

Torrance, California
April 15, 1948

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

The City Council of the City of Torrance convened in an Ad-
journed Regular Meeting in the Council Chamber, City Hall, Torrance,
California, on Thursday, April 15, 1948, at 8:05 p.m.

Mayor Sherfey called the meeting to order.

Clerk Bartlett called the roll, those answering present being
Councilmen: Buxton, Jackson, Tolson and Sherfey. Absent: Coun-
cilmen: Gilbert.

All those present in the Council Chamber saluted the Flag.

Mayor Sherfey announced that this being an adjourned meeting
the regular order of business would be dispensed with.

A communication was read from Sara Atwood, 2305 Torrance Boule-
vard, making claim against the City in the sum of \$50.00 for bodily
injuries and personal damages sustained due to a fall because of
the defective sidewalk in front of service station located at 2172
Torrance Boulevard.

Mayor Sherfey moved that the City deny the liability and that
the claim be referred to the City's Insurance carrier for proper
action. Councilman Jackson seconded the motion which was carried
unanimously.

A communication was read from Assistant City Engineer Patrick,
advising that on March 19, 1948 the Torrance Planning Commission
approved Final Tract Map No. 15213, Kettler Knolls No. 3, which
tract is located between Walnut Street and Western Avenue, bounded
on the north by Santa Fe and L.A. Harbor R. R. Company and on the
south by 235th Street, subject to the posting of the necessary
Faithful Performance Bond, and requesting that the City Council
concur in this action.

Councilman Tolson moved that the City Council concur in the
action of the Planning Commission. Councilman Buxton seconded the
motion which was carried unanimously.

A communication was read from City Administrator Stevens
recommending that Final Map for Tract No. 15157 be re-approved,
this action being necessary as the Certificate of Acceptance has
been changed to include public utility easements.

Councilman Jackson moved that the Council concur in the
recommendation of the City Administrator. Councilman Buxton
seconded the motion which was carried unanimously.

Clerk Bartlett presented and read title to:

RESOLUTION NO. 1898

RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE APPROPRIATING FIFTEEN HUNDRED
DOLLARS FOR ADVERTISING PURPOSES, AND FOR
USE AND EXPENDITURE OF MONEYS UNEXPENDED,
WHICH WERE REALIZED FROM A TAX COLLECTED
FOR THE FISCAL YEAR 1947-48 PURSUANT TO
ORDINANCE NO. 139 OF THE CITY OF TORRANCE.

Councilman Tolson moved that Resolution No. 1898 be adopted.
Councilman Jackson seconded the motion which was carried by the
following roll call vote: AYES: COUNCILMEN: Buxton, Jackson,
Tolson and Sherfey. NOES: COUNCILMEN: None. ABSENT: COUNCIL-
MEN: Gilbert.

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Councilman Tolson moved that the appropriation of \$1500.00 for advertising purposes be expended through the Chamber of Commerce, Advertising Agent. Councilman Jackson seconded the motion which was carried by the following roll call vote: AYES: COUNCILMEN: Buxton, Jackson, Tolson and Sherfey. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: Gilbert.

Mayor Sherfey announced this was the time and place for hearings on the following Petitions:

Vacation of Hollywood Palos Verdes Parkway, Case No. 94
 J. E. Kettler, Case No. 103
 J. Hugh Sherfey, Jr., Case No. 104
 Sunhaven Properties, Inc., Case No. 108
 Appeal of Oscar Efterfield, Case No. 111

City Administrator Stevens read the printed notice with regard to the Petition of Sunhaven Properties, Inc. and Huntington Redondo Land Company for the Vacation and Abandonment of the westerly 105', approximately, of Hollywood Palos Verdes Parkway from the north Boundary of City of Torrance, thence southerly to a point approximately 1100' north of the south boundary of City of Torrance along the center line of Paseo Del Mar, excluding the prolongation of Paseo Del Mar, Paseo De La Playa, Calle Miramar, Camino De La Costa and walkways, for multiple-family development.

Mayor Sherfey called for oral protests.

Mr. William Edwards, 266 Via Buena Ventura Boulevard, Hollywood Riviera, objected to the vacation as it would make the highway comparatively narrow, especially if there were apartment houses on both sides of the highway, and a parking problem would be created by the large number of people coming into that area if the County's proposed beach development plan goes through, and he believed it best to await the outcome of this development. He agreed that the City, County and State had a right to take over deeded property for the betterment of the community, but he questioned whether this right should be extended to include a real estate development.

Mr. Edwards asked the Council to give careful consideration to the proposed vacation before giving their consent and requested that the matter be shelved until his organization held a meeting in order to circulate petitions to determine the wishes of the people.

City Attorney Smith explained that this is not the final action; that the Planning Commission has made certain recommendations to the Council, namely that 105' of the parkway be abandoned; that the meeting tonight is to determine the wishes of the citizens; and that until the Council takes further action the matter will remain just as it is tonight.

Mr. Edwards asked how much time they had in which to circulate petitions, if they had until May 5th. The City Attorney replied that the Council will meet on April 27th.

There was some discussion in regard to the 15 acres which the City intends to acquire and its proposed use, Mayor Sherfey explaining that it is the Council's intention to trade property but that the sites have not yet been selected.

Councilman Tolson explained the width of the property to be vacated and that this vacation would put it back on the tax rolls.

Mr. Rudolph Mayer explained that alleys would be put in and there would be parking facilities.

In regard to the Beach development, Mr. Mayer stated that the State had turned down any intention of buying it until the tideland matter was settled.

It was Mr. Edward's understanding that the County had taken over the strip of beach except for a small portion of it, for improvement.

Councilman Jackson stated that it is not the intention of the County to widen the Palos Verdes Highway.

Mr. Williard Key, 126 Calle Cabrillo, Hollywood Riviera, representative of the Board of Directors of the Hollywood Riviera Community Association stated that the matter of the proposed vacation of this strip of land was reviewed by the Board of Directors

of the Hollywood Riviera Community Association, and that, with one exception, they were in accord with the vacation at that time, but that later they disagreed on the proposed objective inasmuch as the highway under consideration terminates in 105' width at 101 Highway, and 60' width in Palos Verdes Estates, therefore, it would be unwise to insist on a 225' width where the ingress and egress is restricted.

Mr. Key stated that the Home Owners had been advised that the beach property to be procured by the County consists of only 800' north of the present Hollywood Riviera Beach Club and that it did not include any portion of the beach south of the club, which portion Mr. Mayer now possesses and is going to develop at a future date.

Mayor Sherfey asked Mr. Key when his organization met.

Mr. Key replied that they had no set time, but assured the Mayor that the members of the Community Association and the Board of Directors would be happy to discuss this matter at any time with the Council or its representative.

Mr. Callihan introduced himself saying he was the Chairman of the Home Owners Community Association.

Mr. Edwards explained that the Home Owners Association does not represent the Community Association.

Mr. Key explained that he was on the Board of Directors as well as the Deed and Restrictions Board of the Home Owners group.

Mr. Mason, President of the Hollywood Riviera Home Owners Association explained that Mr. Edwards is not a representative of his Association and that he, Mr. Mason, was not talking for or against the abandonment.

Mayor Sherfey introduced Mr. George C. Powell, newly elected Councilman from Walteria District, and asked if he cared to say anything about the vacation. He replied that this is a matter for consideration by the various groups.

Mr. Mason asked if the property which is to be vacated will go to the property owners without charge.

City Attorney Smith replied that it reverts to the contiguous land owners.

Mrs. Peterson, a former resident of Hollywood Riviera, asked why the land on the west side is to be vacated and not on the east side of the highway, and if it is not customary to divide it.

Councilman Tolson replied they desired that only the property on the west side be vacated. There followed then considerable discussion on the sufficiency of the width of the highway.

Mr. Key explained that the lots on the side of the street which are not being vacated are much narrower and they will benefit by the vacation, and thus the size of the lots will be more equally distributed.

Councilman Tolson moved that the City Attorney be instructed to prepare a resolution vacating a portion of Hollywood Palos Verdes Parkway in the City of Torrance. Councilman Jackson seconded the motion which was carried unanimously.

City Administrator Stevens read the notice on the final hearing of the Petition of Sunhaven Properties, Inc. for a Change of Zone, Case No. 108, affecting a strip of land 274' wide, along the Easterly boundary of Hollywood Palos Verdes Parkway, from Calle Miramar southerly to the city limits of Palos Verdes Estates; this property to be reclassified from an A-1 (Light Agricultural) to an R-3 (Multiple-family Residential) Zone.

City Administrator Stevens explained that a written approval of this Change of Zone had been received from the Palos Verdes Estates, Inc.

There being no protests, either written or oral, Councilman Tolson moved that the Council concur in the recommendation of the Planning Commission to approve the Change of Zone as above-described. Councilman Jackson seconded the motion which was carried unanimously.

Councilman Tolson moved that the City Attorney be instructed to prepare the necessary ordinance with regard to the above-described Change of Zone. Councilman Jackson seconded the motion which was carried unanimously.

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City Administrator Stevens read the printed notice with regard to the Petition of J. E. Kettler, for a Change of Zone, Case No. 103, affecting all of Tract No. 14838 (known as Kettler Knolls No.2), bounded on the west by Cabrillo Avenue, on the north by Sepulveda Boulevard, on the east by Walnut Avenue, and Kettler Estates on the south; this property to be reclassified from A-1 (Light Agricultural) to R-1 (Single-family Residential) Zone.

There being no protests, either written or oral, Councilman Tolson moved that the Council concur in the recommendation of the Planning Commission to approve the Change of Zone as above-described. Councilman Jackson seconded the motion which was carried unanimously.

Councilman Tolson moved that the City Attorney be instructed to prepare the necessary ordinance with regard to the above-described Change of Zone. Councilman Jackson seconded the motion which was carried unanimously.

City Administrator Stevens read the printed notice with regard to the Petition of J. Hugh Sherfey, Jr. for a Change of Zone, Case No. 104, affecting Lots 4 and 5, Block 8, Tract No. 4070, which property is situated at the southwest corner of Torrance Boulevard and Crenshaw Boulevard; this property to be reclassified from R-1 (Single-family Residential) Zone to C-1 (Residential Commercial) Zone.

City Administrator Stevens advised that no written communications had been received.

At this time Mayor Sherfey retired from the Council Chamber.

Councilman Jackson announced that Councilman Tolson would act as Mayor Pro-tem during the proceedings in this case.

Mayor Pro-tem Tolson advised that the Planning Commission had referred the above-described Petition to the Council without recommendation, and called for oral protests at this time.

There being no protests either written or oral, Councilman Tolson moved that the Petition for a Change of Zone, Case No. 104, be approved. Councilman Jackson seconded the motion which was carried unanimously.

Councilman Jackson moved that the City Attorney be instructed to prepare the necessary ordinance with regard to the above-described Change of Zone. Councilman Buxton seconded the motion which was carried unanimously.

Mayor Sherfey entered the Council Chamber and took his seat at the Council Table.

City Administrator Stevens presented the appeal of Oscar Efterfield from the decision of the City Planning Commission which disapproved his Petition for a Zoning Variance, Case No. 111, to permit the construction of a frame stucco store building on Lot 3, Block 1, Tract No. 7519, located at 23816 Hawthorne Avenue, for the purpose of conducting a new and second-hand furniture store; said property being located in an R-1 (Single-family Residential) Zone, which does not permit such use.

City Administrator Stevens advised that the only objection was a communication from J. A. Whittam, 2056 Monterey Boulevard, Hermosa Beach, who disapproved the construction of such a building.

City Administrator Stevens read Mr. Efterfield's communication with regard to his application for a zoning Variance.

Mr. Efterfield asked the Council to reconsider his Petition which was denied by the Planning Commission, and that if it is disapproved that he be permitted to construct a drive-in market.

There followed considerable discussion as to the Planning Commission's reason for denying the Petition, which Councilman Tolson said appeared to be an arbitrary act on the part of the Commission.

Mrs. Slonecker of the WALTERIA Civic Organization said that this matter had come before the Organization and Mr. Efterfield had been assured that if his request met with all the requirements of the Planning Commission there would be no objections on their part; but that there was no written approval or disapproval from the WALTERIA Civic Organization.

Mr. Efterfield explained that the construction and operation of this business would be a means of supplementing his present income; and assured the Council that it was not his intention to put any furniture outside in front of the store, but that it will be kept in a clean and orderly manner.

City Administrator Stevens explained that the proposed variance is in an area where there are no commercial buildings, and that the Planning Commission has ruled out spot zoning.

Mrs. Slonecker would make no statement as to her approval or disapproval of a second-hand store being established in that area.

Mr. O. O. Hayes, 23867 Park Street, WALTERIA declared there was no objection on his part to the variance, and added that he believed it would be an improvement to this area.

Councilman Tolson moved that the appeal of Oscar Efterfield from the decision of the City Planning Commission for a Zoning Variance to permit the construction of a frame stucco store building on Lot 3, Block 1, Tract No. 7519, be approved and that the recommendation of the Planning Commission be denied.

Mayor Sherfey seconded the motion which was not carried, the roll call being as follows: AYES: COUNCILMEN: Tolson and Sherfey. NOES: COUNCILMEN: Buxton, Gilbert and Jackson.

Mr. Efterfield did not believe this would ever be a residential area and saw there was no reason for the objection.

Mayor Sherfey informed him that on an appeal it would take a four-fifths vote to overrule the recommendation of the Planning Commission.

At 9:30 p.m., upon motion of Councilman Tolson, seconded by Councilman Jackson, and unanimously carried, the meeting adjourned to April 20, 1948, at 7:45 p.m.

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A. N. Bartlett
CITY CLERK OF THE CITY OF TORRANCE

APPROVED:

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

Torrance, California