

Torrance, California
May 11, 1948

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, May 11, 1948, at 7:50 p.m.

Mayor Sherfey called the meeting to order.

Clerk Bartlett called the roll, those answering present being Councilmen: Drale, Haggard, Jackson, Powell and Sherfey. Absent: Councilmen: None.

All those present in the Council Chamber saluted the Flag.

Councilman Powell moved that the Minutes of a Regular Meeting held April 27, 1948 and the Minutes of an Adjourned Regular Meeting held May 5, 1948 be approved as written. Councilman Jackson seconded the motion which was carried unanimously.

WRITTEN COMMUNICATIONS

A report was read from the Tide Water Associated Oil Company stating that for the twelve months preceding April 30, 1948, no receipts or earnings were collected or received by said Company from the transportation of oil through pipe line lying within the City limits of Torrance under L. A. County Ordinance No. 1014. Matter of record.

A communication from Mrs. Bernice D. Blonk, of the South Bay Humane Society, was read asking that the City renew its contract with the South Bay Humane Society for the ensuing year, and enclosing report of work accomplished by said Society.

Mayor Sherfey moved that this request, together with report, be referred to City Administrator Stevens for his recommendation. Councilman Drale seconded the motion which was carried unanimously.

A communication from Edward F. Saul, property owner on 174th Street, was read enclosing a clipping from the April 29, 1948 issue of the Gardena Valley News with reference to the allocation of \$32,000.00 for the improvement of 174th Street, and asking what action the City of Torrance is taking in this matter.

Councilman Powell moved that the communication be referred to City Administrator Stevens for reply. Councilman Jackson seconded the motion which was carried unanimously.

A communication from L. E. Morton was read petitioning the Council for a hearing from the decision of the Planning Commission which denied his Petition for a Zoning Variance for a trailer park, Case No. 116.

Councilman Drale moved that L. E. Morton be granted permission to appeal his case at a public hearing to be held May 24, 1948 at 8:00 p.m. Councilman Jackson seconded the motion which was carried unanimously.

A communication from Smith Bros. "Fish Shanty" Restaurant was read extending an invitation to the City Council to meet at their unique restaurant and offering the facilities of their place for its meetings.

Mayor Sherfey told the students present, who will take over the administrative duties of the City on Thursday, May 13th, that the Council plans on giving them a luncheon and that they will try out the "Fish Shanty" together.

A communication was read from Mrs. Grace Wright, Moderator, Torrance Board of Education, inviting all members of the Torrance Educational Advisory Committee to bring interested citizens to their May 12th meeting, who will be willing to participate and inform the community in connection with the June 4th Bond Election.

At 8:00 p.m., Mayor Sherfey announced that the time had arrived for opening of bids for Improvement of Cabrillo Avenue, between Sepulveda Boulevard and 231st Street and Crenshaw Boulevard, between 190th and 203rd Street.

Clerk Bartlett advised that four bids had been received which he opened and read as follows:

<u>BIDDER</u>	<u>BID</u>
Warren Southwest Inc. 2145 E. 25th Street Los Angeles 11, Calif.	Total Bid \$12,817.48
Certified Check in amount of \$1400.00 accompanied the bid.	
Griffith Company 1060 South Broadway Los Angeles 15, Calif.	Total Bid \$12,725.41
Bid Bond in amount of \$1500.00 accompanied the bid.	
Oswald Bros. 366 E. 58th Street Los Angeles, Calif.	Total Bid \$14,725.53
Certified Check in amount of \$2000.00 accompanied the bid.	
AnSCO Construction Co. 2725 Atlantic Avenue Long Beach, California	Total Bid \$13,942.44
Bid Bond in amount of \$1500.00 accompanied the bid.	

On recommendation of City Administrator Stevens, Councilman Jackson moved that the bid of Griffith Company for the Improvement of Cabrillo Avenue and Sepulveda Boulevard be accepted, and that all other bids be rejected. Councilman Drale seconded the motion which was carried by the following roll call vote: AYES: COUNCILMEN: Drale, Haggard, Jackson, Powell and Sherfey. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

A communication from the Secretary of the Planning Commission was read advising that the Petition of Wm. J. Fox for a Change of Zone, Case No. 114, affecting Lots 1 to 46, inclusive, Tentative Tract No. 15071, to be rezoned from A-1 (Light Agricultural) to

ABG943

C-2 (General Commercial) use, was unanimously denied by the Planning Commission; it being the opinion of the Commission that 1130' along Prairie Avenue was too great a frontage for Commercial Zoning at this time. The communication stated that a Public Hearing must be held before the Council on a date not earlier than June 8, 1948, to comply with the public notice requirements.

A communication from the Secretary of the Planning Commission was read advising that the Petition of Earle E. Palmer for Change of Zone, Case No. 115, affecting the west 120 ft. of Lot 41, La Fresa Tract and the west 120' of Lot 24, McDonald Tract, to be rezoned from A-1 (Light Agricultural) to C-2 (General Commercial) use, was unanimously denied by the Planning Commission; it being the opinion of the Commission that 730' along Prairie Avenue was too great a frontage for Commercial Zoning at this time. The communication stated that a Public Hearing must be held before the Council on a date not earlier than June 8, 1948, to comply with the public notice requirements.

A communication from the Secretary of the Planning Commission was read advising that the Petition of L. E. Morton for a Variance and Conditional Permit, Case No. 116, to permit the construction and operation of a Trailer Camp on the south side of 182nd Street, between Yukon Avenue and Crenshaw Boulevard, was denied, because of the location adjoining a dairy.

A communication from the Secretary of the Planning Commission was read advising that the Petition of Doris R. Allen for a Variance, Case No. 119, from Land Use Ordinance No. 316, to permit the conversion of an existing single-family residence into a duplex and to construct a new duplex residence in the rear thereof, located at 2669 Carson Street, was unanimously approved by the Commission.

Councilman Powell moved that the Council concur in the action of the Commission in approving the petition. Councilman Drale seconded the motion which was carried unanimously.

A communication from the Secretary of the Planning Commission was read advising that the Petition of Herminina Alcalá for a Variance, Case No. 123, from Land Use Ordinance No. 316, to permit the use of the existing building, situated at 2205 Del Amo Boulevard for a delicatessen and grocery store was unanimously approved by the Planning Commission.

Councilman Jackson moved that the Council concur in the decision of the Planning Commission. Councilman Drale seconded the motion which was carried unanimously.

A communication from the Secretary of the Planning Commission was read advising that the Petition of G. A. Bauman for a Variance, Case No. 125, to permit the construction of a concrete block building 27' x 195', to be divided into five retail shops and operated in conjunction with the Palos Verdes Begonia Farm, located at 4024 Pacific Coast Highway, was unanimously approved by the Planning Commission.

Councilman Jackson moved that the Council concur in the decision of the Planning Commission. Councilman Drale seconded the motion which was carried unanimously.

A communication was read from the Secretary of the Planning Commission advising that on May 4, 1948, the Planning Commission unanimously approved Tentative Tract Map No. 15071, submitted by Wm. J. Fox, which tract is located on the southwest corner of Prairie Avenue and Redondo Beach Boulevard; and recommending that the City Council concur in this action.

Councilman Jackson moved that the Council concur in the action of the Planning Commission in approving Tentative Tract Map No. 15071. Councilman Haggard seconded the motion which was carried unanimously.

A communication from the Secretary of the Planning Commission was read advising that at a meeting of the Commission held May 4, 1948, communications were read from J. Henrich Hull, Superintendent,

Torrance City School District, requesting approval of four school building sites and one alternate; and that the Planning Commission unanimously referred these communications to the City Council with no action taken.

After some discussion, Councilman Powell moved that City Administrator Stevens be requested to arrange a meeting, at an early date, with the City Council, Board of Education and Planning Commission, for further discussion of this request. Councilman Jackson seconded the motion which was carried unanimously.

A communication from City Administrator Stevens was read submitting the following recommendations for the Council's consideration and approval:

PERSONNEL:

- (1) That the following named Firemen, having satisfactorily served their term in their present pay bracket, be advanced to the next higher pay bracket, effective on the dates indicated, and that their compensation be at the rate of \$253.00 per month:
 - (a) Leonard Christian, effective May 1, 1948.
 - (b) Deporte Skidmore, effective May 11, 1948.
- (2) That the request of James S. Dresser for re-instatement as Building Inspector be referred to the City Attorney for recommendation.
- (3) That the communication from the Civil Service Commission, regarding non-resident employees, be referred to the City Attorney for recommendation.

APPROPRIATIONS:

- (1) For compensation to Mr. R. D. Klise for Engineering service and witness fees, the sum of \$59.00.
- (2) For two (2) tires and safety tubes for Police Department, the sum of \$56.00.
- (3) For Rock and Oil to seal-coat shoulders on Torrance Boulevard from Madrona to Fern Avenue, the sum of \$400.00.
- (4) For Rock and Oil to seal-coat Arlington Avenue between 182nd Street and 166th Street, the sum of \$450.00 (County Aid Funds).
- (5) For Rock and Oil to Armor-coat 166th Street from Arlington Avenue to Crenshaw Boulevard, the sum of \$1550.00 (County Aid Funds).
- (6) For rental of Asphalt Planing Machine, the sum of \$500.00 (County Aid Funds).
- (7) For the purchase of Suction Hose for Fire Department, the sum of \$66.40, plus tax.
- (8) For the purchase of Clay Digger for Street Department, the sum of \$157.90, plus tax.
- (9) For regular Audit Service and Budget Analysis and Financial Statements, to Logan R. Cotton, the sum of \$575.00.

REMOVAL OF TREES:

That permission be granted to remove trees at the following locations, with the provision that the abutting property owners remove and dispose of same at their own expense:

ABG943

- (1) Mrs. Bert N. Lynn, 1208 Greenwood Ave., one elm tree.
- (2) Graydon Smart, 1877 - 222nd Street, pepper trees.
- (3) Mrs. Anna Rupp, 1517 Marcelina Avenue, one pepper tree.

MISCELLANEOUS:

- (1) That the City Attorney be authorized to prepare a new Planning Ordinance in conformity with the Conservation and Planning Act of 1947.
- (2) That Dale Riley be paid \$40.00 per month for the use of his privately owned automobile, used in the performance of his duties as License and Sales Tax Inspector.
- (3) That the City accept the landscaping, planted by the sub-divider on public property, in the Seaside Ranchos Tract and assume the responsibility of its maintenance.
- (4) That the City accept \$300.00 from D. G. Fitch as payment for damage to police car, caused by a collision with a car driven by Mr. Fitch's son.
- (5) That a temporary permit be granted for a ninety-day period to Umeko Ikeda to park a house trailer at 3770 - 182nd Street, during the construction of his home.
- (6) That the check from the Texas Company in the amount of \$14.69, due under Franchise Ordinance No. 117, be accepted.

Councilman Jackson moved that the Council concur in the recommendations of City Administrator Stevens. Councilman Powell seconded the motion which was carried by the following roll call vote: AYES: COUNCILMEN: Drale, Haggard, Jackson, Powell and Sherfey. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Clerk Bartlett presented for final reading and read title to:

ORDINANCE NO. 403

AN ORDINANCE OF INTENTION TO ORDER
THE VACATION OF A PORTION OF THE
ALLEY SHOWN AS LOT-A-27 OF BLOCK
27, TORRANCE TRACT.

Councilman Jackson moved that further reading of Ordinance No. 403 be dispensed with. Councilman Haggard seconded the motion which was carried unanimously.

Councilman Jackson moved that Ordinance No. 403 be adopted, for final reading. Councilman Powell seconded the motion which was carried by the following roll call vote: AYES: COUNCILMEN: Drale, Haggard, Jackson, Powell and Sherfey. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Clerk Bartlett presented and read title to:

RESOLUTION NO. 1902

RESOLUTION ORDERING PUBLI-
CATION OF NOTICE OF SALE.

Councilman Jackson moved that Resolution No. 1902 be adopted. Councilman Drale seconded the motion which was carried by the following roll call vote: AYES: COUNCILMEN: Drale, Haggard, Jackson, Powell and Sherfey. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Clerk Bartlett presented and read title to:

RESOLUTION NO. 1903

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE RELATING TO QUITCLAIM DEED MADE AND EXECUTED ON THE 5TH DAY OF MARCH, 1948 BY THE UNITED STATES OF AMERICA, GRANTOR, ACTING BY AND THROUGH THE WAR ASSETS ADMINISTRATION, AND THE CITY OF TORRANCE, A MUNICIPAL CORPORATION ACTING BY AND THROUGH ITS CITY COUNCIL.

Councilman Jackson moved that Resolution No. 1903 be adopted. Councilman Powell seconded the motion which was carried by the following roll call vote: AYES: COUNCILMEN: Drale, Haggard, Jackson, Powell and Sherfey. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Clerk Bartlett presented and read title to:

RESOLUTION NO. 1904

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING HIGHWAY EASEMENT FROM THE REMCO-REAL ESTATE MANAGEMENT COMPANY AND AUTHORIZING RECORDING OF SAME.

Councilman Jackson moved that Resolution No. 1904 be adopted. Councilman Drale seconded the motion which was carried by the following roll call vote: AYES: COUNCILMEN: Drale, Haggard, Jackson, Powell and Sherfey. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Mr. Walker, who was handling the Petition of Wm. J. Fox for A Change of Zone, Case No. 114, requested that the date for a Public Hearing be set for May 24, 1948 instead of June 8, in order to comply with the rules of the Land Use Ordinance which require that final action be taken within ninety days from filing of the application.

After some discussion on the time limit, Councilman Powell moved that a Public Hearing on Case No. 114 be held before the Council on May 24, 1948, at 8:00 p.m. Councilman Drale seconded the motion which was carried unanimously.

Councilman Haggard moved that a Public Hearing on Case No. 115, Petition of Earle E. Palmer for Change of Zone, be held before the Council on May 24, 1948, at 8:00 p.m. Councilman Jackson seconded the motion which was carried unanimously.

At 8:35 p.m., Mayor Sherfey announced that this is the time and place for hearing on the Petition of J. H. Pine for a Change of Zone, affecting portions of Lots 1, 2 and 3, Block 80, Torrance Tract; all of Blocks 81 and 87, Torrance Tract; and Lots 1 to 12, inclusive, Tract No. 4984.

City Administrator Stevens advised that there were no written objections and that the Planning Commission unanimously approved the Petition.

There being no protests either written or oral, Councilman Haggard moved that the Council concur in the action of the Planning Commission in approving the Petition. Councilman Jackson seconded the motion which was carried unanimously.

Mayor Sherfey announced that this is the time and place for a hearing on a proposed amendment to Land Use Ordinance No. 316, for the purpose of changing the minimum building site area from 6000 square feet to 5000 square feet, and from a 60 foot width to a 50 foot width.

ABG943

City Administrator Stevens read a portion of a communication from the City Planning Commission which stated that it was unanimously agreed by the Commission to recommend that the minimum building site area remain at 6000 square feet with a minimum 60 foot width on all new subdivisions.

Mr. Paul Vonderahe of the Torrance-Lomita Realty Board, went on record as favoring a 50 foot, 5000 square foot minimum.

Mr. Wm. H. Tolson, Realtor, urged the Council to adopt the 50 foot, 5000 square foot plan, as it would allow a subdivider more lots to sell and thus encourage the building growth of this community.

Mr. W. J. Crowthers, member of the Planning Commission spoke in favor of the established site area of 6000 square feet, and said that a larger area would provide more privacy and freedom to move around.

Councilman Powell moved that the Council concur in the recommendation of the Planning Commission that the minimum building site area remain at 6000 square feet with a minimum 60 foot width on all new subdivisions. Councilman Drale seconded the motion.

As it would require a four-fifths majority vote to overrule the decision of the Planning Commission, the Commission's recommendation was upheld by the following roll call vote: AYES: COUNCILMEN: Drale and Powell. NOES: COUNCILMEN: Haggard, Jackson and Sherfey. ABSENT: COUNCILMEN: None.

Councilman Haggard explained that in the recent election the people had voted out the salary of \$50.00 a month for the councilmen, but if expense accounts are submitted from all councilmen, like the one turned in by one of the councilmen, it is going to cost the people of Torrance a great deal more.

Councilman Drale explained his work schedule and said that if he attends a council meeting on a night he is scheduled to work, he does not receive any pay, and that his expense account only covers wages for time lost in attending Council Meetings.

Mayor Sherfey said that no action had been taken on this matter.

Councilman Jackson moved that the City Clerk be authorized to issue a permit for six days to the Ferris Greater Shows for a carnival being sponsored by the Veterans of Foreign Wars, which has been approved by the City Council. Councilman Powell seconded the motion which was carried unanimously.

ORAL COMMUNICATIONS

Mr. Ray Clark, School Bus Driver, residing in North Torrance, advised that he has organized a Town Club which meets two nights a week at the Perry School. He also stated that he started with an attendance of twelve and it has now grown to an attendance of fifty. He explained that the object of this club is to occupy a part of the evenings for children in that area who have no other means of recreation or entertainment. He said that there are three and a half acres fenced in at the Perry School, and he recommends that the City Council work out some plan whereby they can surface a portion of this fenced in area for a soft ball diamond and other recreational facilities.

Following Mr. Clark's recommendation, Councilman Powell informed Mr. Clark that he intended to appoint him as a member of his Recreation Commission, and Mr. Clark replied that he would be very pleased to act in that capacity.

Councilman Powell also stated that he had talked with the other members of the Council as well as the Board of Education, and that they were holding a meeting to discuss a summer recreation program in which, he was sure, Perry School would come in for a very active part.

Mr. Paul Slonecker asked the meaning of the vote taken by the Council relative to the minimum building site area.

City Attorney Smith replied that it would take a four-fifths vote to overrule the recommendation of the Planning Commission, and that the 6000 square foot with a minimum 60 foot width is still in effect.

Mr. Calloway of North Torrance, asked when the water system would be completed, for which bonds had been voted a year or so ago. He stated that there has been a shortage of water in that district; that the pumping system and well being used by six families does not accommodate their needs; and that in case of a fire the entire tract would be burned for lack of water. He asserted that the Manager of the Water District could purchase the needed pipe on the open market provided he keep within the contract price, but that two members of the Council were opposed to this. He declared that if necessary he will take up the matter with the Public Utilities Board.

Councilman Drale, representative of North Torrance, said that the pipe will be laid as soon as available and that Mr. Stanger, Manager of the Water District would give him further information.

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

Mayor Sherfey introduced Mr. Reynolds, one of the High School faculty in charge of the program to be held May 13, 1948 for High School students taking over the administrative duties of the City.

Mr. Reynolds outlined the program very briefly, and the Mayor assured him that the Council and Department Heads will be pleased to cooperate with him.

At 9:00 p.m., upon motion of Councilman Jackson, seconded by Councilman Haggard, and unanimously carried, the meeting adjourned to May 24, 1948 at 8:00 p.m.

ABG943


CITY CLERK OF THE CITY OF TORRANCE

APPROVED:


MAYOR OF THE CITY OF TORRANCE