

Torrance, California
July 30, 1947

MINUTES OF A PUBLIC HEARING
BEFORE THE CITY COUNCIL OF
THE CITY OF TORRANCE

The City Council of the City of Torrance convened for the purpose of holding a Public Hearing in the Council Chamber, City Hall, Torrance, California, on Wednesday, July 30, 1947, at 7:45 p.m.

Mayor Sherfey called the meeting to order and announced that three Petitions for Change of Zone would be considered; namely, Case Nos. 77, 79 and 83.

He proceeded to read the printed notice with regard to the Petition of Seaside Ranchos for Change of Zone covering all of Tract 13901, from an A-1 (Light Agricultural) to R-1 (Single-family Residential) Zone; excepting Lot 1, Block 8, of said Tract, which it is desired to change to a C-1 (Retail Commercial) Zone; and Lot 23, Block 4, which is reserved for park and recreational purposes.

There being no protests, either written or oral, Councilman Gilbert moved that the Council concur in the recommendation of the City Planning Commission to grant the Change of Zone. Councilman Jackson seconded the motion which was carried unanimously.

Mayor Sherfey read the printed notice with regard to the Petition of G. S. Munyer to rezone Lots 3, 4, 5, 36, 37 and 38, Block 1, of the Resubdivision of Lot 33, Meadow Park Tract, from an R-1 (Single-family Residential) Zone to a C-1 (Retail Commercial) Zone, as granted.

There being no protests, either written or oral, Councilman Gilbert moved that the Council concur in the recommendation of the City Planning Commission to grant the Change of Zone. Councilman Jackson seconded the motion which was carried unanimously.

Mayor Sherfey read the printed notice with regard to the Petition of J. H. Pine to rezone portions of Lots 1, 2, 3, Block 80; all of Blocks 81 and 87; Torrance Tract; Lots 1 to 12 inclusive; Tract 4984; from an R-1 (Single-family Residential) Zone to an R-3 (Multiple-family Residential) Zone.

With regard to the above Petition, City Attorney Willett read a communication from the Planning Commission which was read previously at a Regular Meeting of the City Council on July 8th, in which the following recommendation was made:

"The Planning Commission recommends to the Council that the Council deny the rezoning and grant a Variance for the proposed development instead of rezoning the property to an R-3 (Multiple-family Residential) Zone, and recommends that the Variance be based strictly upon the application and plans as presented by Mr. Pine, but not to include any other uses except those now permitted under the present R-1 (Single-family Residential) Zoning restrictions."

City Clerk Bartlett read a communication from the Torrance Chamber of Commerce, signed by Blaine Walker, Secretary, advising that the proposed project of Mr. Jack Pine has the full endorsement of the Chamber.

City Clerk Bartlett read a communication from the Real Estate Management Company, signed by Donald Findley, President, recommending that the City Council approve the Petition for Change of Zone applied for by Mr. Jack Pine.

City Clerk Bartlett read a Petition, bearing the signatures of twenty-eight couples and five single persons, submitting protest to the proposed project of Mr. Pine, stating that, in their opinion, apartment buildings of this kind will depreciate the value of their own homes and property.

Mayor Sherfey called for oral protests, which were made in the following order:

1. J. S. Moore
824 Beech Street
2. W. A. Peterson
819 Beech Street
3. Sam Neely
916 Crenshaw Boulevard
4. E. R. Treloar
907 Acacia Street
5. Mrs. C. W. Jenkins
917 Acacia Street
6. Carl Cheadle
816 Crenshaw Boulevard
7. F. R. Robison
808 Crenshaw Boulevard
8. Mrs. J. D. Stoneberg
606 Acacia Street
9. A. D. Davis
1024 Acacia Street

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10. Mrs. Paul Johnson
918 Acacia Street
11. E. M. Whitcomb
816 Beech Street
12. H. C. Totten
820 Crenshaw Boulevard
13. M. L. Harris
1007 Acacia Street
14. W. H. Tolson
903 Beech Street

Mr. Maurice H. Fleishman, Architect for the proposed apartments, described some of the plans for the project in order that the protestants might understand more clearly the efforts being made to produce the very finest apartments of this type with attractive landscaping, two playgrounds for the children and garages which will face on Dominguez Street, except for one-eighth which will face on Crenshaw Boulevard.

At 8:43 p.m., Mayor Sherfey declared a five minute recess.

At 8:50 p.m., the Council reconvened and Mayor Sherfey called the meeting to order.

Councilman Gilbert moved that the City Council concur in the recommendation of the Planning Commission to grant a Variance in Mr. Pine's case, instead of a rezoning, and that the Planning Commission be instructed to proceed with plans accordingly. Councilman Jackson seconded the motion which was carried by the following roll call vote: AYES: COUNCILMEN: Gilbert, Jackson, Powell and Sherfey. NOES: COUNCILMEN: Tolson. ABSENT: COUNCILMEN: None.

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

At 9:13 p.m., upon motion by Councilman Gilbert, seconded by Councilman Tolson, and unanimously carried, the meeting adjourned.

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

APPROVED:

J. H. Sherfey Jr.
MAYOR OF THE CITY OF TORRANCE