

411

Torrance, California
August 13, 1946

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, August 13, 1946 at 7:45 P.M.

Councilman Powell moved that, in the absence of Mayor Sherfey, Councilman Tolson serve as Mayor Pro-tem. Councilman Jackson seconded the motion, which was carried unanimously.

Mayor Pro-tem Tolson called the meeting to order.

Clerk Bartlett called the roll, those answering present being Councilmen: Jackson, Powell and Tolson. Absent: Councilmen: Gilbert and Sherfey.

All those present in the Council Chamber saluted the Flag.

Councilman Powell moved that the minutes of a Regular Meeting held July 23, 1946 and of an Adjourned Regular Meeting held August 6, 1946 be approved as written. Councilman Jackson seconded the motion, which was carried unanimously.

WRITTEN COMMUNICATIONS

A communication was read from Moneta Water Company, signed by L. F. Stephenson, Secretary, with reference to the proposed new water district for North Torrance (designated as Municipal Water District No. 2), protesting the inclusion of any of those lands lying East of Crenshaw Boulevard, and South of 174th Street to 190th Street, in the new district, and asking specifically that those lands be excluded from the proposed new district. It was stated that Moneta Water Company is ready, willing and able to fulfill the demands of the Company's district for the type of service demanded, and that a course of development agreed upon in 1928 is being followed by extending lines as needed and called for by the district.

It was stated that inclusion of the lands above referred to in the new district will cause overlapping of assessment and create a situation which will result in conflict and make necessary legal action to clarify the matter.

Councilman Powell moved that the communication be referred to the entire City Council for study and report at the next regular meeting. Councilman Jackson seconded the motion, which was carried unanimously.

A communication was read from the Engineering Firm of Taylor and Taylor relative to Municipal Water District No. 1 (Walteria-South Torrance). It was stated that, after meeting with the Council August 8, 1946 to discuss acquisition of the Quandt water system, representatives of the firm of Taylor and Taylor conferred with O'Melveny and Myers, Attorneys, concerning certain legal aspects of the proceedings setting up Municipal Water District No. 1 of the City of Torrance particularly as to what may or may not be done under Ordinance No. 365.

It was stated that Mr. Beebe of the law firm of O'Melveny and Myers had offered the opinion that the ordinance, as written, offers no alternative plans for supplying the new district with water, but that each of the phases enumerated in Section 3 of the ordinance must be carried out, being as follows:

1. Construction of a new main pipeline from the Metropolitan Water District of Southern California feeder to the westerly line of Lot 8, Meadow Park Tract.

2. Acquisition of the Quandt system and reconstruction of certain distribution lines thereof.

3. Acquisition and construction of additional water distribution mains.

4. Acquisition and construction along the distribution lines of fire hydrants, meters and appurtenant work.

It was stated that, according to Mr. Beebe's opinion, it will be advantageous that the bonds not be sold nor the bids opened until a firm purchase price for the Quandt system has been agreed upon, and that, since the bids are scheduled for opening on August 27, 1946, negotiations should proceed as rapidly as possible.

Councilman Powell moved that the City Council of the City of Torrance go on record as offering Mr. Charles H. Quandt Twenty Thousand Dollars (\$20,000.00) for his water system and materials as listed in a previous meeting with Mr. Quandt, and that a reply from Mr. Quandt be requested by the Adjourned Regular Meeting of the City Council to be held August 19, 1946; and further, that in case of refusal by Mr. Quandt to accept this offer, the City Attorney be instructed to furnish the Council information as to method and procedure necessary to begin a condemnation action. Councilman Jackson seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Jackson, Powell and Tolson. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: Gilbert and Sherfey.

Clerk Bartlett reported receipt from the Office of the County Auditor of the 1946-47 Valuations for the City of Torrance and read same in full. Matter of record.

A communication was read from General Detective and Guard Service, applying for a business license to operate a private patrol within the City of Torrance, and giving references.

Councilman Powell moved that the request be referred to the Chief of Police for investigation and recommendation to the Council. Councilman Jackson seconded the motion, which was carried unanimously.

A communication was read from Arthur L. Barnett, 815 Cota Avenue, outlining his proposed plan to establish a sash and door and cabinet shop on property owned by him on Border Avenue, Lot 5, Block 71, Torrance Tract. He advised that, in order to allow sufficient space between machines, a building of 1500 square feet will be necessary, but that he has been informed, since the property is located in Fire Zone No. 2, a building for this type of business must be limited to 1000 square feet. He enclosed a pencil sketch of the floor plan and arrangement of equipment.

A discussion ensued during which Mr. Jain, City Engineer, advised that allowance of a cabinet shop in Fire Zone No. 2 of any size whatsoever is in violation of the present Code under which the City operates. However, he said, at recent Building Officials' Conference meetings, a decision had been reached to deviate from this restriction to the extent of allowing a business of this type to be operated in Fire Zone No. 2 with a limit of 1000 square feet in the building. He said that to arbitrarily allow another 50% deviation from the Code is beyond his jurisdiction, and an action for which he would not care to assume responsibility without conferring further with officials of the Conference.

Mr. Barnett joined in the discussion, advising that he would be entirely willing to install all necessary fire prevention installations required by Mr. Jain, such as overhead sprinkling system, fire proof roof, etc., in addition to the actual construction of a four hour fire resistant concrete building.

Councilman Powell commented that, if all necessary precautions are taken to guard against fire hazards, he could see no objection to allowing the building to be constructed as requested.

Engineer Jain replied that it is not a matter of choice so far as he is concerned, but that he is simply advising what the Code allows and does not allow in Fire Zone No. 2.

After continued discussion, Councilman Powell, after first moving that the request be granted subject to the condition that all fire prevention measures prescribed by Engineer Jain be complied with, which motion failed to receive a second, suggested that action be deferred for a week until the Adjourned Meeting of August 19, 1946 to allow time for further study by the Council. This suggestion met with the approval of the other members of the Council, and with Engineer Jain and the applicant, Mr. Barnett.

At 8:10 P.M., Clerk Bartlett announced that bids for gasoline for the 1946-47 fiscal year should be opened, which bids were opened and read as follows:

<u>BIDDER</u>	<u>PRODUCT</u>	<u>BID</u>
General Petroleum Corp. 19000 Hawthorne Blvd. P.O. Box 227 Redondo Beach, Calif.	Mobilgas Special Gasoline	\$0.135 per gal.
	Mobilgas Gasoline	\$0.115 per gal.

Above prices include the present State Motor Vehicle Fuels Tax but are exclusive of the present Federal Tax. In order to qualify for this deduction of the Federal Tax, buyer must furnish seller with exemption certificates in a form acceptable to the governmental agency collecting such taxes.

Shell Oil Company, Inc. Shell Building Los Angeles, California	Premium Grade Gasoline	\$0.155 per gal.
	First Grade Non-Premium Gasoline	\$0.135 per gal.

Above prices include the State Tax of three cents and exclude the Federal Tax of \$0.015.

Councilman Tolson moved that the gasoline bids be referred to the City Attorney and the Purchasing Agent for study and recommendation to the Council at the August 19, 1946 meeting. Councilman Powell seconded the motion, which was carried unanimously.

A communication was read from the County of Los Angeles, Department of County Surveyor and County Engineer, relative to the house numbering matter in the City of Torrance. The letter was addressed to Engineer Jain and made reference to Mr. Jain's letter of July 24, 1946 concerning this matter.

The County letter recommended that the City of Torrance system be coordinated with the Unified House Numbering System of the County of Los Angeles now established in the major portion of the County. It was advised that Mr. Armstrong of the County office will meet with Mr. Jain for discussion of the problem at Mr. Jain's convenience.

Engineer Jain advised that he and Mr. Armstrong had conferred for several hours on this subject, and that it had been agreed that the County office will make a preliminary study for the City and submit to Mr. Jain a key plan as a starter in working out an adequate numbering system for the City. He said that particular attention in the study is being given to the new subdivisions, and that the County has offered to prepare an estimate of the cost of completely coordinating the numbering system and setting it up for the City. A report should be forthcoming, in a short time, he said.

A communication was read from the Dual Parking Meter Company, together with a letter from the agent, Pacific Union Marbelite Company, relative to installation of Dual Automatic Parking Meters in the City of Torrance. Prices quoted were as follows:

<u>PRICE</u>	<u>PER UNIT</u>
200, more or less, Type "E" Dual Automatic Parking Meters:	
Single Coin (1 penny or 1 nickel).....	\$64.50
Multiple Coin (1, 2, 3, 4 or 5 pennies and or 1 or 2 nickels).....	\$68.00

Method of payment was outlined whereby the City may retain twenty-five percent of revenue each month during the life of the contract and/or until the meters are paid for in full, and remit 75% of the revenue to the Company, or an arrangement can be made whereby a fifty-fifty division of the revenue can be made for payment of the meters.

It was further stated that the meters will be installed for a six months trial period with the understanding that, if experience warrants removal of same, the Company will remove the meters and repair any damage to streets or sidewalks occasioned by their installation and removal.

Councilman Powell moved that, as a source of much needed revenue and as a solution to the perplexing traffic problem, the City enter into a contract with the Pacific Union Marbelite Company for the installation of 200, more or less, Type "E" Dual Automatic Parking Meters, number to be determined by a survey to be made by the Company. Councilman Jackson seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Jackson, Powell and Tolson. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: Gilbert and Sherfey.

A communication was read from Glenn M. Jain, City Engineer and Secretary, City Planning Commission, advising that the Commission has considered the Petition for Zoning Variance of Rupert L. Ewing, Case No. 57, to establish and operate a mink farm at 2472 West 227th Street, which property is located in an A-1 Zone.

It was advised that, after hearing all the evidence presented, the Commission approved the Variance as requested and recommends concurrence of the City Council in this action.

Mayor Pro-tem Tolson moved that the City Council concur in the action of the Planning Commission. Councilman Jackson seconded the motion, which was carried unanimously.

A communication was read from Glenn M. Jain, Secretary, City Planning Commission, advising that the Commission has considered the Petition for Zoning Variance filed by Vincenzo Burchiere, Case No. 48, to establish a pottery and tile factory in the existing building at 4758 West Redondo Beach Boulevard, located on the west two acres of the east six acres of Lot 24, McDonald Tract, which property is in an A-1 Zone.

It was stated that, after hearing all the evidence presented, the Commission approved the Variance as requested with the conditions that all operations will be carried on within the existing building and that no excavations will be made upon the property. Concurrence of the Council in this action was requested.

Councilman Powell moved that the City Council concur in the action of the Planning Commission. Councilman Jackson seconded the motion, which was carried unanimously.

A communication was read from Glenn M. Jain, Secretary, City Planning Commission, advising that the Commission has considered the request made to the City Council July 16, 1946 for reconsideration of the Petition for Variance at 23030 Narbonne Avenue to permit the sale of used merchandise.

It was stated that it was the opinion of the members of the Planning Commission that no new evidence has been submitted to

justify a reconsideration of this Petition (Case No. 32), which had been granted on May 7, 1946 for the sale of only new merchandise and which denied the request to sell used merchandise.

It was the recommendation of the Planning Commission, therefore, that no further consideration be given this Petition unless new evidence is submitted justifying such reconsideration.

Councilman Powell moved that the Council concur in the recommendation of the Planning Commission. Councilman Jackson seconded the motion, which was carried unanimously.

A communication was read from Glenn M. Jain, Secretary, City Planning Commission, advising that the Commission has considered the request of Angelino Tedesco to have the City vacate the alley in Lot "F", Tract No. 7506, Walteria.

It was stated that the Commission recommended that the City Council vacate the above-mentioned alley subject to the following conditions:

1. That a ten (10) foot easement be reserved to the City over the southwesterly ten (10) feet of said alley, for sewer, water and other utility purposes, and that no buildings be constructed thereon.
2. That the required building set-back lines on both Los Codona Avenue and 244th Street be established at ten (10) feet in order to provide sufficient area for construction of a residence upon Lot 1 of this Block.

It was further stated that, if the Council concurs in this action of the Commission, it will be necessary to prepare an ordinance vacating the alley, post notices, and hold public hearings thereon as required by law, cost to be borne by Petitioner.

Councilman Powell moved that the City Council concur in the recommendation and action of the Planning Commission, and that the City Attorney be authorized to prepare the necessary ordinance for vacation of the alley. Councilman Jackson seconded the motion, which was carried unanimously.

A communication was read from Glenn M. Jain, City Engineer, referring to a recent petition requesting that certain street improvements in the Vista Highlands District, west of Crenshaw Boulevard, be installed and an Assessment District be formed for the purpose of financing these improvements.

Mr. Jain stated that an examination of the signatures on the petition discloses that they represent a majority of the property owners between Crenshaw Boulevard and Hickory Avenue, and between Torrance Boulevard and Carson Street.

It was the recommendation of Mr. Jain that, if the Council desires immediate action toward the formation of such an Assessment District, some engineering firm be employed to handle the preliminary work due to the fact that the present engineering force of the City of Torrance is not sufficiently large to handle the great amount of detail work required in this type of work.

Mr. Jain added that, as soon as the preliminary work has been completed and the City Council has decided upon the Assessment District boundaries, etc., the Engineering Department can handle the preparation of actual construction plans. He added that there are several firms of engineers well qualified to perform this type of work.

Councilman Powell asked Mr. Jain for an estimate for employment of an engineering firm to do the above referred to preliminary work. Engineer Jain said that he would rather obtain an estimate from engineering firms than to attempt to estimate the cost himself. However, he said, a tentative estimate is approximately \$500.00 or \$600.00.

He advised verbally that the assessment against individual parcels, or lots, will be approximately \$10.00 per front foot.

Mayor Pro-tem Tolson asked Engineer Jain whether or not he knows Engineer Jessup, Engineer Jain's reply being that he is acquainted with him, to which Mr. Tolson replied that he understands Mr. Jessup is available for this type of work at this time.

Councilman Jackson moved that Engineer Jain be instructed and authorized to obtain the service of an outside engineering

firm to handle the preliminary work necessary for creation of an Assessment District for improvements in the Vista Highlands District. Councilman Powell seconded the motion, which was carried unanimously.

A communication was read from Mr. W. H. Stanger, Superintendent, Torrance Municipal Imprv. District No. 1, recommending that Lee & Thatro Equipment Company be awarded the contract to furnish one Maintainer on or before January 15, 1947, in accordance with bid submitted and opened August 6, 1946, for a price of \$2723.33 f.o.b. Los Angeles, plus California Sales Tax and subject to price in effect at time of delivery.

Councilman Powell moved that the recommendation of Mr. Stanger be concurred in by the Council. Councilman Jackson seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Jackson, Powell and Tolson. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: Gilbert and Sherfey.

Clerk Bartlett presented for first reading, and read title to:

ORDINANCE NO. 371

AN ORDINANCE OF THE CITY OF
TORRANCE AMENDING LAND USE
ORDINANCE NO. 316, REGULATING
USE OF PROPERTY AND REPEALING
ORDINANCE NO. 353.

Councilman Powell moved that further reading of Ordinance No. 371 be dispensed with. Councilman Jackson seconded the motion, which was carried by the following roll call vote:

AYES: COUNCILMEN: Jackson, Powell, and Tolson. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: Gilbert and Sherfey.

Councilman Powell moved that Ordinance No. 371 be adopted for first reading. Councilman Jackson seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Jackson, Powell and Tolson. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: Gilbert and Sherfey.

Clerk Bartlett presented and read title to:

RESOLUTION NO. 1793

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF TORRANCE, CALIFORNIA,
ACCOUNTING TO THE COUNTY OF LOS
ANGELES FOR CERTAIN SALES MADE PUR-
SUANT TO AN EXISTING AGREEMENT BE-
TWEEN THE SAID CITY AND THE SAID
COUNTY.

Mayor Pro-tem Tolson moved that Resolution No. 1793 be adopted. Councilman Jackson seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Jackson, Powell and Tolson. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: Gilbert and Sherfey.

Clerk Bartlett presented and read title to:

RESOLUTION NO. 1794

RESOLUTION OF THE COUNCIL OF THE
CITY OF TORRANCE, CALIFORNIA, ELECT-
ING TO RECONVEY TO THE STATE OF CALI-
FORNIA CERTAIN PARCELS OF LAND AC-
QUIRED UNDER THE PROVISIONS OF DI-
VISION 1, PART 6, CHAPTER 8, ARTICLE
1 OF THE REVENUE AND TAXATION CODE,
AND AUTHORIZING THE MAYOR TO EXE-
CUTE DEEDS OF RECONVEYANCE.

Councilman Powell moved that Resolution No. 1794 be adopted. Councilman Jackson seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Jackson, Powell and Tolson. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: Gilbert and Sherfey.

Councilman Powell moved that, in accordance with information furnished by Chief Stroh that Officers Carmel Cook and Roy Sullivan have successfully completed probationary periods, and are now entitled to appointment under Civil Service, the appointments be made in accordance with Chief Stroh's recommendation, effective August 8, 1946, these men to hold the positions of Patrolmen at salaries of \$220.00 per month each. Councilman Jackson seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Jackson, Powell and Tolson. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: Gilbert and Sherfey.

Mayor Pro-tem Tolson reported that, in connection with a recent request received from Sea Scouts #213-S for use of the auditorium one night weekly for holding a Western Dance, it has been found that there is no night open, and that, consequently, the Council has no alternative except to deny the request.

Mayor Pro-tem Tolson moved that Clerk Bartlett be instructed to direct a communication to Robert W. Jansen, Skipper, Sea Scouts #213-S and advise that there is no available night for the above stated purpose, and that, therefore, the Council must deny the request. Councilman Jackson seconded the motion, which was carried unanimously.

Mayor Pro-tem Tolson asked Attorney McCall what report, if any, he has to make relative to a compromise check submitted to the City some time ago representing franchise earnings, which was referred to Mr. McCall for investigation. Attorney McCall stated that the matter is still under discussion.

Attorney McCall inquired as to the whereabouts of the ordinance which he intended to have introduced for first reading tonight for rezoning of a certain 236 acre tract of land in the vicinity of 190th Street and Western Avenue as requested by Dominguez Estates Company, and which has been approved by the Planning Commission and the City Council.

Clerk Bartlett advised that he had not received the ordinance. Attorney McCall stated that he would obtain it from his office and present it to Mr. Bartlett for adoption for first reading at the August 19, 1946 Adjourned Regular Meeting.

ORAL COMMUNICATIONS

None.

Attorney McCall commented that Judge Carrell of the Ingelwood Justice Court is present in the assemblage, at which time Judge Carrell was greeted by members of the Council.

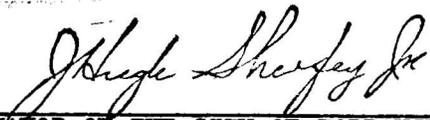
Councilman Powell moved that all bills properly audited be paid. Councilman Jackson seconded the motion, which was carried by the following roll call vote: AYES: COUNCILMEN: Jackson, Powell and Tolson. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: Gilbert and Sherfey.

Mayor Pro-tem Tolson announced that a public meeting will be held Friday evening, August 16, 1946, 7:30 P.M. in the Council Chamber for discussion of the proposed 1946-47 city budget and invited all interested persons to be present.

At 8:45 P.M., upon motion of Councilman Powell, seconded by Councilman Jackson, the meeting adjourned to August 19, 1946, 7:45 P.M.


CITY CLERK OF THE CITY OF TORRANCE

APPROVED:


MAYOR OF THE CITY OF TORRANCE