

BAA133

Torrance, California  
February 23, 1954

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, February 23, 1954, 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. ABSENT:  
COUNCILMEN: None. Also present were City Manager Stevens and City Attorney Hall.

Councilman Blount led the salute to our Flag.

Reverend James P. Lowen of the Four Square Gospel Church opened the meeting with an invocation.

Councilman Spelman moved the minutes of the Regular Meeting of February 9, 1954, and the Adjourned Regular Meeting of February 17, 1954, be approved as written. Motion, seconded by Councilman Blount, carried unanimously.

Mayor Schwab announced that inasmuch as there were so many people present and it was impossible to seat everyone, the Council would change the order of business at this time and hear from those wishing to be heard. Mayor Schwab said Attorney Hall had met with some of these people earlier tonight, and inquired if he had any statement to make at this time.

City Attorney Hall said with respect to Tract No. 18540 that has been under discussion for the past few weeks, the investigations of the complaints which were filed with the City Council have been completed. He stated he had not as yet received a formal report from either of the State Agencies but expected these reports to be filed in his office next week and said that anyone interested will be welcome to review them. He advised that any action taken will be based upon the investigator's report and added that the City Council does not sit as a court. In other words, it is not empowered to take legal action in and of itself, but must rely upon the courts of law to settle certain disputes. Whatever these investigations disclose, insofar as Tract No. 18540 is concerned, the form will be a court of law or a board of inquiry held before the State Contractor's Board, perhaps both; he said he would have to read the formal report before he would know definitely. Mr. Hall stated these reports will be available for inspection sometime next week.

City Attorney Hall said he had a petition signed by the homeowners of Tract No. 17560, located between Crenshaw and Ermanita, bordered by 182nd and 185th Streets, complaining of water seepage, drainage and faulty construction of their homes. He requested this petition be made a part of the record. Mr. Hall stated he had met with this group earlier this evening, and they designated a spokesman for their group. He explained that following their spokesman's presentation he was going to request the City Council to authorize him to institute an investigation along the same lines of the tract discussed previously this evening. Mr. Hall requested the spokesman for the group to outline in a general way the nature of the complaints so as to lay a basis for an investigation.

Mr. Rector Jones, 18410 South Delia, spokesman for the group, stated they bought homes in this tract from the contractors, Mr. Laramore and Mr. Seimon. When they bought these homes there were several things that were not completed, and the contractor promised to fix them. That has been over six or seven months ago and nothing has been done yet.

Mr. Jones said the roofs leak and they have been unable to contact the contractor. "The inspectors here in Torrance advised us as far as leakage was concerned we were protected for a period of one year by the State. At this time Mr. Laramore has got wind of this petition, and in the last few days we have had several people out there wanting to fix things up. We want our homes fixed and we want them fixed properly." Mr. Jones said he had some pictures which were taken during the last rain. He presented them to the Council and requested they be made a part of the record.

City Attorney Hall said as this is not a forum to decide the particular issues, he would recommend the City Council authorize him to institute an investigation.

Councilman Benstead moved the petition and pictures be made a part of the record. Motion, seconded by Councilman Drale, carried unanimously.

Councilman Spelman moved to concur with the recommendation of the City Attorney to institute an investigation. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

After a general discussion of complaints from various people from this tract, City Attorney Hall advised them there is no action the City Council itself can take, other than to institute an investigation. It has to be decided, actually, in a court of law.

Mayor Schwab informed them the Council was aware of their problems and would do their best to help solve them.

Mr. Sanford inquired if something could not be done about draining the "small lake" out there.

City Manager Stevens said he was familiar with this, and it is the plan of the City to have this lake pumped out and drain it onto the field. He said the health condition, the unsightliness, and the odor warrants the City to do this, which normally the City would not do. Mr. Stevens said once the water is out, the dairyman intends to fill in his land. He stated the City will pump this water out immediately to relieve the neighborhood of this menace.

Several persons from this tract raised the question of the dairy located near them. They stated the salesman and the contractor told them this dairy would be leaving in the spring.

They inquired if the zoning could not be changed to force this dairy to move. They were of the opinion the City should not have allowed these homes to be built there if this dairy was not going to be required to move.

Mayor Schwab advised them this was entirely out of the hands of the Council. They could not govern what the salesman or contractor told them.

City Attorney Hall said the dairy would have to be so operated as to become a nuisance in fact to remove it as a public nuisance, and by that is meant it would have to be an extreme health hazard. He stated, "When you have a business and a capital investment, it is very difficult to win a legal action when you attempt to have them removed--that is, through court action; they might move voluntarily." Mr. Hall said regarding the rezoning, "Legally, once you have a zone established it is true in many cases you can change the zone, but the use, that is, the particular application of the property, then becomes what you call a non-conforming use; it remains in existence. Briefly, you can't just get rid of them by changing the zone."

Mayor Schwab inquired if anyone else wished to be heard at this time.

Mr. Schoonover, representing the Pacific Hills Homeowner's Association, said he had a petition he would like to present to the Council from homeowners in Tract No. 18416, south of Pacific Coast Highway at Crenshaw Boulevard. This petition requests the January Company to take immediate steps to correct the grading of all lots, lower the driveways, provide adequate drainage systems, and build retaining walls where necessary.

Councilman Drale inquired who was responsible for the apron between the sidewalk and the curbing. City Manager Stevens said the contractor is responsible for this, and they have actually taken bids, and the contractor has promised that it would be done.

Mr. Schoonover said the contractor told these people they would not put these aprons in and a lot of the people have put them in by themselves. These people want some sort of retaining wall so the water will not come down over the hill and flood them out every time it rains.

City Manager Stevens said they were taking some steps immediately to prevent some of the flooding. He explained that on the hillside above and to the east, the City is going to send a bulldozer in to blade out a drainage ditch that will direct all the drainage down into the streets rather than running over the back of the lots; this will help some of the people but not all of them. Mr. Stevens said he thought the whole thing could be solved if all the driveways were lowered about six inches and said he would try and get the contractor to do that. He said the City is insisting the contractor put the apron in from the curb to the sidewalk and the bond is being held to see that it is done.

Mr. Schoonover said it was the desire of the people in this area that a State investigation be made of this tract, as there were many problems to solve.

Mr. Ray Holby, 2036 Pacific Coast Highway, said if the Planning Commission overlooked something on these grades, they thought the Planning Commission should rectify this problem. Mr. Holby said these homeowners were determined to get results and have some action taken regarding their problems in this tract.

After a discussion, Councilman Benstead moved the petition be made a part of the record. Motion, seconded by Councilman Drale, carried unanimously.

Councilman Benstead moved the City Attorney be authorized to institute a State investigation of Tract No. 18416. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

At 8:50 p.m., Mayor Schwab declared a ten-minute recess. The meeting reconvened at 8:00 p.m.

Mayor Schwab inquired if anyone else wished to be heard at this time.

BA133

Tom Jones, 3020 Winlock Drive, said he had checked the Variance granted the Torrance Sand & Gravel Company and according to the map he had seen just tonight they are violating the Zoning Ordinance. He said they are stock-piling on property which is not covered by their Variance.

Councilman Drale moved the Variance be reviewed by the City Attorney and if there is a violation that appropriate action be taken. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Mayor Schwab announced this was the time and place set for the third and final hearing on Case No. 301; however, as the public notice was inadvertently overlooked, it will be necessary that this hearing be postponed. Mayor Schwab set March 9, 1954, as the date for the third and final hearing on Case No. 301.

City Engineer Bishop presented plans and specifications for the improvement of what is known as the Sepulveda Gardens Sewer District, by the construction of a sanitary sewer system.

Councilman Drale moved to receive and file the plans. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Upon examination, the Council found them satisfactory and in good order, and had no suggestions for modifications.

City Engineer Bishop then presented Resolution approving and adopting the plans and specifications.

City Clerk Bartlett read title to:

RESOLUTION NO. 2501

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING AND ADOPTING PLANS AND SPECIFICATIONS FOR THE IMPROVEMENT OF WHAT IS KNOWN AS THE SEPULVEDA GARDENS SEWER DISTRICT, BY THE CONSTRUCTION OF A SANITARY SEWER SYSTEM THEREIN.

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

Councilman Drale moved for the adoption of Resolution No. 2501. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

City Engineer Bishop then presented Resolution of Intention declaring the Council's intention to order the construction of the sewer.

City Clerk Bartlett read title to:

RESOLUTION NO. 2502

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DECLARING ITS INTENTION TO ORDER THE CONSTRUCTION OF A SANITARY SEWER SYSTEM IN MINDORA DRIVE AND CERTAIN OTHER STREETS, EASEMENTS AND PARK, IN SAID CITY, WITHIN WHAT IS KNOWN AS THE SEPULVEDA GARDENS SEWER DISTRICT; DECLARING THE WORK TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT; AND DESCRIBING THE DISTRICT TO BE BENEFITED BY SAID WORK AND TO PAY THE COSTS AND EXPENSES THEREOF; DETERMINING THAT BONDS SHALL BE ISSUED TO REPRESENT SAID COSTS AND EXPENSES; AND FIXING THE TIME AND PLACE SET FOR HEARING OBJECTIONS TO SAID WORK OR IMPROVEMENT, OR TO THE EXTENT OF THE DISTRICT TO BE ASSESSED, OR BOTH.

Councilman Spelman moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Drale, carried

unanimously by roll call vote.

Councilman Spelman moved for the adoption of Resolution No. 2502. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

City Engineer Bishop then presented an estimate of cost of the proposed improvement in the amount of \$132,325.60.

Councilman Blount moved that this estimate be received and filed. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

#### WRITTEN COMMUNICATIONS

City Clerk Bartlett read the following:

Communication from M. L. Bennett, 3124 Dalemead, regarding the possibility of widening Dalemead Street, and complaining of the Chicken ranch within a few feet of the residences on this street.

Councilman Spelman moved this communication be referred to the City Attorney for reply. Motion, seconded by Councilman Benstead, carried unanimously.

Communication from F. H. Frohnhoefer, 1116 Hickory Avenue, complaining of door-to-door solicitors.

City Clerk Bartlett recommended this communication be referred to the License Inspector for investigation.

Councilman Drale moved to concur with the recommendation of City Clerk Bartlett. Motion, seconded by Councilman Benstead, carried unanimously. Councilman Benstead requested a copy of this communication be given to the Police Department for their information.

Letter from the Board of Directors of the Rolling Hills Community Association advising the Council that the editorial in the February 4, 1954, issue of the Rolling Hills Herald, entitled, "Torrance Pipe Dream," in no way reflected the attitude of their Association and was only the opinion of John J. Knezevich, editor of the Rolling Hills Herald.

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

Request of the Torrance Gardens and Plaza Homeowners Association to have the parkways on each side of Torrance Boulevard, between Madrona and Date, planted with grass.

Councilman Benstead moved this be referred to the next Agenda meeting. Motion, seconded by Councilman Drale, carried unanimously.

Copy of transcript of radio broadcast referring to apparatus toward solving the smog problem.

Councilman Spelman moved this be referred to the next Agenda meeting. Motion, seconded by Councilman Benstead, carried unanimously.

Request of Station Service Supply, 5330 West 93rd Street, Los Angeles 45, California, for refund of overpayment on Business License No. 2890.

City Clerk Bartlett recommended the amount of \$26.00 be refunded. Councilman Spelman moved the refund of \$26.00 be granted. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Communication from the Civil Service Board recommending a new classification of "Accounting Machine Operator" be established, and that a job description and salary schedule be prepared for this classification in order that a promotional examination may be ordered, as requested by Mr. McVicar, Superintendent of the Water Department.

Councilman Benstead moved to concur with the recommendation of the Civil Service Board. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Communication from O'Melveny & Myers setting forth the terms of their employment to assist the City Attorney in the preparation of the four city bond issues.

BAA133

Councilman Drale moved the communication be filed as a matter of record and that the firm of O'Melveny & Myers be employed to assist in the preparation of the four city bond issues, as stated in their letter. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Communication from General Services Administration regarding the purchasing of the oil and gas rights underlying the Torrance Municipal Airport.

Councilman Drale moved the City of Torrance purchase the oil rights at the Torrance Municipal Airport, at a price not to exceed \$1,000. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Communication from the Southern California Edison Company regarding their offer of an easement to the City to allow the widening of 190th Street, at the Edison Company's right-of-way at Ermanita Avenue.

Councilman Drale moved the City accept the easement at the terms outlined in their communication, and that City Manager Stevens write them a letter of thanks. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Communication from the Recreation Commission offering to donate a coffee urn and an electric soda pop dispenser-cooler to the City.

Councilman Spelman moved these donations be accepted. Motion, seconded by Councilman Blount, carried unanimously.

Request from the Director of Recreation for authority to proceed with the incorporation of the Torrance Adult Club.

Councilman Benstead moved the request be granted. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Communication from Director of Recreation Van Bellehem recommending the City Council execute the resolution forwarded by the Shoreline Planning Association, together with a report setting forth his reasons for favoring this attempt to get some of the oil money for the use in acquiring and developing the beaches for recreational purposes.

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

Communication from the Shoreline Planning Association of California requesting the City to submit a resolution favorable to the provisions of Public Resources Code, Section 6816.

City Manager Stevens advised this was a non-profit organization attempting to get some of the oil money for the use in acquiring and developing the beaches.

Councilman Spelman moved the necessary resolution be submitted. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Communication from South Bay Board of Realtors, Inc., requesting the City to endorse their Resolution commending the Los Angeles Metropolitan Transit Authority.

Councilman Spelman moved the Resolution be endorsed by Mayor Schwab. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Communication from California Southern Oil Company requesting they be allowed to deposit U. S. Treasury Notes in lieu of Security Bond for their Blanket Oil Well Bond.

City Attorney Hall requested the communication be referred to him for recommendation at the next Agenda meeting.

Councilman Spelman moved to concur with the request of City Attorney Hall. Motion, seconded by Councilman Drale, carried unanimously.

Request of the North Torrance Fuchsia-Jaycettes-Torrance Terrace Garden Club for free use of the Civic Auditorium on May

21, 22, and 23, 1954, for the purpose of holding a Flower, Arts and Hobby Show.

Councilman Benstead moved the request be granted. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Request of Doyle V. Davison for permission to run his own two-inch temporary water line, at his expense, from 236th Street to 238th Street, to serve two houses on Park Street near 238th Street, until such time as this block is developed.

Councilman Drale moved the request be granted. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Communication from Flint & MacKay regarding refund due Ainsworth Manor, Inc., under agreement between Ainsworth Manor, Inc. and the Torrance Municipal Water District No. 2, offering a 25% reduction for cash settlement on the unpaid balance.

City Attorney Hall said it was his opinion the only justification for accepting this offer would be strictly on the basis of a savings to the City. They offer to reduce the balance due them by 25% if payment is made now. Mr. Hall said Mr. McVicar, Water Superintendent, recommended the City accept this offer.

Councilman Spelman moved to concur with the recommendation of the Water Superintendent. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Communication from Congressman Cecil R. King promising his full support in opposing taxation of municipal bonds.

Councilman Spelman moved the communication be filed as a matter of record and that a letter of thanks be forwarded to Congressman King. Motion, seconded by Councilman Blount, carried unanimously.

Letter from the Shell Oil Company reporting amount due the City of Torrance under Pipe Line Franchise for 1953 as being \$899.47.

City Clerk Bartlett said this was a matter of record only.

Communication from the Lion's Club of Torrance requesting waiver of business license fee on vending machines now in their possession. City Clerk Bartlett recommended this communication be referred to the License Inspector.

Councilman Spelman moved to concur with the recommendation of City Clerk Bartlett. Motion, seconded by Councilman Drale, carried unanimously.

City Clerk Bartlett said he had the following, as a matter of record only:

"I hereby certify that the petition requesting pension for the City Clerk, now on file in my office, to be insufficient; therefore, in accordance with Sections 1701 and 1710 of the Elections Code, a supplemental petition will be filed at the Regular Council Meeting of the City of Torrance, March the 9th, 1954."

Notice from Garcelon & Hedin, attorneys at law, reporting a claim against the City for \$10,000 for damages claimed by Lawrence L. Benton and Ermanelle Benton.

Councilman Drale moved the claim be denied and the communication referred to the City Attorney. Motion, seconded by Councilman Blount, carried unanimously.

Recommendations of the City Manager:

PERSONNEL:

1. That the following personnel be appointed on a temporary basis:

- (a) Frank H. Rosenfeld, Bus Operator, effective February 11, 1954, in the first salary step.
- (b) Leon E. Francois, Bus Attendant, effective January 25, 1954, in the first salary step, to be released about May 1, 1954, due to employee returning from the Service.

BAA133

2. That Sgt. D. C. Cook be authorized to attend the Governor's Conference on Children and Youth, to be held in Sacramento February 25 and 26, 1954, with appropriate expenses paid.

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

AWARD OF CONTRACT:

1. That the bid of Paul's Chevrolet for leasing police cars, in accordance with the specifications and the conditions of the bid, be accepted as the lowest responsible bid and all other bids be rejected.

Councilman Spelman moved to concur with the recommendation of the City Manager. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

TRAFFIC CONTROL:

That the City Attorney be authorized to prepare the necessary ordinance to establish the following regulatory signs, in accordance with the recommendation of the Traffic Commission:

1. Four-way STOP signs at:
  - (a) Crenshaw Boulevard and Sepulveda Boulevard.
  - (b) Amie Avenue and 176th Street.
2. One-way STOP signs at East side of Crenshaw Boulevard on: 227th, 229th, 231st, 233rd, 235th, 236th, 237th and 239th Streets.
3. That load limits be established on the following streets:
  - (a) On Newton Street from Hawthorne Boulevard east to Pacific Coast Highway.
  - (b) On Madison Street between Newton Street and Pacific Coast Highway.
  - (c) On Arlington Avenue between Carson Street and Border Avenue.
4. That TWO-HOUR PARKING be established on Carson Street from alley to Amapola Avenue.

Councilman Drale moved to concur with the recommendations of the City Manager, items one through four, under Traffic Control. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Report from Asst. to City Engineer Patrick concerning the storm drains that were voted in by the people of Los Angeles County and the projects the City of Torrance is getting under this Bond Issue.

City Manager Stevens said this report was prepared as a matter of information. The Council and the Planning Commission must both again approve them before we go to bid.

Councilman Blount moved the City Manager transmit extra copies of this report to the newspapers with the request they give this publicity and that copies also be mailed to all civic associations for their information. Motion, seconded by Councilman Drale, carried unanimously.

Communication from City Engineer Bishop submitting a resolution for the acceptance of an easement across the southerly four feet of Lot 17, Block 75 of the Torrance Tract, which easement will allow the City to construct a six-inch pipe drain from the alley between Portola Avenue and Arlington Avenue, just northerly of Sierra Street, easterly to Arlington Avenue, at which point a pipe arch will deliver the water to the gutter. Matter of record.

Letter of transmittal from the Planning Commission and City Engineer, recommending approval of Tentative Tract Map No. 15915, consisting of 45 lots to be developed by John E. Kettler at the easterly side of Walnut Avenue, northerly of American Plant Growers' Association and westerly of Torrance boundary.

Councilman Spelman moved to concur with the recommendation of the Planning Commission in approving Tentative Tract Map No. 15915, Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Letter of transmittal from the Planning Commission and City Engineer, recommending approval of Tentative Tract Map No. 18714, consisting of 19 lots to be developed by John E. Kettler on the easterly side of Walnut Avenue, north of 233rd Street and south of Huber Street, subject to the following conditions:

1. That area located between Lots 11 and 12, shown as "Not a Part of this Tract" be fenced with 6' steel wire, chain-link fence.
2. That utility and drainage easement 10' in width be provided along the easterly side of Lots 1 to 10, inclusive.
3. That Lots 1 to 11, inclusive, have a setback of 20' at Lot 1, tapering to 12' at Lot 11, and that Lots 12 to 19, inclusive, have a uniform building line setback of 10'.
4. That a drainage ditch (which is contained with the 10' easement) be not more than 3' in width with a maximum depth of not more than 6".

Councilman Benstead moved this be sent back to the Planning Commission for further study and that their attention be called to the fact there is an oil well existing on this tract. Motion, seconded by Councilman Blount, lost by the following roll call vote: EYES: COUNCILMEN: Benstead and Blount. NOES: COUNCILMEN: Drale, Spelman and Schwab. ABSENT: COUNCILMEN: None.

Councilman Drale moved to concur with the recommendation of the Planning Commission in approving Tentative Tract Map No. 18714, subject to the special conditions mentioned. Motion, seconded by Councilman Spelman, carried by the following roll call vote: EYES: COUNCILMEN: Drale, Spelman and Schwab. NOES: COUNCILMEN: Benstead and Blount. ABSENT: COUNCILMEN: None.

Letter of transmittal from the Planning Commission and City Engineer recommending approval of Tentative Tract Map No. 19891, consisting of 141 lots to be developed by Stanford Construction Company, southerly of 182nd Street, westerly of Prairie Avenue and northerly of 186th Street, subject to the following conditions:

1. House Plan P-4-A shows two bedrooms below minimum cubic foot area--one must be brought up to 960 Cu.Ft. and another to 800 Cu.Ft. Councilman Spelman moved to concur with the recommendation of the Planning Commission in approving Tentative Tract Map No. 19891 and that the subdivider be advised to comply with all ordinances. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Letter of transmittal from the Planning Commission and City Engineer, recommending approval of Tract Map No. 18021, consisting of 50 lots to be developed by Hazel F. Norris at 172nd Street from Ainsworth Avenue to Yukon Avenue.

Councilman Benstead moved to concur with the recommendation of the Planning Commission in approving Tract Map No. 18021. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

SAA133

Letter of transmittal from the Planning Commission and City Engineer, recommending approval of Tract Map No. 18957, consisting of 110 lots to be developed by the Southern Properties Development Company, along 187th Street south of Edison Co. right-of-way from Yukon Avenue west to Cordary Avenue, subject to the following special conditions:

1. Lots 68, 79 and 90 must be surrounded by a five-foot redwood fence (on three sides); and Lots 40, 44, 54, 64, 75, 86 and 97 will be permitted to have a side yard setback of 4 feet.

Councilman Drale moved this Tract Map be referred to the next Agenda meeting for further study. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Transmittal form for Planning Commission CASE NO. 305, petition of Russell M. Shearman for a Variance to erect and operate a gasoline service station in an R-3 (Multiple-family Residential) Zone at the N. E. corner of 174th Street and Prairie Avenue, S. 125' of W. 150' of Lot 1, Las Fresa Tract -- recommending disapproval.

Mr. Lee Warburton, representing Mr. Shearman, said he was advised by the Planning Commission that this matter would not come before the City Council before March 9th and requested the Council grant a two weeks continuance on this Case so they might bring additional information before the Council. Mr. Warburton said this will be a very interesting presentation in as much as it involves a freeway.

Mr. Richard Liser explained he was representing the group of people from this area who are opposed to the granting of this Variance. He stated this Case has been held up for over six weeks now, it has been thoroughly investigated by the Planning Commission and they have recommended disapproval of the Variance. Mr. Liser requested the Council to take action on this Case tonight.

After a short discussion Councilman Spelman moved a two weeks continuance be granted on Case No. 305. Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Spelman and Schwab. NOES: COUNCILMEN: Blount and Drale. ABSENT: COUNCILMEN: None.

Transmittal form for Planning Commission CASE NO. 309, petition of Earl P. Miller for a Variance to add a new classroom wing, remodel existing structure and erect a future Sanctuary for the Methodist Church located at 1551 El Prado Avenue.

Councilman Spelman moved to concur with the recommendation of the Planning Commission in approving Case No. 309. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

City Clerk Bartlett read title to:

RESOLUTION NO. 2503

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK OF THE CITY OF TORRANCE TO ACCEPT THAT CERTAIN GRANT OF EASEMENT FROM MEYER GORDON AND MERYLE M. GORDON.

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

Councilman Benstead moved for the adoption of Resolution No. 2503. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

RESOLUTION NO. 2504

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CHANGING THE NAME OF OLD CRENSHAW BOULEVARD, SOUTH OF NEW CRENSHAW BOULEVARD, TO ROLLING HILLS ROAD.

Councilman Spelman moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Benstead, carried un-animously by roll call vote.

Councilman Spelman moved for the adoption of Resolution No. 2504. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

RESOLUTION NO. 2505

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO PERMIT THE REGISTRAR OF VOTERS OF SAID COUNTY TO RENDER SPECIFIED SERVICES TO THE CITY OF TORRANCE, RELATING TO THE CONDUCT OF A GENERAL MUNICIPAL ELECTION TO BE HELD IN SAID CITY ON APRIL 13, 1954.

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

Councilman Spelman moved for the adoption of Resolution No. 2505. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

ORDINANCE NO. 674

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ORDINANCE NO. 589.

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

Councilman Blount moved for the adoption of Ordinance No. 674 at its second and final reading. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

ORDINANCE NO. 675

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF CERTAIN PORTIONS OF NEWTON STREET.

Councilman Blount moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Drale, carried un-animously by roll call vote.

Councilman Blount moved for the adoption of Ordinance No. 675 at its second and final reading. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

ORDINANCE NO. 676

AN ORDINANCE OF THE CITY OF TORRANCE AUTHORIZING THE CITY ENGINEER TO RECEIVE FUNDS FOR THE PURPOSE OF CONSTRUCTING SEWERS; AUTHORIZING THE CITY ENGINEER TO ENTER INTO REFUNDABLE CONTRACTS WITH THE CONTRIBUTORS THEREOF; REGULATING THE MAKING OF CONNECTIONS WITH PUBLIC SEWERS, SPECIFYING THE FEES TO BE PAID THEREFOR.

Councilman Blount said there was a group of people in the audience vitally interested in an ordinance of this type, however, he wondered if this was just the type of ordinance required.

Councilman Drale suggested an ordinance be adopted that would be of more benefit to either the homeowners or the City.

City Attorney Hall suggested this be done on a City-wide basis. He thought it would be a wise thing to set up a sewer fund, he said Ordinance No. 676 only applies as an inducement to develop certain property, this type of ordinance is alright but he thought it should be carried a step further, and recommended an additional ordinance be adopted to set up a sewer fund.

BAA133

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. 676 at its first and final reading. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Councilman Drale moved the City Attorney be authorized to prepare the necessary ordinance for setting up a sewer fund. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

A group of people from 239th Street inquired just what they would have to do to form a sewer district, they said they have been trying to get some action for a long time, they now have a petition in the hands of the City Engineer but they have been told conflicting stories as to what procedure they must follow.

City Manager Stevens advised them it would be the formation of a sewer district under the 1911 Act and once it is checked, which must be done legally, the next step is to present it to the Council and the Council then authorizes the Engineering Department to go ahead with the designs. This has to go through a long series of legal steps, he told them they have just taken the first step and there isn't anything anyone can do until it goes step by step through the process. Mr. Stevens said he understood some time ago they had a District but the people in that area protested it out, and since that time the Council has never been presented with a petition. He advised them they have now taken the primary step to get the District going and assured them that it would be pushed right through the process, he said if the majority of them want the District they would have the District.

City Engineer Bishop said he understood the petition they presented was not a petition for a 1911 Act, it was just a petition to get a sewer. He said there was evidence they want to do it by cash contract.

Councilman Blount requested City Engineer Bishop to give these people the proper petitions to form a sewer district under the 1911 Act.

J. H. Sprout, 2246-239th Street, inquired if it was necessary they go through the 1911 Act. He asked if they couldn't go through a bank for their financing as it is a very small district involving about 56 lots.

City Manager Stevens said this was confusing the issue, the other people indicated they wanted to proceed under the 1911 Act. He said if they had it financed then they do not need the 1911 Act. petition.

Mr. Sprout said they had been led to believe their area was too small to go under the 1911 Act.

City Manager Stevens told him the area was not too small, however, in the small districts the overhead is out of proportion, the advertising, posting and all the steps they have to go through for a period of four months is just as great for 10 lots as it is for 1000 lots.

Councilman Drale suggested the Engineering Department give them the approximate engineering costs and then let them decide how they wish to proceed.

Mr. Fred Bergen, 2213-239th Street, said they had another problem in this area, that of no water pressure and inquired what steps should be taken to get increased water pressure.

City Manager Stevens advised him they would have to form a District and bond themselves as the rest of the City has done. He said they must form a water district and become part of the City's water system; they should get a petition from the majority of the citizens in the area and present it to the Council so they will know there is a desire for a district, then the Council can proceed from there. Mr. Stevens said he would supply them with the petitions if they would call at his office.

ORDINANCE NO. 677

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE PROVIDING FOR THE CARE AND MAINTENANCE OF TREES, SHRUBS AND PLANTS ON PUBLIC PROPERTY IN THE CITY OF TORRANCE, PROHIBITING CUTTING, TRIMMING OR PRUNING TREES OR PLANTS BELONGING TO THE CITY, AUTHORIZING THE PARK SUPERINTENDENT TO DESIGNATE CERTAIN TREES AND PLANTS TO BE PLANTED ON PUBLIC PROPERTY IN THE CITY; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE AND REPEALING ALL ORDINANCES IN CONFLICT HEREWITH.

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

Councilman Drale moved for the adoption of Ordinance No. 677 at its first reading. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

ORDINANCE NO. 678

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE READOPTING ORDINANCE NUMBERS 611 AND 552 TO CORRECT ANY UNCERTAINTY THAT MIGHT EXIST AS TO THE EFFECTIVENESS OF SAID ORDINANCES.

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

Councilman Drale moved for the adoption of Ordinance No. 678 at its first reading. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

ORDINANCE NO. 679

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. 290.

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

Councilman Benstead moved for the adoption of Ordinance No. 679 at its first reading. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

ORDINANCE NO. 680

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. 291.

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. 680 at its first reading. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

ORDINANCE NO. 681

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. 295.

BAA133

Councilman Drale moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Benstead, carried un-animously by roll call vote.

Councilman Drale moved for the adoption of Ordinance No. 681 at its first reading. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

ORDINANCE NO. 682

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE REPEALING ORDINANCE NO. 466.

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

Councilman Spelman moved for the adoption of Ordinance No. 682 at its first reading. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

ORAL COMMUNICATIONS

Councilman Drale suggested a drive be put on to keep the shoulders of our streets clean. After a general discussion the Council requested the Police Department to enforce the Ordinance prohibiting dumping and suggested the newspapers be asked to give this some publicity, as well as advising the public of the loca-tion of the City Dump and the hours it is open.

City Manager Stevens reported on the visit of the Engineer from the Los Angeles Flood Control District. Mr. Stevens said he went personally with him to look at the drainage channel in South Torrance and Dominguez Channel. The Engineer stated he would particularly emphasize the need of fences but he did not hold out much hope of improving Dominguez Channel in the near future, however, he said he would send us a report on what they will do and what their schedule will be.

Mr. Schoonover, representing the Pacific Hills Homeowner's Association, said he wanted to go on record for the Association as objecting to the Torrance Sand & Gravel Company pushing dirt over onto the fences in that area.

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

City Attorney Hall suggested the Council adjourn to Tuesday, March 2, 1954.

At 11:00 p.m., Councilman Drale moved to adjourn to Tuesday, March 2, 1954. Motion, seconded by Councilman Spelman, carried un-animously.

*A. H. Bartlett*

CITY CLERK OF THE CITY OF TORRANCE

APPROVED:

*G. M. Spelman*

MAYOR OF THE CITY OF TORRANCE