

Torrance, California  
April 13, 1943

MINUTES OF A 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 Council Chamber, City Hall, Torrance, California, on Tuesday, April 13, 1943, at 7:45 P.M.

Mayor McGuire called the meeting to order.

Clerk Bartlett called the roll, those answering present being Councilmen: Babcock, Cucci, Hitchcock, Powell and McGuire. Absent: Councilmen: None.

Councilman Hitchcock moved that the minutes of a Regular Meeting held March 23, 1943 be approved as written. Councilman Babcock seconded the motion, which was carried unanimously.

WRITTEN COMMUNICATIONS

A communication was read from the Richfield Oil Corporation, enclosing statements of the Corporation showing 2% of gross receipts in accordance with the requirements of City of Torrance Franchise Ordinance No. 92, and County of Los Angeles Franchise Ordinance No. 1358 amended by Ordinance No. 1361, now in the City of Torrance, which cover the period from January 1, 1942 to December 31, 1942, both inclusive. Also enclosing their check in the amount of \$146.08 to cover payment of the above. The communication was ordered filed.

A communication was read from the Torrance Chamber of Commerce requesting the return of all furniture and furnishings that were removed from the former Chamber of Commerce headquarters and now being used by various City Departments; also requesting that said furniture be delivered to their new office at 1119 Sartori Avenue.

Clerk Bartlett advised the Councilmen that all the furniture belonging to the Chamber of Commerce had been delivered to their new office.

Councilman Cucci asked who originally purchased the furniture in question. Clerk Bartlett replied that it had been purchased by the City.

Councilman Cucci moved that this request be held in abeyance until such time as they could determine whether the furniture belongs to the City or to the Chamber of Commerce. Motion lost for lack of a second.

A communication was read from W. J. Gill, 24219 Los Codona Ave., Walteria, stating that due to the bad condition of the back lane leading to his garage, it was necessary for him to have the main spring and also the whole rear end of his car replaced, and requesting that he be reimbursed, in the amount of \$50.00.

Councilman Powell moved that the communication be filed for future reference. Councilman Hitchcock seconded the motion, which was carried unanimously.

A communication was read from Mr. Gordon H. Garland of the Department of Motor Vehicles, State of California, reporting on the number of motor vehicle licenses issued at the temporary branch office established at 1879 Carson Street.

Mr. Garland expressed appreciation to the City of Torrance, and to Mr. James L. Lynch, donor of the building at 1879 Carson Street.

Councilman Hitchcock moved that Clerk Bartlett write Mr. Garland and extend him a vote of thanks for the cooperation given the City in the operation of the temporary offices for the Department of Motor Vehicles in the issuance of license plates. Councilman Babcock seconded the motion, which was carried unanimously.

A communication was read from Mr. Bennett Black, stating that he was being called into the armed services and would have to terminate his contract with the City covering the servicing of the Police Radio Equipment, effective March 27, 1943.

Mayor McGuire asked Chief Stroh if he had secured another man to take Mr. Bennett's place. Mr. Stroh replied that he had.

The communication was ordered filed.

A communication was read from Bernice G. Davison, Manager of the South Bay Humane Society, inquiring whether the City desired to have the Society continue to collect dog licenses for the City. If so, she would proceed to order the necessary tags and supplies at once in order that there would be no delay when the new fiscal year starts July 1st.

Councilman Powell moved that Clerk Bartlett be authorized to notify Mrs. Davison that it is the desire of the City that the South Bay Humane Society continue the service of collecting dog licenses for the entire City for the fiscal year 1943-1944. Councilman Hitchcock seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

A communication was read from Bernice G. Davison, Manager of the South Bay Humane Society, recommending that a leash law be adopted by the City of Torrance, for the duration of the war, as they had received many complaints regarding dogs from citizens who are trying to raise a victory garden. She also explained that such a law would tend to curb the spread of rabies, stating that there has been six cases of rabies in North Redondo and one in Manhattan in the past few months.

Councilman Babcock moved that the communication be referred to the Council as a whole for further study and recommendation. Councilman Hitchcock seconded the motion, which was carried unanimously.

A communication was read from Mr. L. A. Mann, advising that he had filed an application for zoning variance, in regard to the former Garage Building located on Lot 26 of the Resurvey of the R.O. Hickman Tract, at the corner of 182nd Street and Prairie Avenue. Mr. Mann explained that this building is now occupied by Mr. L. E. Austin and has gradually developed into a machine shop, engaged in making small parts for various war plants. He stated that the demand for these parts makes it necessary to enlarge the building, and pending the approval of the application for variance he requested permission to construct this addition, with the understanding it would not be occupied until the variance application had been acted upon.

Councilman Babcock asked what was the present zoning, to which Mr. Jain replied that it was C-2 (General Commercial) which would not allow a machine shop.

Mr. Jain stated that he had suggested to Mr. Mann that he ask for a zoning variance, and also request permission to proceed with the addition to the building, that in his opinion their shop is in no way detrimental to the community.

Councilman Hitchcock moved that the request of Mr. L. A. Mann for a permit to construct an addition to the building at the corner of 182nd Street and Prairie Avenue, formerly used as a garage but now used as a machine shop, be granted. Councilman Babcock seconded the motion which was carried unanimously.

A communication was read from Hugh B. Johnston, 16804 Figueroa Street, Gardena, California, expressing appreciation for the service being rendered by the Torrance Municipal Bus Lines, but suggesting that the busses be kept in repair in order to avoid delayed or cancelled schedules.

Councilman Babcock moved that the communication be filed.

Mayor McGuire requested Mr. Bartlett to notify Mr. Johnston that we are contemplating repairing the equipment.

A communication was read from Mr. Pat MacDonnell, Defense Housing Coordinator, stating that Mr. Jack Pine, developer of the Park Knoll Tract, and others, have recently acquired, for building purposes, certain lots in the Torrance Tract at the corner of Dominguez Street and Crenshaw Blvd., and recommending that the City grant them similar concessions in the matter of street improvements as was done in the Park Knoll Tract.

Mayor McGuire asked Mr. Pine, who was present in the audience, if he was still interested in this proposed development. Mr. Pine replied that the deal was off for the time being.

Councilman Babcock moved that the communication from Mr. Pat MacDonnell be tabled for future reference. Councilman Hitchcock seconded the motion, which was carried unanimously.

A communication was read from Mr. J. H. Pine, requesting that suitable trees be planted in the parkway on Gramercy Avenue, in the Park Knolls Tract; and that the poplar trees on Cabrillo Avenue be removed and new trees planted.

Councilman Hitchcock moved that the request of Mr. Pine be granted, and the trees on Cabrillo Avenue be removed and new trees be planted; also that trees be planted on Gramercy Avenue. Councilman Babcock seconded the motion, which was carried unanimously.

A communication was read from Katz and Pine (Builders and Subdividers) advising that they are planning on building houses on the easterly side of Cabrillo Avenue, in Block 38, of the Torrance Tract, and requesting that the City install the curb and gutter, and place a surfacing on the street and alley as soon as materials are available.

Mayor McGuire asked if that would be in keeping with the previous set-up for Cabrillo Avenue. Mr. Jain replied that it would, and that it was the only block on Cabrillo Avenue which does not have curbs and sidewalks, and when the City improves Cabrillo Avenue it will be a full 80 ft. thoroughfare. He further stated that the west side of the street now has curb, sidewalk and a good pavement.

Councilman Hitchcock asked Mr. Jain if he had any figures on the cost of the proposed improvements. Mr. Jain replied that he had not.

Councilman Hitchcock moved that the City Engineer make a study of these proposed improvements and report to the Council for further consideration.

Councilman Powell asked Mr. Pine if this action would interfere with his securing the necessary priorities. Mr. Pine replied that it would; and that if the City would agree to write a letter to the effect that they would put in the improvements when the material is available he would then be in a position to get the priorities.

Councilman Hitchcock changed his motion, and moved that the City Engineer be authorized to make a study of the requirements as requested by Mr. Pine, regarding curb, gutter and street surfacing on the east side of Cabrillo Avenue, between 222nd Street and Plaza del Amo, and that this work be authorized when material is available; and that Mr. Jain be authorized to write a letter to the Federal Housing Administration confirming the fact that the City will put in the desired improvements. Councilman Babcock seconded the motion, which was carried by the following roll call vote:  
 AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire.  
 NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

A communication was read from Chief of Police, John H. Stroh, reporting on the wages being paid for crossing guards by various communities, as requested by the Council at their meeting of March 23rd. According to this report Inglewood was paying 75¢ an hour; Hermosa Beach 60¢; Los Angeles 70¢; California Highway Patrol, from 70¢ to 80¢.

Councilman Babcock moved that the communication received from Mrs. Young, together with the report of the Chief of Police, be referred to the Council as a whole, to be taken up at the next regular meeting.

A communication was read from The Metropolitan Water District advocating the adoption of an amendment to the Act under which it is organized, providing for short-term financing to take care of repairs or replacements made necessary by flood, earthquake, sabotage, acts of God, or the public enemy.

Clerk Bartlett stated on the advice of Mr. McCall he had prepared a resolution advocating the passage of Assembly Bill No. 992.

Mr. McCall stated that it was his opinion that the Metropolitan Water District should be able to make short term loans, as it would mean a saving in taxes.

Councilman Hitchcock moved that the communication from The Metropolitan Water District, concerning the levying of taxes or making short-term loans to take care of repairs or replacements, be held over until the next regular meeting of the Council. Councilman Babcock seconded the motion, which was carried unanimously.

A communication was read from Mr. M. A. Sommers, 2000 Santa Fe Avenue, Long Beach, California, offering to purchase from the City of Torrance, Lots 1 to 5 inclusive, and Lots 7 to 10 inclusive, in Block 12, Tract 4070, for the sum of \$3540.00; and enclosing a check for \$710.00 as a deposit.

Councilman Hitchcock asked Clerk Bartlett to read the communication which had been received from the City Planning Commission, in regard to the petition for change of zone, identified as Case No. 6, wherein request was made to rezone, from R-1 and A-1 to R-3 (Multiple-family Residential), that property described as all of Blocks 4, 5, 11 and 12, Tract No. 4070; all of Blocks 14, 15, 18 and 19, Tract No. 2761; and all lots in Tract No. 10115.

In this communication the City Planning Commission advised that two hearings had been held, as required by the State Planning Act; and the following recommendation was made to the Council:

(1) That the petition for rezoning to R-3, Multiple-family Residential, be granted to cover only that property described as Lots 1 to 10 inclusive, Block 12, Tract No. 4070.

(2) That all other property mentioned in the said petition for rezoning to R-3 be left in R-1 and A-1, Single-family and Light-Agricultural zones, as established by Land Use Ordinance No. 316 of the City of Torrance, and said petition for such other property be denied.

The recommendation for the change of the above described property to R-3 being based on the fact that it is owned by the City, with the exception of one lot, and any future building can be regulated as to type and quality by deed restrictions imposed on said property by the City of Torrance as owner.

Councilman Hitchcock moved that the recommendation of the City Planning Commission, after holding two public hearings on Petition in Case No. 6, be adopted. Councilman Babcock seconded the motion, which was unanimously adopted.

Clerk Bartlett presented and read in full:

RESOLUTION NO. 1565

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE AUTHORIZING THE SALE OF REAL PROPERTY.

Councilman Babcock asked if anyone in the audience wished to make any remarks.

Mr. Lynch stated that he had talked with a number of property owners in that immediate vicinity and they were all in favor of the rezoning of Block 12, Tract 4070, as recommended by the Planning Commission, and the proposed sale of this property by the City as stated in Resolution No. 1565.

Councilman Cucci moved that Resolution No. 1565 be adopted. Councilman Hitchcock seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Clerk Bartlett presented and read title to:

RESOLUTION NO. 1566

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE REPEALING RESOLUTION NOS. 812 and 1109.

Councilman Cucci moved that Resolution No. 1566 be adopted. Councilman Hitchcock seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Clerk Bartlett presented and read title to:

RESOLUTION NO. 1567

RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE CHANGING THE NAME OF  
REDONDO AVENUE TO YUKON AVENUE.

Councilman Cucci moved that Resolution No. 1567 be adopted. Councilman Babcock seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Clerk Bartlett presented and read title to:

RESOLUTION NO. 1568

RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE CHANGING THE ZONING  
OF CERTAIN PROPERTY.

Councilman Hitchcock moved that Resolution No. 1568 be adopted. Councilman Powell seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Clerk Bartlett presented and read title to:

RESOLUTION NO. 1569

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE PROTESTING THE PASSAGE OF SENATE BILL NO. 459, IN THE CALIFORNIA STATE LEGISLATURE, WHICH WOULD REMOVE CONTROL OF SUBDIVISIONS FROM MUNICIPAL GOVERNMENTS.

Councilman Hitchcock moved that Resolution No. 1569 be adopted. Councilman Babcock seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Mayor McGuire requested Clerk Bartlett to send a copy of this resolution to the four Senators and Assemblymen to whom telegrams had been sent.

Councilman Powell called attention to various bills pending before the State Legislature and urged all members of the Council to look into them carefully.

Clerk Bartlett presented and read title to:

RESOLUTION NO. 1570

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE STATE DIVISION OF HIGHWAYS TO APPROVE AS "STREETS OF MAJOR IMPORTANCE" THE FOLLOWING STREETS WITHIN THE CITY OF TORRANCE: 213th STREET, BETWEEN BORDER AVENUE & WESTERN AVENUE AND BORDER AVENUE, BETWEEN DOMINGUEZ STREET AND PLAZA DEL AMO.

Councilman Hitchcock moved that Resolution No. 1570 be adopted. Councilman Powell seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

A communication was read from the Associated Assessment Engineers, attaching check for \$550.00 for the purchase of a tax deed to Lot 9, Block 3, (Ex. of R/W) of Tract 3757, and the northeasterly 60 feet of Lot 10, Block 3, Tract 3757; and advising that both of said parcels are under option to the City of Torrance from the County of Los Angeles, the price being \$300.00 for the first named parcel and \$140.00 for the second name parcel; that this offer is being made by the Mother of the present fee title owner of the property, and because of that fact are recommending that the City Council forthwith exercise its option on the said two parcels so that they may be offered for resale to Genevieve Baird as soon as practicable.

Mr. Whiteman, who was present, stated they they had included these two parcels in the rest of the group being recommended for acceptance by the Council.

A communication was read from Mr. C. Z. Ward, Manager of the Torrance Municipal Bus Lines, advising that the Torrance War Industries Committee is making an extensive transportation survey to find out what they need in this area to adequately serve their employees; and suggesting that the City Council ask the said Committee to submit to them any recommendation they might have regarding the operation of the Torrance Municipal Bus Lines; and further stating that this would be of great help to him in forming any new schedules or changes.

Councilman Babcock moved that the City Clerk be authorized to contact the War Industries Committee, with reference to their transportation problems; and that Mr. Ward be authorized to contact these industries with Mr. Bartlett and work out a program advantageous to them. Councilman Powell seconded the motion, which was carried unanimously.

Clerk Bartlett presented and read in full:

ORDINANCE NO. 342

AN ORDINANCE OF THE CITY OF TORRANCE, CALIFORNIA,  
AMENDING ORDINANCE NO. 275, PROHIBITING PARKING  
OF MOTOR VEHICLES IN PUBLIC STREETS.

Councilman Babcock asked what was the purpose of this Ordinance. Councilman Cucci stated that it was to take care of abandoned vehicles.

Councilman Babcock inquired if it was similar to ordinances used by other cities. Police Chief Stroh replied that it was exactly the same as in use by the City of Hermosa Beach.

Councilman Cucci moved that Ordinance No. 342 be adopted for first reading. Councilman Babcock seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Councilman Powell moved that an appropriation of \$60.00 be made for materials and labor for repairs to Oldsmobile Coupe for the Fire Department. Councilman Hitchcock seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Councilman Powell read a report from the City Judge, Mr. Otto B. Willett, covering the operations of his Department for the year ending March 1, 1943. At the conclusion of the report, Councilman Powell commended Mr. Willett for the excellent conduct of his Department.

Councilman Hitchcock moved that the temporary employment of Arthur B. Cameron, as a mechanic at the City Garage, at a salary of \$200.00 per month, be authorized. Councilman Babcock seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Councilman Hitchcock moved that the temporary employment of George C. Burns, as a laborer in the Street Department, at a salary of \$145.00 per month, be authorized. Councilman Babcock seconded the motion which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Councilman Hitchcock moved that the temporary employment of John Ulrich, as a laborer in the Street Department, at a salary of \$145.00 per month, effective April 5th, 1943, be authorized. Councilman Babcock seconded the motion which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Councilman Hitchcock moved that an appropriation of \$170.00, plus tax, be made for the purchase of a team of horses. Councilman Hitchcock explained that while the original price of the team of horses was \$400.00, the following credits had been allowed, totaling \$230.00:

1 old horse (for meat)	\$35.00
1 " " (usable)	60.00
3 dump wagons @ \$30.00 each	90.00
2 wagon gears @ \$15.00 each	30.00
2 2-up Fresnoes @ \$7.50 each	15.00

Councilman Babcock seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Councilman Hitchcock moved that an appropriation of \$100.00, plus tax, be made for the purchase of a horse trailer for use by the Street Department. Councilman Babcock seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Councilman Babcock moved that the salary of Howard Cruelle be increased from \$160.00 to \$175.00, effective April 19, 1943; explaining that Mr. Cruelle had completed his six months' probationary period and was entitled to the salary and status of a permanent employee. Councilman Hitchcock seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Councilman Babcock moved that the White Motor Company be authorized to overhaul one White Motor Bus for the Bus Department, as per previous instructions of the City Council. Councilman Hitchcock seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Councilman Babcock moved that Mr. C. Z. Ward be appointed to represent the City on the Torrance War Industries Committee, replacing Mr. Pat MacDonnell, who recently resigned and is no longer connected with the City. Councilman Hitchcock seconded the motion which was carried unanimously.

Councilman Babcock moved that an appropriation of \$178.90, plus tax, be made to cover the cost of repairs to Motor Bus #101, by the Crown Coach Corporation. Councilman Hitchcock seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Councilman Babcock moved that the temporary employment of Perry L. Elliott, as a bus driver, to replace Walter M. Lewis, effective April 2, 1943, be authorized. Councilman Hitchcock seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Councilman Babcock moved that the temporary appointment of Clemm Ray Johnston, as a bus driver, to replace Harvey Drysdale, effective April 7, 1943, be authorized. Councilman Hitchcock seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Councilman Babcock moved that the temporary employment of Eugene Gordon, as a bus driver, to replace Perry L. Elliott, effective April 13, 1943, be authorized; explaining that Mr. Elliott resigned on April 10th. Councilman Hitchcock seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Councilman Powell stated that he believed the Council should meet with Mr. C. Z. Ward, Manager of the Bus Department, as soon as convenient, in regard to increasing the bus rates to an amount that would justify the City to continue to operate and make the necessary repairs to the bus equipment.

Mayor McGuire recommended that Mr. Ward get all his facts and figures together, and that a meeting be arranged for Monday night, April 19th, at 7:30 o'clock.

#### ORAL COMMUNICATIONS

Mr. Harry S. Whiteman, of the Associated Assessment Engineers, who is conducting the sale of tax deeded lands for the City of Torrance, stated that these properties are divided into three groups:

- (1) Those parcels upon which the City has both the tax deed and a quitclaim deed from the former owners; or, in other words, a merchantable title.
- (2) Those parcels upon which the City has options to pick up tax deeds from the County at any time.
- (3) That group which we described at some length previously, consisting of those parcels upon which the City, at the present time, has neither the right to buy tax deeds, or to have merchantable titles.

Mr. Whiteman stated that he had a list of 22 parcels which fall into either group 1 or group 2, and upon which the City has given ample publicity over a long period of months; that offers had been received on these properties from about a dozen people--some all cash and others not less than twenty percent down.

Mr. Whiteman recommended that the City accept the offers on all of these properties, with the exception of one property, recommending that it be stricken from the list, or at least withdrawn from acceptance; the reason being that it is for a price less than they had appraised the property. It is Lot 6, in Tract No. 2807, and the offer had been made by Mr. J. W. McDowell, and either adjoins or is one lot removed from his court property on El Prado; the amount of the bid being \$250.00, while the recommended price was \$300.00.

Clerk Bartlett stated that he had been advised by Mr. McDowell that he would be willing to pay the extra \$50.00, provided it would be used in an effort to clear the title.

Mr. Whiteman said that if it was agreeable to the Council, they would let it go through as it is, with the understanding that the extra \$50.00 would be paid later.

Mr. Whiteman stated that the total price of the properties on which offers had been received was approximately \$7,000.00; and that they had received offers of \$20,000.00 on properties in group No. 3.

Councilman Babcock stated that it was his understanding that these properties were still open for bids.

Mayor McGuire replied that bids closed at 5:00 o'clock p.m. today (April 13th, 1943).

Mr. Whiteman explained that these properties had been open for bids for many months, and that a resolution had been prepared for reading.

Clerk Bartlett presented and read title to:

#### RESOLUTION NO. 1571

RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF TORRANCE, ACCEPTING BIDS  
FOR CERTAIN TAX DEEDED LANDS IN THE  
CITY OF TORRANCE, AND INSTRUCTING  
THE CITY CLERK TO APPLY TO LOS  
ANGELES COUNTY FOR SUCH TAX DEEDS.

Councilman Cucci moved that Resolution No. 1571 be adopted. Councilman Powell seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, Powell and McGuire. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Mr. Whiteman stated that in regard to the properties in group 3, which are the properties on which no option or quitclaim deed have been received, the two major bidders were here tonight. He further stated that they both have filed option agreements, and posted money to cover; and they both believe that if the Council waits two weeks to accept the bids the priority situation would be in a mess.

Mr. Bannerman, of the California National Builders, stated that he had checked with the Priorities Section of the F.H.A. and had been informed that already enough applications had been filed to absorb the 1025 priorities that have been allotted for this area.

He further stated that this priority allocation could end up without any priorities being allotted to Torrance at all, if there were sufficient applications from the other areas.

The reason that these priorities were allocated for this area, said Mr. Bannerman, is because there is a very definite need for war housing for people here in Torrance, and it wouldn't serve any purpose by putting this sale off for two weeks, while other priorities were processed and accepted.

Actually, he said, it is possible that by delaying the action two weeks, there may not be any priorities available.

Mr. Bannerman further stated that if the Council saw fit to approve the sale tonight, actually all it would amount to would be that it would give them the right to file for priorities, as their offer is subject to their getting priorities and F.H.A. financing.

Councilman Babcock said he believed several citizens in the community have made bids on some of this property and if an option is given you on this property, in order that you may file for priorities, this property could not be put up for public sale.

Mr. Bannerman replied that if any bona fide buyers come in, in the meantime, who are individual citizens of your community, and are willing to pay more than we offer, we will release the property to them, if the F.H.A. will approve it.

Mrs. Pine stated that what Mr. Bannerman had said in regard to the priority situation was correct and that prompt action must be taken.

Councilman Cucci asked Mrs. Pine if she and Mr. Pine were interested in any of the property in group 3. She replied that they were; and Mr. Pine added that they must have the "go-ahead" signal tonight on every lot he bid on; that some of the lots were in groups 1 and 2, and some are in group 3.

Mr. Sam Levy stated that he didn't know anyone could buy options; that he understood it was necessary to actually buy the property.

Mr. Bannerman stated that his Company had plans prepared and have had lots appraised by the Bank; that they have worked on this for two weeks and are ready to go ahead as soon as the Council is ready to approve them.

Councilman Babcock asked Mr. Bannerman, if this option is given to your Company and you do not get the priorities would you still buy the property? Mr. Bannerman replied that they would.

Councilman Cucci moved that due to the complexities of the question, no action be taken at this time, and that the properties remain open for bidding for two weeks, at the expiration of which time all lots in group 3 will be offered for sale at public auction.

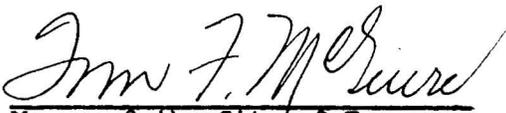
Councilman Hitchcock seconded the motion, which was carried on the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, McGuire and Powell. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Councilman Babcock moved that all bills properly audited be paid. Councilman Hitchcock seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Babcock, Cucci, Hitchcock, McGuire and Powell. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Councilman Hitchcock moved that the meeting adjourn until Tuesday, April 20, at 4:45 p.m. Councilman Babcock seconded the motion, which was carried unanimously, and the meeting adjourned at 10:15 p.m.

  
City Clerk of the City of Torrance

APPROVED:

  
Mayor of the City of Torrance