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Torrance, California  
December 8, 1953

MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in a Regular Meeting in the Council Chambers, City Hall, Torrance, California, on Tuesday, December 8, 1953, at 8:00 p.m., Mayor Schwab presiding.

Those responding to roll call by City Clerk Bartlett were:  
COUNCILMEN: Benstead, Blount, Drale, Spelman and Schwab. Also present were City Manager Stevens and City Attorney Hall.

Councilman Spelman led the salute to our Flag.

Mayor Schwab opened the meeting with a prayer.

Councilman Blount moved the minutes of the Regular Meeting of November 24, 1953, be approved as written. Motion, seconded by Councilman Spelman, carried unanimously.

Mayor Schwab announced this is the time and place for the third and final hearing of CASE NO. 265-C, petition initiated by the Planning Commission for a Change of Zone to R-3 (Multiple-family Residential) on either side of Yukon Avenue, as shown on Exhibit "C" on file under this Case No. 265-C in the office of the Torrance Planning Commission.

City Clerk Bartlett said he had the Affidavit of Publication, one letter of disapproval from Filmore E. Smith, 17508 Yukon Avenue, and one letter of approval from Lewis C. and Jeannette Kennedy. He also stated he had just been handed a petition, signed by four property owners, favoring the Change of Zone.

Mayor Schwab inquired if there was anyone present who wished to be heard regarding Case No. 265-C.

Reverend Tierne of the South Bay Church of God, 17661 Yukon: "We tried to avoid appearing before the Council. We thought perhaps it would be settled without us. About a month ago I applied for permission to build a new building and it was refused because we had to get a Variance. Our church is growing, just as the community is. We need more property and more room to build, and we feel if this zoning goes through it will help us. I hasten to add, though, for the benefit of everyone, that we are here only on behalf of the Church of God. We are not falling in with any other group of people; we are here in our own interests. We feel that our property is the most valuable on Yukon. Its value is estimated between \$40,000 and \$50,000 now, and we feel we have the most to lose if this zoning does not go through. We would like you to consider the community -- consider the fact that it will grow much more in the next year and that we will need the added facilities."

Mr. W. W. Welty, 17520 Yukon Avenue: "I am here to protest this proposed Change of Zone. I have been before this Council before, and the reasons I gave before are the same reasons that I am going to give tonight. It is a narrow street which creates a dangerous traffic situation. More apartments will only add to that situation. It has been the rule of the Planning Commission to try and put R-3, or multiple dwelling units, on wide streets, and there is a question in my mind as to why this plan was changed from 174th Street to Yukon, when 174th Street is the widest street in North Torrance, or soon will be."

Mr. Cove, 16621 Patronella Avenue: "I am here to speak against this proposed Change of Zone, for myself and my next door neighbor. We feel that with multiple dwellings in that area it will cause two major obstacles to our community. First, it will overcrowd the schools, and second, people who rent never take care of the property like an individual owner does. One other thing is the parking situation. It will be very acute. One man intends to put several units on one lot. I don't know where the parking facilities are coming from on a narrow street like Yukon."

Clinton Beden, 3437 West 175th Street: "We feel the transportation facilities in North Torrance are very inadequate. Our shopping centers are distant. The type of dwelling units proposed to be built will tend to draw limited income families. We feel the factors already mentioned are definite reasons why this proposal should be defeated."

Pat Riley, 17687 Yukon Avenue: "As far as children are concerned, I will admit I'm going to rent to people with kids. As to overcrowding the schools, the city has an obligation to provide for the schools. Right now about one-half of my property tax goes towards schools, and I would be glad to pay more if it is necessary. If Torrance isn't able to provide the schools, how is the city ever going to grow? Yukon Avenue is a regular 60' street. It's a standard street. It might look small because of the lack of curbs and gutters, but the space is there to provide for that. Some of these lots in that area have a depth of

376 feet. There is no way to run streets in there, and if this property is not developed, all we will have is cow pastures."

Andrew Batah, 3541 West 168th Street: "I am one of the home owners whose property would become R-3 if this property is rezoned. When I bought my property they built an R-1 house. There are four more like mine, but some of them have been improved, and it would be impossible now to develop into multiple dwelling units. Mine could be, but I would have to put a duplex right on the back of my lot. I would like to see this area stay R-1. The Planning Commission has already removed about 3/4 of this area and made it R-1 because of the objections of the residents. I would like to see this other 1/4 made into an R-1 Zone."

Mr. Sewell, 16620 Patronella Avenue: "I am against this proposed Case 265-C. Under our present building regulations it would be possible to build an R-3 unit that would have the approximate valuation of the homes that are in the area. The problem of overcrowding the schools has been brought up. We are not averse to children, but neither are we in favor of an increase in population of school age children. We are averse to an increased density in population which throws an additional load on our schools without a proportionate increase in tax returns. Another thing, three families living in the same area as an R-1 home will potentially triple the police protection, fire protection, and all other city services without paying their proportionate fair share of tax. The assessed valuation of residential homes, in a mixed zone like this, would be lowered. It is going to hurt our residences and our homes up there and we think this should be denied because it not only affects us, but it affects every residential property holder in the City of Torrance by virtue of dumping an added and higher tax load on every resident in the City."

Mr. Lyle Tussing, 17104 Yukon Avenue, recommended the Council approve this Change of Zone.

Mr. Paul Rawley, 16703 Cerise Avenue, reminded the Council that at their last meeting a similar case concerning the same type of housing was denied after the Council heard the objections. He wondered if housing was so scarce why the Council would disapprove one request for a Change of Zone and approve another request.

Mr. Russell A. White, 16933 Yukon Avenue, said he had lived there since 1914, that in his opinion there was not enough property left on Yukon to make much difference, and stated he was in favor of the R-3 Zoning.

Mr. F. J. Major said the cost of an R-3 lot is double what an R-1 lot is; therefore, if you build up the land value, you have to build up the district in that particular section, which enhances the value of the property rather than cheapens it. He stated he was in favor of this Change of Zone so this property could be built up.

Mr. Simpson, 17504 Yukon Avenue, quoted the Los Angeles Times as reporting 50% of the rental units in Los Angeles were vacant, and said at that rate he couldn't see why rental units were in such demand in Torrance.

Mr. Milan Drale of North Torrance, said that as a citizen he was very much interested in this particular Zone change. "One of the facts we should consider is how did this start? The Planning Commission members will no doubt tell us that they initiated this Change of Zone as a result of many applications for Variances. Another thing to consider is that, in this particular instance, we have parcels that are 200' in depth. 200' is not good for R-1 zoning unless it is in an area where people can afford estates. There is only one thing this property can be used for on Yukon Avenue, and that is R-2 or R-3. That in itself is grounds for a change."

Mr. Barna, 3553 West 168th Street, said this community was built up as R-1 and requested the Council to keep it that way. He said there are several property owners on Yukon who will be unable to build on their R-1 property, which will make it illegal spot zoning.

Mrs. Levin, 16711 Patronella Avenue, stated she was definitely opposed to this proposed Change of Zone.

Mr. M. D. Shepard said he owns Lots 33 and 34 on Yukon Avenue that lies between 171st Street and 174th Street, which takes in practically 2/3 of that distance between 171st Street and 174th Street. He stated this piece of property is 600 feet deep and has no street

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in the back. Mr. Shephard requested this be rezoned to R-3 so he could build his property up.

Mr. Joe Simons, 16718 Patronella: "I think the reason most of the people on our street are against this is that people who live in these multiple dwelling units do not take care of their children as they should. Their mothers and fathers work and just let the kids run wild. If they are allowed to build those units I think our yards would be full of children all of the time."

Mayor Schwab inquired if there was anyone else who wished to be heard, or anyone that had any questions to ask. There being none, Councilman Spelman moved the Hearing be closed. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Councilman Blount: "I would like to call your attention to a couple of procedural matters which may or may not make any difference in the way you make your minds up on this matter. I would like to call your attention to the Council minutes of October 27th, page 1:

'Councilman Drale moved Exhibit "C" be sent back to the Planning Commission for their recommendation - after they hold a Hearing on said Exhibit "C", and suggested that the proposed developer be requested at that time to submit plans of the buildings he intends to place on this property.'

"I will next call your attention to the Planning Commission minutes of November 18th, at which meeting this matter was handled, and I quote from the third and fourth paragraphs:

'Secretary Lloyd explained that Exhibit "C" eliminated the R-3 Zoning south of 174th Street on the East side of Yukon and along 174th Street, which was designed by the Planning Commission to eliminate various areas where there were objections to the R-3 Zone.'

'President Smith announced that this matter had been before the Commission on several occasions and that he would allow five minutes time for those protesting and five minutes for those favoring this proposed Change of Zone.'

"Nowhere was there a request to do what the Council asked the Planning Commission to do. Five minutes is certainly not ample time to hear anything. It is apparent to me that there is more here than meets the eye. I say this, and I say it in all sincerity, I'm going to make some enemies whichever way I vote tonight but I'm going to have to vote the way I feel. I think that zoning matters, and I think the Supreme Court of the State of California bears this statement out, are made for the protection of the man with an R-1 lot. These people who have, in various small areas on this street, lots that would be difficult to develop in any other manner than R-2 or R-3 have every right in the world to come before the Planning Commission, and before this Body, and request a Variance. When a Variance is requested, the Planning Commission, as well as this Body, has a curb to some extent, over what or what not will be put in. Friendships have been broken over this thing. We have this whole street and neighborhood in an uproar over this, because, for some reason best known to them, the Planning Commission has voted in two exact votes, the very opposite thing within one month and chose to open up a large section of this street to R-3 just for any takers and all comers. I don't believe it is protecting the people who live adjacent to it. There are a number of people who live on the street who object to it and I think our role is to protect the R-1 Zone; therefore, I move the recommendation of the Planning Commission be denied in this matter. I would further point out to you gentlemen that two weeks ago in this same Council Chamber you denied a Change of Zone from R-1 to R-3 in an area, which in your hearts you will admit, was a far better place for R-3 than the present place we are speaking of tonight. I can see no consistency in not refusing this one. The Planning Commission also recommended that that one be adopted."

Councilman Blount's motion lost for lack of a second.

Councilman Drale: "I would like to answer why we did not rezone the airport tract which has been mentioned here tonight.

In our recommendation from the Planning Commission we had 65 people against and one person for the rezoning in that particular area, which to me constituted a democratic majority and I think those people are right. I made a personal survey myself of all the property owners on either side of Yukon from 175th Street to the C-Zone on Yukon near Redondo Beach Boulevard. I didn't go beyond that because I didn't have time and I didn't know if the application went beyond the 300' on either side of Yukon, but in my calculations, from my personal survey of the people who actually own the property, it's 2 to 1 on Yukon for an R-3 Zone. 98 per cent of the people were contacted who own property on Yukon on both sides of the street. I will go on a little further, I excluded myself from voting prior to this because I had a financial interest. I do not have a financial interest in this. My family does, but I don't think that excludes me from making the motion."

Councilman Drale moved the Council concur with the recommendation of the Planning Commission in approving CASE NO. 265-C. Motion, seconded by Councilman Spelman, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Drale, Spelman and Schwab. NOES: COUNCILMEN: Blount. ABSENT: COUNCILMEN: None.

Mayor Schwab: "Folks, I have given this matter just as much thought as you have, and it has caused me a loss of a lot of sleep, because we take this thing rather seriously. I've tried to put myself in your place, and I have a feeling that inside of a year much that has been said here tonight will be forgotten. We have a lot of multiple dwellings down here in Torrance beside some nice homes and I don't think it decreases the value of the homes. You folks put us on the spot here time and time again. I'm sorry that you do. We don't like it - we don't enjoy it at all. We are merely here to try to do what is best for the City and best for the majority of people. Our Planning Commission is composed of a group of people who give a lot of time and thought to these things. We can't please everybody - we realize that. This Hearing is closed and the matter settled."

At 9:15 p.m., Mayor Schwab declared a five-minute recess. The meeting reconvened at 9:20 p.m.

#### WRITTEN COMMUNICATIONS

City Clerk Bartlett read the following:

Request of the American Cancer Society for free use of the Civic Auditorium between the hours of 6:00 and 11:00 p.m., December 17, 1953, to stage a benefit show.

Councilman Benstead moved the request be granted. Motion, seconded by Councilman Blount, carried unanimously.

Communication from Lloyd Prestwich requesting a Hearing before the City Council regarding the subdividing of a tract of land which he owns on 182nd Street, just east of Crenshaw Boulevard.

Councilman Blount moved the communication be filed as a matter of record. Motion, seconded by Councilman Spelman, carried unanimously.

Mr. Lloyd Prestwich stated he was the owner of the land in question and he felt he had been discriminated against by the Planning Commission inasmuch as the reasons they advanced in rejecting his Tract No. 19723 are not consistent with other tracts they have permitted to be built. He said one of the reasons they gave for disapproving his tract was the proximity of a dairy, and yet within one mile of his land there are at least two other subdivisions which adjoin dairy farms. He also stated there have been no mink on this ranch for over three years. Mr. Prestwich said he was desirous of building up this land which has been idle for years, he felt it would benefit the City, as the way it is now there is no revenue coming to the City from this land. He stated both the subdivider, Mr. Giese, and the engineer, Mr. Barclay, were in the audience and would answer any engineering questions the Council might have regarding this tract.

Councilman Blount said that according to the letter of trans-

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mittal from the Planning Commission they recommended denial of this tract because of drainage, street layout, and some of the lots backing up to the fur farm on the south and a dairy on the West, and inquired if the map had been changed in any respect since the Planning Commission recommended denial of this tract.

Mr. Barclay, engineer for the subdivider, explained how the map had been changed regarding street layouts and drainage, and showed the map to the Council.

After a general discussion Councilman Blount moved transmittal covering Tract No. 19723 be sent back to the Planning Commission with a request that they give their recommendation to the Council - after having met with the engineer for the subdivider, Mr. Bishop, and Mr. Patrick, and after having seen the additional changes which have been made in the tract map. Motion, seconded by Councilman Spelman, carried unanimously.

Communication from the Metropolitan Water District requesting the City Council authorize Mayor Schwab to proclaim the week of December 27 as Colorado River Aqueduct Week.

Councilman Spelman moved to concur with the request. Motion, seconded by Councilman Blount, carried unanimously.

Communication from the Department of Commerce, Bureau of Census, advising that the official population of the City of Torrance, as of November 4, 1953, was 44,914.

Councilman Benstead moved the communication be filed as a matter of record. Motion, seconded by Councilman Spelman, carried unanimously.

Letter from I. J. Hallanger, Accountant, recommending that \$51.94 be paid to Jerry R. Holloman, City Fireman. Mr. Holloman received an injury while on duty on October 22, 1950, and was disabled until November 13, 1950, when he returned to work. Mr. Hallanger explained this \$51.94 represents the difference between the amount Mr. Holloman received from the State Compensation, and the City, and his regular rate of pay.

Councilman Benstead moved this letter be referred to the City Attorney for recommendation, and requested that he report to the Council at the next Agenda meeting. Motion, seconded by Councilman Spelman, carried unanimously.

Petition from residents and property owners on Madison, Ward and Park Streets, requesting the necessary work be done on these streets, and the intersections between 235th and 238th Streets, to prevent the hazards caused during the rainy season.

Councilman Drale moved this petition be turned over to the Engineering and Street Departments for the necessary action. Motion, seconded by Councilman Benstead, carried unanimously.

Letter from the Torrance Ministerial Association commending Chief of Police Stroh, and requesting the selection of a new Chief of Police be in accordance with all civil service requirements, and that he be a man of high moral character and integrity.

Councilman Benstead moved this letter be filed as a matter of record. Motion, seconded by Councilman Spelman, carried unanimously.

#### Recommendations of City Manager Stevens:

##### PERSONNEL:

1. That the following personnel, having successfully passed the Civil Service Examinations, be appointed to serve their probationary periods, effective December 1, 1953, at the salary step indicated:
  - (a) Anthony Jessome, Bus Operator, first salary step.
  - (b) Lawrence L. Crunk, City Painter, third salary step.
  - (c) George C. Powell, Assistant Director of Civil Defense, third salary step.

2. That Daniel Arellano be temporarily employed as a laborer in the Water Department, effective November 19, 1953, at the first salary step.

Councilman Benstead moved to concur with the recommendations of City Manager Stevens, items one and two, under Personnel. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

APPROPRIATIONS:

1. For the purchase of Remington Rand Calculator, Model No. 98101-SK, a net sum of \$330.31 after allowing \$75 for old Machine.
2. For purchase of desks, tables and chairs for new offices, the sum of \$543.00 plus sales tax.

Councilman Blount moved to concur with the recommendations of City Manager Stevens, items one and two, under Appropriations. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

BIDS:

1. That bids be taken for election supplies for the Municipal Election to be held in April, 1954.

City Clerk Bartlett said that heretofore he has always made arrangements with the Wheeler Company. They have taken care of our business for years. He said he signed up months ago for this coming election, that this has been the established practice ever since he has been in office, and that Mr. Wheeler now has the order which he signed.

Councilman Spelman inquired if this was a contract. City Clerk Bartlett replied that it was an agreement to purchase supplies; he said they can't figure how much it is going to cost until they know what is going to go on the ballot.

Councilman Benstead asked if this agreement could be cancelled. City Clerk Bartlett said Wheeler & Company was the most economical company; however, on the order of the Council he would try to cancel the agreement.

Councilman Spelman said he knew from experience that you can't get bids now. You have to have the ballot ready to go. When it is known how many propositions will be on the ballot, etc., then is the time to take the bids.

City Manager Stevens said he thought there would only be two firms who would bid, Schwabacher & Frey and the Duane W. Wheeler Company.

City Clerk Bartlett stated that under the Charter all the elections are conducted under the State laws of California, and it has been the custom for many years for the Clerk to sign up for the supplies for the election.

Councilman Benstead moved to concur with the recommendation of City Manager Stevens that bids be taken for election supplies for the Municipal Election to be held in April, 1954. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Communication from City Manager Stevens advising that Chief of Police Stroh recommended denial of the request by Jack O'Neill for permission to sponsor teen-age dances in the Civic Auditorium, for the reason that a recent appearance of this band at the Auditorium caused his department considerable trouble. Mr. Stevens also advised that Mr. Van Bellehem recommended that before approval be given for any such request, the City should know the name of the band which is to play.

Councilman Spelman moved the request of Jack O'Neill for use of the Civic Auditorium to sponsor a teen-age dance be denied. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Transmittal form for Planning Commission CASE NO. 285, petition of Albert M. Blum for a Variance to establish and operate a local

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community business center at the southeasterly corner of Redondo Beach Boulevard and Prairie Avenue, being the northerly 448' of the westerly 320' of Lot 24, McDonald Tract; recommending approval.

Councilman Drale moved this be referred back to the Planning Commission for further study and recommendation, and suggested the Council and Planning Commission hold a joint meeting to discuss this Case No. 285. Motion, seconded by Councilman Blount, carried unanimously.

Transmittal form for Planning Commission CASE NO. 288, petition of Andrew Zlaket for a Variance to construct two apartment units, without the requirement of additional garage facilities, at 2409 Torrance Boulevard, Lot 10, Block 63, Torrance Tract; recommending disapproval.

Councilman Blount moved to concur with the recommendation of the Planning Commission in disapproving CASE NO. 288. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Transmittal form for Planning Commission CASE NO. 293, petition of Lewis H. Bigelow for a Variance to construct a new garden store to replace the existing one at 3000 Newton Street, between Weston Road and Tandem Way, being the SE 248.92' of Lot 7, Tract No. 3265, in an R-3 (Multiple-family Residential) and R-1 (Single-family Residential) Zones; recommending approval.

Councilman Blount moved to concur with the recommendation of the Planning Commission in approving CASE NO. 293. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Report from City Engineer Bishop regarding the sump hole at Regina Avenue and 180th Street. He recommended the existing fence around the sump be repaired and straightened; that extensions be attached to the posts and three strands of barbed wire be put around the top of this fence. He said it may be necessary to make the bottom part of this fence tight against burrowing, and recommended the sump itself be cleaned of all debris. Mr. Bishop stated this would afford temporary relief from the possible health and safety hazard, and property devaluation. The report also cited several possible ways of eliminating the sump.

City Manager Stevens advised the Council that since this report was submitted he has received word that the subdivision, which has been lying dormant, will be activated, and that when this subdivision goes in, the sump hole will be done away with; however, in the meantime the sump hole will be cleaned up.

Councilman Blount moved to concur with the recommendations of City Engineer Bishop, as stated above, regarding the sump hole at Regina Avenue and 180th Street. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

City Clerk Bartlett read title to the following:

ORDINANCE NO. 665

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING THE ANNEXATION TO THE SAID CITY OF TORRANCE OF CERTAIN UNINHABITED TERRITORY IN CONFORMANCE WITH THE PROVISIONS OF "ANNEXATION OF UNINHABITED TERRITORY ACT OF 1939."

Councilman Spelman moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Councilman Spelman moved for the adoption of Ordinance No. 665 at its second and final reading. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

ORDINANCE NO. 666

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING LAND USE ORDINANCE NO. 612, RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 266.

Councilman Blount moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Councilman Blount moved for the adoption of Ordinance No. 666 at its second and final reading. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

ORDINANCE NO. 667

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING LAND USE ORDINANCE NO. 612, RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 264.

City Attorney Hall requested the Council put off the second reading of this Ordinance tonight for the reason the Council had approved this Change of Zone subject to the condition that a ten-foot easement be granted the City for future street purposes, between 174th Street and 190th Street, on the west side of the street. Mr. Hall stated he did not believe all the easements had been obtained as of this date.

Councilman Blount moved to concur with the request of the City Attorney. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

ORDINANCE NO. 668

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF A PORTION OF LOT S-5 OF TORRANCE TRACT.

Councilman Blount moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Councilman Blount moved for the adoption of Ordinance No. 668 at its second and final reading. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

ORDINANCE NO. 669

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ORDINANCE NO. 643, BUILDING CODE ORDINANCE, AND REPEALING ORDINANCE NO. 657.

Councilman Spelman moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Councilman Spelman moved for the adoption of Ordinance No. 669 at its first reading. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

ORDINANCE NO. 670

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING BUSINESS LICENSE ORDINANCE NO. 624.

Councilman Blount moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Councilman Blount moved for the adoption of urgency Ordinance No. 670 at its first and final reading. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

ORDINANCE NO. 671

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING CERTAIN TRAFFIC CONTROL MEASURES PURSUANT TO ARTICLE IV, ORDINANCE NO. 446.

Councilman Spelman moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

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Councilman Spelman moved for the adoption of urgency Ordinance No. 671 at its first and final reading. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

#### ORAL COMMUNICATIONS

Councilman Benstead stated the Council was grieved at the loss of Carl D. Steele, member of the Board of Education, and moved City Manager Stevens be instructed to write a letter of condolence to Mrs. Steele and family. Motion, seconded by Councilman Blount, carried unanimously.

Councilman Blount said we now have the official census back, and moved the City Attorney, the City Manager, the City Council, and, he hoped, all the people of Torrance, take immediate steps to see what can be done about getting a court in the City of Torrance - where it belongs. Motion, seconded by Councilman Drale, carried unanimously.

Councilman Drale stated he had been advised that in some of the new subdivisions they are putting in dry-wall instead of plaster, and requested this matter be taken up at the next Agenda meeting. Councilman Spelman requested the Engineering Department submit a report or recommendation regarding the use of dry-wall instead of plaster. They asked that this report or recommendation be given to City Manager Stevens before the Agenda meeting.

Councilman Drale advised that sometime ago the Council had talked about Ashley Street, the first street east of Hawthorne Boulevard, where individual properties extend into the middle of Ashley Street, causing a traffic hazard. He said parking is allowed on one side of the street, and in the event of an emergency fire trucks or ambulances could not pass. After a general discussion, Councilman Drale moved the City Attorney be authorized to make the necessary investigation to determine the cost of obtaining the necessary easements or rights-of-way to eliminate this traffic hazard. Motion, seconded by Councilman Blount, carried unanimously.

Councilman Drale said that for some time there has been a move on to bring the Department of Motor Vehicles to Torrance, and he believed the same effort should be put forth to obtain this as the new courthouse. He stated the same thing applies to a new Department of Employment. The land has been purchased for this, but to date we do not have a new Department of Employment.

City Clerk Bartlett notified Councilman Drale that the Motor Vehicle Department has already made arrangements to come to Torrance. They will be located on Cravens Avenue, right after the first of the year.

Councilman Spelman inquired what progress was being made in regard to paving Sepulveda. City Manager Stevens advised the plans and specifications are now in Sacramento, that he expected approval by next week, but that until approval is received he cannot advertise for bids. He said bids will probably be taken the first meeting in January.

Councilman Spelman inquired about the channelization of Highway 101. City Manager Stevens said he had communicated with the State but had received no results. He suggested it might be a good idea during the Session to send someone to Sacramento. We might get results that way. Councilman Spelman suggested City Attorney Hall take care of this at the time he takes care of the long-term City leases.

City Manager Stevens advised the Council he had talked with representatives of the National Guard, and they plan to advertise for bids for the new Armory about the middle of January, so it looks like the City of Torrance will have the new Armory in the spring.

Mr. Winlan inquired about the ten-foot easements on Western Avenue, between 174th Street and 190th Street, which was brought up tonight. He said he has attended all the Planning Commission and Council meetings regarding this Change of Zone, and this is the first he has heard of the required easements. He said he has been trying to get a building permit to build on this property for the last seven years.

City Manager Stevens said that about 60% or 70% of the easements have already been received. He told Mr. Winlan if he had owned this property for seven years that a contact had been made for the easement. The City of Los Angeles spent many months trying to get these easements to put in the highway. Mr. Winlan inquired if he would have to ask for another Variance to build on this property as an M-1 Zone. Mr. Stevens advised Mr. Winlan if he had given his 10-foot easement, his property line was there, and that before very long this should be zoned as M-1 property.

Mr. Ray McCann and Mr. Lewis from Sepulveda Gardens inquired if there wasn't some way to enforce stricter building codes. They said the original subdivider had left approximately 52 lots undeveloped in their tract, which he sold to another party. Now they are cutting away the contour of the land and erecting cheap and undesirable homes right in the midst of their tract. Councilman Drale suggested this matter be referred to the next Agenda meeting.

Councilman Blount moved all bills properly audited be paid. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

At 10:30 p.m., Councilman Blount moved to adjourn. Motion, seconded by Councilman Spelman, carried unanimously.

  
CITY CLERK OF THE CITY OF TORRANCE

APPROVED:

  
MAYOR OF THE CITY OF TORRANCE

BAA133