension of Cabrillo Avenue through their property. Councilman Hitchcock moved that the communication be filed. Councilman Stanger seconded the motion, which was carried.

Attorney Rippy presented:

RESOLUTION NO. 743

GRANTING TO THE CITY OF REDONDO BEACH
JURISDICTION TO SPONSOR THE EXTENSION
OF ELENA AVENUE AND CATALINA AVENUE
THROUGH THE CITY OF TORRANCE

Councilman Stanger moved that Resolution No. 743 be adopted. Councilman Hitchcock seconded the motion; the record of vote is as follows: AYES: COUNCILMEN: Hitchcock, Klusman, Stanger, Tolson and Ludlow. NOES: COUNCILMEN: None. ABSENT: None.

Attorney Rippy presented:

RESOLUTION NO. 744

REQUESTING BOARD OF EQUALIZATION FOR PERMISSION
TO EXCEED FIVE PER CENT. LIMIT ON INCREASE OF
EXPENDITURES

Councilman Stanger moved the adoption of Resolution No. 744. Councilman Hitchcock seconded the motion; the record of vote is as follows: AYES: COUNCILMEN: Hitchcock, Klusman, Stanger, Tolson and Ludlow. NOES: COUNCILMEN: None. ABSENT: None.

Councilman Hitchcock asked Acting City Engineer Summers how the water well is progressing. Mr. Summers reported that at a depth of 45 feet there was a good stratum of clay, and that conductor casing had been set seven feet in this clay stratum and cemented nearly to the surface. October 23rd is the earliest date that they expect to actually get water from the well. Mr. Summers also reported that permission had been received to proceed with the high tank.

Councilman Tolson reported that Mr. McNew and Mr. Hood, of the Recreation Department, had submitted a copy of a recommendation for continuation of recreational activities, which they wish to send in to the County Recreation Department. He said that the new park improvement was progressing satisfactorily.

Clerk Bartlett stated that due to school opening and cooler weather setting in, the Park would not be used so much and he suggested that it would be well to curtail expenses, as warrants are being registered pretty heavily, pending the receipt of money in December.

Mayor Ludlow reported on the Sewer meeting of the afternoon of September 10th, stating that they are putting in, as a government project, the North Torrance main trunk line. He stated that it had been suggested that Torrance request an absolute grant from the Government.

Mayor Ludlow moved that the City Council authorize the Engineering Department to endeavor to get the North and South Torrance projects investigated and see what percentage the Government would bear. Councilman Stanger seconded the motion, which was carried. Acting City Engineer Summers was instructed to formulate plans and get information and present at the next Council meeting for approval.

Mayor Ludlow called attention to the necessity for a sign at the foot of Western Avenue to indicate the entrance to Torrance. The Clerk was instructed to notify the Chamber of Commerce that a sign of some kind is desired at this location and to make investigations and report to the Council.

Councilman Hitchcock moved that the Council authorize those Councilmen who could attend the convention of the League of California Municipalities, in San Francisco, to do so, with expenses paid.

Councilman Tolson seconded the motion; the record of vote is as follows: AYES: COUNCILMEN: Hitchcock, Klusman, Stanger, Tolson and Ludlow. NOES: COUNCILMEN: None. ABSENT: None.

Mayor Ludlow stated that accounting work is necessary in connection with getting information on the cost of operating the Torrance schools, as the estimate furnished by Mr. Baskerville had not been acceptable.

Councilman Stanger moved that C.J. Rambo be employed to do this work, provided his estimate is satisfactory to the majority of the Council and the amount does not exceed \$250.00. Councilman Tolson seconded the motion; the record of vote is as follows: AYES: COUNCILMEN: Hitchcock, Klusman, Stanger, Tolson and Ludlow. NOES: COUNCILMEN: None. ABSEN:T None.

Acting City Engineer Summers was instructed to communicate with the General Petroleum Corporation concerning the opening of a road through their property.

Mayor Ludlow brought up the matter of condemnation proceedings on a certain piece of property, owned by Mr. Fred Damuth.

Attorney Rippy stated that the condemnation suit had been filed and a court order for immediate possession of the property had been received.

Mayor Ludlow introduced Mr. Louis A. Griley, right-of-way agent, who called upon Mr. Fred Damuth to present his side of the case.

Mr. Damuth stated he felt that he was entitled to damages in the sum of \$1500.00. He said that \$60.00 had been expended for shrubs three years ago (which would be worth \$100.00 to him now), about \$200.00 for filling in the front of the lot, and about \$200.00 for street assessments on the present street. He stated that because of this expense and the expense of moving his house, garage and chicken coop, together with the inconvenience of living while the moving was accomplished, he felt entitled to damages in the sum of \$1500.00.

Mayor Ludlow remarked that undoubtedly a wide and improved road would add to the value of Mr. Damuth's property.

Mr. Damuth replied that he had wanted the peace and quiet of his home. He also stated that he had not been willing to accept Mr. Griley's proposition to pay over the sum of \$414.00 to a contractor to do the work on his property and buildings (which did not include the moving of the chicken coop), but wanted the sum paid directly to himself and to do the work himself.

Mr. Griley stated that in regard to the improvement of Hawthorne Avenue, no other property owner had been paid for the property taken, although a few parties had been paid for damage to crops, et cetera.

Mr. Griley explained that he had asked a contractor to prepare an estimate of the cost of necessary work on Mr. Damuth's property, and that the figure given was \$414.00.

Mayor Ludlow asked Mr. Damuth if he would accept the sum of \$414.00, if the City paid it to him directly and obtained a release from the Home Owners' Loan Corporation. Mr. Damuth responded that the sum should be \$514.00, to include moving the chicken coop.

Attorney Rippy was instructed to telephone the Home Owners' Loan Corporation and ask if they would grant the release.

Attorney Rippy asked Mr. Damuth, "If you receive the \$514.00, are you going to move the house and chicken coop?"

Mr. Damuth replied, "That is my intention."

Attorney Rippy reiterated, "Are you going to?"

Mr. Damuth said, "I certainly am."

Mayor Ludlow stated that the City had been to additional expense on account of the condemnation suit, which would probably now be abandoned if an agreement were reached, and asked Mr. Damuth if he would compromise and accept \$464.00, to which Mr. Damuth agreed.

Councilman Stanger moved that the City of Torrance pay Fred Damuth the sum of \$464.00 as damages which will be incurred by him for moving his house and garage and chicken coop on the real property described in Case No. 392571 of the Superior Court of the State of California, in and for the County of Los Angeles, by reason of his deeding the real property described in said action to the City of Torrance, said \$464.00 to be paid to Fred Damuth, only upon condition, however, that the Home Owners' Loan Corporation waive all right, title and interest in and to the same, and upon condition that said Corporation release the real property described in said action from the mortgage which they hold thereon, said release to be delivered not later than September 18, 1935, it being understood and agreed that this offer is made as a compromise of the aforesaid action and made in order to avoid further costs and litigation. Councilman Klusman seconded the motion. Councilman Stanger withdrew his motion, and Councilman Klusman withdrew his second.

Mr. Damuth was asked to get the Home Owners' Loan Corporation to send a written release to the Torrance National Bank, whereupon the City Attorney will receive the deed from Fred Damuth and the City will pay to said Fred Damuth the amount of \$464.00.

Councilman Stanger moved that upon receipt of the release of the real property from the mortgage executed by the Home Owners' Loan Corporation, a special meeting be called to determine whether or not any sum should be paid to Mr. Damuth as damages for taking the real property described in Case No. 392571 of the Superior Court of the State of California, in and for the County of Los Angeles. Councilman Klusman seconded the motion, which was carried.

Councilman Stanger moved that warrants be drawn for all bills properly audited. Councilman Hitchcock seconded the motion; the record of vote is as follows: AYES: COUNCILMEN: Hitchcock, Klusman, Stanger, Tolson and Ludlow. NOES: COUNCILMEN: None. ABSENT: None.

Upon motion by Councilman Hitchcock, seconded by Councilman Stanger, the meeting adjourned at 10:45 P.M.

A. H. Barrett

City Clerk of the City of Torrance

Approved:

A. R. Ludlow

Mayor of the City of Torrance.