

Torrance, California  
June 9, 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 Chamber, City Hall, Torrance, California, on Wednesday, June 9, 1954, at 8:00 p.m., Mayor Drale presiding.

Those responding to roll call by City Clerk Bartlett were: COUNCILMEN: Benstead, Blount, Isen, Schwab and Drale. ABSENT: COUNCILMEN: None. Also present were City Manager Stevens and City Attorney Hall.

At the request of Mayor Drale, Fire Chief Benner led the salute to our Flag.

Councilman Schwab opened the meeting with an invocation.

Councilman Isen stated the minutes of the meeting of May 25, 1954, as corrected in the minutes of the June 1st meeting were still in error. He said the word "if" should be struck out and the word "and" placed before the "I". The sentence should read, "A Torrance lawyer can't do it and I doubt whether a Philadelphia lawyer could," instead of "If a Torrance lawyer can't do it, I doubt whether a Philadelphia lawyer could."

With this correction, Councilman Isen moved the minutes of the Adjourned Regular Meeting of June 1, 1954, be approved as corrected. Mayor Drale ordered the minutes approved as corrected if there were no objections.

Mayor Drale announced this was the time and place for the opening of bids for Gasoline and Diesel Fuel for the fiscal year 1954-55.

Clerk Bartlett opened and read the following Bids:

GASOLINE AND DIESEL FUEL BIDS

| FIRM                            | GASOLINE |       | DIESEL FUEL |     |
|---------------------------------|----------|-------|-------------|-----|
|                                 | Regular  | Ethyl |             |     |
| Century Oil Company             | .184     | .204  | .104        | T   |
|                                 | .184     | .204  | .104 Max.   | T&T |
| General Petroleum Corporation   | .195     | .216  | .137        | T   |
|                                 | .195     | .216  | .137        | T&T |
| MacMillan Petroleum Corporation | No Bid   |       |             |     |
|                                 | .1846    | .203  |             | T   |
| Ragsdale and Newell             | .1846    | .203  | Not Max.    | T&T |
|                                 | .1939    | .2189 |             | T   |
| Richfield Oil Company           | .1889    | .2139 |             | T&T |
|                                 | .1944    | .2164 | .111        | T   |
| Seaside Petroleum Products      | .1864    | .2104 | .106        | T&T |
|                                 | .1935    | .215  | .122        | T   |
| Shell Oil Company               | .1885    | .210  | .117        | T&T |
|                                 | .1871    |       |             | T   |
| Signal Oil Company              | .1811    | .2091 | .122        | T&T |
|                                 | .186     | .208  |             | T   |
| Standard Oil Company            | .178     | .200  | .1225 Max   | T&T |
|                                 | .2033    | .2193 |             | T   |
| Tidewater Assoc. Oil Company    | .1822    | .1982 | .120        | T&T |
|                                 | .206     | .239  | .142        | T   |
| Union Oil Company               | .191     |       | .137        | T&T |
|                                 | .1962    | .2112 | .112        | T   |
| Pathfinder Oil Company          | .1912    | .2062 | .1062       | T&T |
| Texaco Oil Company              | .186     | .2055 | .107        | T&T |
|                                 | .191     | .213  | Not         | T   |
| Sunset Oil Company              | .186     | .208  | .117 Max.   | T&T |

Councilman Isen moved the bids be referred to the City Manager for study and recommendation. Motion, seconded by Councilman Blount, so ordered by Mayor Drale.

Mayor Drale announced this was the time and place for the opening of bids for a 16,000# GVW Truck Chassis.  
City Clerk Bartlett opened and read the following bids:

| <u>BIDDER</u>      | <u>ITEM</u>  | <u>TOTAL BID</u>                         |
|--------------------|--|--|
| Henry Backlund     | 1954 Model R-162, International;<br>172 WB; 102 Cab; including heavy<br>duty front and rear springs; in-<br>creased capacity brakes. | \$2,352.32                               |
|                    |  | 70.57 Plus sales &<br>use tax.           |
| Oscar Maples, Inc. | 1954 Model R-162 International;<br>172 WB; 102 cab   | 2,271.16                                 |
|                    |  | 68.14 Plus Sales &<br>use tax            |
| Paul's Chevrolet   | 1954 Ford V8; 176 WB, 102 C.A.;<br>overload springs; two speed axle,<br>frame reinforcement  | 2,650.00                                 |
|                    |  | 146.00 less excise<br>tax                |
|                    |  | 2,504.00 Plus Sales Tax and License Fees |
|                    | Model 6503 Chevrolet Truck and Cab;<br>179 WB, 102" C.A.; two-speed axle;<br>overload springs; frame reinforcement                   | 2,383.25                                 |
|                    |  | Plus Sales and Excise and License Fees   |

Councilman Benstead moved the bids for the 16,000# GVW Truck Chassis be referred to City Manager Stevens for recommendation. Motion, seconded by Councilman Blount, carried unanimously.

Mayor Drale inquired whether it would be possible to have firms use standard forms in submitting bids, since great difficulty is experienced in understanding some of them, and much time is consumed. City Manager Stevens advised it might be possible to use some type of form for this purpose.

Mayor Drale announced this was the time and place for the creation of a North Torrance Sewer District No. 2 under the Improvement Act of 1911.

City Engineer Bishop presented plans and specifications for the improvement of North Torrance Sewer District No. 2. Councilman Blount moved to receive and file the plans. Motion, seconded by Councilman Benstead, carried unanimously. The Council examined the plans and found them satisfactory and in good order, and had no suggestions for modifications.

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

City Clerk Bartlett read title to:

RESOLUTION NO. 2581

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 NORTH TORRANCE SEWER DISTRICT NO. 2, BY THE CONSTRUCTION OF A SANITARY SEWER SYSTEM THEREIN.

Councilman Blount moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Schwab, carried unanimously.

Councilman Benstead moved for the adoption of Resolution No. 2581. Motion, seconded by Councilman Blount, carried unanimously by the following roll call vote: AYES: COUNCILMEN: Benstead, Blount, Isen, Schwab and Drale. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

City Engineer Bishop presented the Resolution of Intention to order the construction of the North Torrance Sewer. City Clerk Bartlett read title to:

RESOLUTION NO. 2582

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 FALDA AVENUE AND CERTAIN OTHER STREETS AND ALLEY, IN SAID CITY, WITHIN WHAT IS KNOWN AS THE NORTH TORRANCE SEWER DISTRICT NO. 2, DECLARING THE WORK TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT; AND DESCRIBING THE DISTRICT TO BE BENEFITTED 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 FOR HEARING OBJECTIONS TO SAID WORK OR IMPROVEMENT, OR TO THE EXTENT OF THE DISTRICT TO BE ASSESSED, OR BOTH,

Councilman Blount moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Isen, carried unanimously.

Councilman Blount moved for the adoption of Resolution No. 2582. Motion, seconded by Councilman Schwab carried unanimously by the following roll call vote: AYES: COUNCILMEN: Benstead, Blount, Isen, Schwab and Drale. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

City Engineer Bishop then presented the Estimate of Cost of the proposed improvement for North Torrance in the amount of \$105,279.07.

Councilman Isen moved this estimate be received and filed. Motion, seconded by Councilman Benstead, so ordered by Mayor Drale.

WRITTEN COMMUNICATIONS

1. City Clerk Bartlett advised he had a communication from J. H. Paget, Chairman, Torrance Recreation Commission, recommending employment of William Woollett, A.I.A., for the purpose of developing a Master Plan of all Torrance City Parks and Playgrounds. (This communication was not read, since Mr. Woollett had met with the Council earlier this evening to discuss this plan.)

Councilman Isen moved the communication be filed as a matter of record. Motion, seconded by Councilman Benstead, so ordered by Mayor Drale.

Clerk Bartlett read the following:

2. Communication from Los Angeles County Air Pollution Control District commending the City for its efficient rubbish disposal system.

Councilman Benstead moved the communication be filed as a matter of record. Motion, seconded by Councilman Blount, so ordered by Mayor Drale.

3. Torrance High School Senior Class requesting free use of the Civic Auditorium for their Annual Senior Breakfast to be held June 8, 1954.

Councilman Benstead moved the request be granted. Motion, seconded by Councilman Blount, so ordered by Mayor Drale.

4. Pacific Hills Homeowners, Inc., requesting use of the Civic Auditorium at a minimum cost on July 16 and July 23, 1954 to present a Teen-age Beauty Contest and a Coronation Ball, proceeds to be donated to Brownie Troop #1400.

Councilman Benstead moved free use of the Auditorium be granted the Pacific Hills Homeowners, Inc. on the dates requested. Motion, seconded by Councilman Isen, carried unanimously by roll call vote.

5. Chas. T. Rippy, Chairman, Torrance Parking Authority,

advising of three parking sites available to the city for lease or purchase.

Councilman Benstead moved this communication be referred to the meeting at which the proposed Parking Ordinance is discussed. Motion, seconded by Councilman Isen, so ordered by Mayor Drale.

6. Regional Water Pollution Control Board No. 4 advising that the Board would be able to meet jointly with the City Council and City Departments on Tuesday, June 29, 1954, to present the Board's program.

Councilman Schwab moved the Council meet with the Board on the date designated, so ordered by Mayor Drale.

Mayor Drale set 7:00 p.m. in the Council Chamber as the time and place for the meeting, and requested Clerk Bartlett to notify the Water Pollution Board of the time and place.

7. South Bay Humane Society requesting renewal of contract for Pound Service for the fiscal year beginning July 1, 1954.

Councilman Benstead moved bids be called for Public Pound Service. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

8. Chief of Police Haslam recommending denial of application of Gerald Taylor for business license to conduct a second hand store at 23030 Narbonne Avenue.

Councilman Benstead moved to concur with the recommendation of Chief of Police Haslam. Motion, seconded by Councilman Isen, so ordered by Mayor Drale.

9. Application of Lawrence O. Labine for license to operate a Swap Shop at 18319 South Western Avenue. Clerk Bartlett advised one petition containing ten signatures and seven letters of protest had been received in connection with this application. (This matter had been presented at the Council meeting of March 23, 1954, and referred to an Agenda meeting.)

Mayor Drale asked Land Use Investigator Powell whether this address was in the proper commercial zone. Mr. Powell replied this type of business cannot be allowed at any location without special permission of the Council and that the matter had not been brought before the Planning Commission. Mayor Drale suggested, then, that the communication be sent to the Planning Commission.

Councilman Isen moved the application be denied without prejudice and that the applicant start all over again through the proper channels. Motion, seconded by Councilman Benstead, so ordered by Mayor Drale.

10. General Services Administration, Real Estate Division, advising of rejection of City's bid for oil rights at Airport.

City Attorney Hall advised that Bandini Petroleum Company had been the successful bidder.

Councilman Schwab moved the letter be filed as a matter of record. Motion, seconded by Councilman Blount, so ordered by Mayor Drale.

11. C. N. Weber, License Inspector, recommending refund of \$18.00 be granted to Benner Brothers, 1808 Calamar Avenue, on unused portion of Business License No. 5621, business discontinued February 14, 1954.

Councilman Isen moved to concur in the recommendation of License Inspector Weber that a refund of \$18.00 be granted. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

12. Klauber Wangenheim Company requesting refund on unused portion of License No. 5848, business discontinued May 29, 1954. License Inspector recommended a refund in the amount of \$12.00.

Councilman Isen moved a refund in the amount of \$12.00 be granted the Klauber Wangenheim Company. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

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13. City of Manhattan Beach submitting a certified copy of a Resolution adopted at their meeting of May 18, 1954, with reference to the contamination of ocean water.

Councilman Benstead moved the Resolution be referred to the next Agenda meeting for further study.

Councilman Isen suggested each Councilman be furnished with a copy of the Resolution at the time of the Agenda meeting. Motion, seconded by Councilman Benstead, so ordered by Mayor Drale.

14. Recommendations of City Manager Stevens:

PERSONNEL:

That the following personnel be employed:

1. Mary Ann McMahon, employed as Typist-Clerk, for the Planning Commission in temporary capacity (no eligible list), at first salary step commencing May 18, 1954, and terminating May 21, 1954.
2. Jessie P. Greer, employed as Typist-Clerk, by Administrative Department in temporary capacity (no eligible list) at first salary step commencing May 24, 1954.
3. John K. Eardley, employed as Engineer, in Engineering Department for part-time temporary work, at \$3.00 per hour (commencing May 16, 1954.)
4. Frank M. Huff, former Bus Operator, was reinstated for temporary vacation relief work, commencing May 13, 1954, in third salary step.
5. Harry R. Owens, employed as Police Officer, commencing May 16, 1954, from eligible list, at first salary step.
6. Lovell R. McCowan, employed as Fireman, commencing June 17, 1954, from eligible list, at first salary step.
7. Lloyd F. Vogel, employed as Bus Operator, commencing June 1, 1954, from eligible list, at first salary step.
8. Loren C. Smith, employed as Laborer in Street Department, commencing May 13, 1954, from eligible list, at first salary step.
9. Jerry N. Emerson, high school student, employed for summer work in Park Department at first salary step, commencing June 1, 1954.
10. William H. Volmerding, employed as Park Maintenance Man, from Laborer eligible list (no list for Park Maintenance Man), commencing May 25, 1954, at first salary step. (Transferred to Street Dept.)
11. David K. Bishopp, employed as Park Maintenance Man, from Laborer eligible list (no list for Park Maintenance Man) commencing May 12, 1954, at first salary step.

Councilman Benstead moved to concur in the recommendation of City Manager Stevens, items one through eleven under Personnel. Motion, seconded by Councilman Isen, carried unanimously by roll call vote.

Councilman Benstead stated, "I would like to say

something in regard to these people on a temporary basis. I keep continually bringing it up. I think we should write to the Civil Service Commission telling them to keep up their eligible lists in the Civil Service. I don't think it's fair to the people--and I'll say it again--to have to compete with the people who have been on the job here in the City Hall for three or four months, or maybe more. It's not fair to compete with people on the job. When they get their foot in the door they are on the job...so I make a motion the Civil Service people be notified by letter to keep a complete eligible list for all classifications within the City." Motion, seconded by Mayor Drale, so ordered that the communication be sent to the Civil Service Board to keep up their eligible lists for all classifications.

APPROPRIATIONS:

To the Torrance Cycle & Sport Shop the sum of \$987.54, plus sales tax, for the purchase of recreation equipment.

Councilman Isen raised the question of whether a municipality could be charged sales tax. Attorney Hall advised that it could not. City Manager Stevens explained the State claims cities must pay state sales tax; they have gone to court to force payment. He said this matter is being contested by the cities now. The League of California Cities is trying to relieve municipalities of having to pay this tax.

Councilman Isen recommended that the City Attorney be instructed to direct a request to Mr. Carpenter, Counsel for the League, to advise the City of the citations and decisions on this matter. Mayor Drale instructed City Attorney Hall to write a letter to Mr. Carpenter concerning this matter.

Councilman Blount moved to concur in the recommendations of City Manager Stevens of the only item under Appropriations. Motion, seconded by Councilman Isen, carried unanimously by roll call vote.

Upon recommendation of Mayor Drale, City Clerk Bartlett read the following recommendations of City Manager Stevens under:

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. Erection of STOP signs on Mullen Avenue at Border Avenue; 189th Street at Falda; erection of STOP sign and traffic island around said sign on Avenue "I" at Elena Avenue; erection of NOT A THROUGH STREET on Thornburg at Redondo Beach Boulevard
2. Placing of Loading Zones in front of 2506 Torrance Boulevard. (2). Limited parking in front of Christian Church, Onrado & Eldorado Avenue.
3. To restrict traffic to one way in alleys between Cravens and Sartori Avenues, to-Wit: Traffic to be directed Northwesterly only in alley from Marcelina Ave. to Torrance Blvd. Traffic to be directed South-easterly in alley from Engracia Ave. to Gramercy Ave.
4. That center-of-street parking be extended from 218th Street to 22nd Street on Cabrillo Avenue. That center-of-street parking be established on Torrance Blvd., from Sartori Ave. to Cravens Ave. and from Arlington Ave. to Cota Ave. That all center-of-street-parking be protected by a black top paving island built in such a manner as to protect cars parked therein and to provide a walkway for drivers of such cars to walk in center of street to an established pedestrian crossing. Said islands to be marked by reflectors and signs at each intersection.

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5. To permit parking in front of Theaters and in front of Civic Auditorium when such places are not open to the public, or public use.

Councilman Isen moved item 4 referring to center-of-street parking on Cabrillo Avenue be amended to provide for unlimited parking in the area between 218th and 222nd Streets.

Chief of Police Haslam was of the opinion there would not be sufficient business parking in that area to warrant limited parking.

At Mayor Drale's suggestion, Councilman Isen amended his motion to concur with the recommendation of City Manager Stevens, items one through five under Traffic Control; provided that item 4 referring to center-of-street-parking on Cabrillo ave. between 218th and 222nd Street provide for unlimited parking until such time as the case demands limited parking. Motion, seconded by Councilman Schwab, so ordered by Mayor Drale.

6. The installation on a trial basis of Parking Meters on the following streets;

Cravens Avenue from Post Avenue to Carson Street  
 Sartori Avenue from Torrance Blvd. to Cabrillo Ave.  
 Cabrillo Avenue from Sartori to Carson Street.  
 Post Avenue from Cravens Avenue to Border Avenue.  
 El Prado Avenue from Cravens to Border Avenue.  
 Gramercy Avenue from Cabrillo Avenue to Carson St.  
 Marcelina Avenue from Border Ave. to Arlington Ave.

Mayor Drale was of the opinion item six should be referred to the Agenda meeting along with the ordinance and other matters regarding parking. He stated we could not have a parking area until the City had adopted an appropriate ordinance.

Councilman Isen stated this matter had been delayed for weeks and the issue should be faced and not put off from week to week.

Attorney Hall advised the Ordinance had been drawn.

Councilman Benstead said no public hearings on the matter had been held as yet.

Councilman Benstead moved the Mayor set the time and place for Public Hearings on Parking Meters and that the matter be publicized in both newspapers.

Mayor Drale advised if the Ordinance is adopted, two public hearings are called for under the Ordinance, but if the Council wishes to have a public hearing on it separately, that could be done.

Councilman Benstead stated his motion was for a separate public hearing.

The motion died for lack of a second.

Councilman Isen moved that the City Council consider the parking ordinance at the meeting next Tuesday night and at the press be advised, and all interested parties, that anyone may be heard on the matter, the same as at all other Council meetings. Motion, seconded by Councilman Blount, carried by the following roll call vote: AYES: COUNCILMEN: Blount, Isen, Schwab and Drale. NOES: COUNCILMEN: Benstead, ABSENT: COUNCILMEN: None.

Mayor Drale stated since item six under Traffic Control was included in the ordinance, no action would be necessary. City Attorney Hall explained the Ordinance was not exactly as City Manager Stevens had set forth in his recommendations; however the correction could easily be made.

After further discussion Councilman Isen amended his previous motion to state that the Parking ordinance be considered the following week; so that proper notification can be made to the press. Motion, seconded by Councilman Blount, carried by the following roll call vote: AYES: COUNCILMEN: Blount, Isen, Schwab and Drale. NOES: COUNCILMEN: Benstead. ABSENT: COUNCILMEN: None.

City Manager Stevens was requested to see that the newspapers be notified of the hearings on the proposed parking meters so that anybody and everybody could be heard.

Mr. Anthony Belloti, 18523 Ashley Avenue inquired whether this would be the first and final hearing.

Mayor Drale stated that this public hearing will have no reference to the ordinance. This will be a separate hearing. The ordinance will then be adopted and there will be two public hearings besides this one. The ordinance will be adopted if it carries with the majority.

7. That left turns be prohibited at intersection of Engracia Avenue and Torrance Boulevard, upon installation of Center Parking on Torrance Blvd.

Councilman Isen moved that the City Attorney be authorized to prepare the necessary ordinance to comply with item seven under Traffic Control. Motion, seconded by Councilman Benstead, so ordered by Mayor Drale.

At 9:22 p.m. Mayor Drale declared a ten-minute recess. The meeting reconvened at 9:32 p.m.

15. CASE NO. 320. Mayor Drale announced the regular order of business would be dispensed with at this time and Case No. 320 would be considered instead.

Clerk Bartlett read transmittal form from the Planning Commission on Case No. 320, petition of Torrance Hospital Association for a variance to expand hospital facilities in Lots 1, 2 and 3, Tract 7609, recommending approval. A public hearing before the Planning Commission was held May 19, 1954, and two petitions of protest had been filed containing 1,054 names, and four approvals had been received.

Mr. R. R. Smith, Chairman of the Board of Directors for the Torrance Hospital Association spoke in favor of the variance. He stated additional facilities are needed badly. The plan is to add two wings to the hospital at opposite ends of the present structure, and that in order to get approximately 36 to 38 more beds, they will have to go to the property line.

Dr. Woods, said there was no question about the need for these beds. It is a total community need, and no section of the community knows when we are going to need one of those beds. He stated the petition containing the thousand names was from one segment of the community and that some of the people didn't realize all the facts.

William McDonald, 1719 Gramercy Avenue, spoke in opposition. He said the petition had been presented in only one place--in front of the Nativity Church. The objection was not against the hospital beds. The objection is against the location. The addition of the wings will not meet the needs of the community two years from now. What the City needs is a large hospital in the proper location. The addition of the wings will not solve the over-all problem.

The following people were heard in favor of granting the variance: Dr. R. A. Stetson, 1427 El Prado; Emmett Thompson, 1418 Engracia; and Dr. Nicholas Gregory, 1104 Sartori.

Mr. McDonald advised that one petition containing 30 names had been circulated while the other one had been signed in front of the church. Ninty per cent of the signers were residents of the area.

Dr. Gregory asked whether any petitions signed by individuals living over 300 feet away from the boundary line were legal signatures.

City Attorney Hall advised that the distance would have no effect on the validity of the petition--the distance requirement is only so that anyone could protest. The right to protest is one of the things that is basic.

Mr. Smith pointed out that the hospital had been there before the church had been built and that they were only asking the Council to be permitted to utilize their property for the good of the community.

Councilman Blount moved to concur with the recommendation of the Planning Commission to grant the variance to the Torrance Hospital Association. Councilman Schwab seconded the motion.

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Councilman Isen stated he wished to make an alternative motion which had precedence, to table this matter for two weeks and all the data be brought to the Councilmen in the meantime for further study. He said he was not prepared to make any decision on the matter.

Mayor Drale explained that a variance requires only one public hearing before the Planning Commission and that this is not a public hearing.

Mayor Drale declared Councilman Isen's motion was the one before the house.

Clerk Bartlett called the roll on Councilman Isen's motion which carried by the following vote: AYES: COUNCILMEN: Benstead, Isen and Drale. NOES: COUNCILMEN: Blount and Schwab. ABSENT: COUNCILMEN: None.

Councilman Isen suggested that the matter be publicized so that anybody who wishes may be heard.

16. Communication from Torrance Brass Foundry commending the Torrance Fire Department and Police Department for the efficient manner the fire and traffic were handled during the fire at the Pacific Waste Products Company on May 20, 1954, and especially commending Chief of Police Haslam, Fire Chief Benner and Officer Trezise.

Mayor Drale commented that the Council as a whole commended the Fire and Police Departments for the duties they performed on that day.

Councilman Benstead moved a copy of this communication be sent to the Fire and Police Chiefs. Motion, seconded by Councilman Isen, so ordered by Mayor Drale.

17. Communication from Ed Williams, Acting Chairman, North Torrance Voters, advising of the appointment of Mr. Anthony Belloti as their representative on the Advisory Council.

Mayor Drale ordered the letter filed as a matter of record.

18. Communication from Hollywood Riviera Homeowners Association calling the Council's attention to the fact that the Good Luck Riding Stables have moved buildings from Pacific Coast Highway to a new location in a residential zone near the school. It was the Association's understanding that no permit or license had been obtained.

Land Use Investigator Powell advised he inspected the site with Mr. West of the Building Department, and that Mr. Kelly, the owner, had been given twenty four hours to secure the necessary permits. A demolition permit had been secured this morning. Mr. Kelly plans to move his buildings to Orange County and will open his stable there.

The stock has been moved to an area east of where it previously was, and Mr. Powell would find out who owns it in time for the next meeting.

Mayor Drale directed that the communication be filed as a matter of record.

19. Communication signed by twenty five residents in the 100 Block of Paseo de Gracia of the Hollywood Riviera area requesting relief from flood conditions, and recommending two possible solutions: (1) That a restraint be applied to any person applying for a permit to fill in and/or build on Lot 21, Block K, Tract 10300; (2) That the possibility of forming an emergency assessment district be explored as a means of effecting a permanent solution.

City Attorney Hall advised that condemnations could tie up the lot in question; another plan which could be followed would be for the Council to institute assessment proceedings to establish proper drainage. That would be based on an engineering study as to the area to be benefited. This plan could be followed unless over fifty per cent of the people would object to it.

Councilman Isen moved that proper proceedings be commenced to bring about this assessment district.

City Attorney Hall said a petition circulated some time ago did not get anywhere.

Mayor Drale was doubtful about a "forced assessment district."

City Manager Stevens pointed out that the immediate thing that can be done is to prevent building on that lot. He had already spoken to the Building Department that no building permit be issued; however, this could not be held off indefinitely. This one lot could become the key to the whole situation. If it is built on, serious trouble will result.

He said the wa-ter from upper Holly wood Riviera comes down so fast that the catch basin and what wood drains there are unable to take care of it.

Riviera He said he would like the Council to go on record to condemn this property for the time being until such time as proper drainage can be put in; also that a representative of the County be contacted and the problem presented in blanket form to see if aid could be obtained.

City Engineer Bishop explained that a twenty seven inch drain goes down Miramar from Calle Mayor to the ocean. This drain was not properly designed. It overflows.

If the lot mentioned before were dug out ten feet deep, it would allow the City to pump the water off the streets.

Mr. Bishop said another remedial measure would be to install temporary pumps to take part of the water out to 101 Highway.

Councilman Isen renewed his motion that the City Attorney be instructed to start proceedings to bring about this assessment district. Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Isen and Drale. NOES: COUNCILMEN: Blount and Schwab. ABSENT: COUNCILMEN: None.

Councilman Benstead moved that the Superintendent of Building be instructed to issue any building permit for Lot 21, Block K, Tract 10300 for the time being. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

TENTATIVE TRACT NO. 16701. Letter of Transmittal from the Planning Commission and Engineering Department recommending approval of Tentative Tract Map No. 16701, consisting of 53 lots located easterly of Arlington Avenue and southerly of 182nd Street, to be developed by the Arlington Development Company, subject to the acquisition by the City of easement for drainage along proposed 186th Street. Transmittal mentioned there would be a half-street at the southerly border of the tract which is 30 feet and 44 feet.

It was Councilman Isen's opinion that the Planning Commission should be sent a statement of policy to advise them that only in very rare cases would the Council approve half-streets.

Councilman Blount moved this tract map be referred back to the Planning Commission, together with this statement of policy as outlined by Councilman Isen; and a statement that the Council cannot act as agent for obtaining easements for the subdivider when they can't get their own easements.

Motion, seconded by Councilman Benstead, so ordered by Mayor Drale.

Communication from Assistant to City Engineer Patrick recommending that the City obtain a ten-foot drainage easement for Tentative Tract Map No. 16701, to eliminate construction of a sump at the northerly line of the proposed tract.

Councilman Blount moved this communication be sent back to the Planning Commission with the recommendation of the Council. Motion, seconded by Councilman Benstead, so ordered by Mayor Drale.

City Manager Stevens gave a little background information on this tract, explaining the map was two or three years old. The developer could not get a drainage easement north of 182nd Street, and because the Council at that time thought the developer should be able to go ahead, it was approved with the idea that a sump be built on the north east corner of the tract, ultimately to drain off at 182nd Street. The reason for asking for an easement is that it would eliminate the sump; it would furnish a proper drainage; and only the City can obtain an easement by condemnation.

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Tentative Tract No. 19857. Letter of transmittal from the Planning Commission and Engineering Department recommending approval of Tentative Tract Map No. 19857, consisting of 38 lots located on the westerly side of Gramercy Place along proposed Illinois Court and northerly of 174th Street, to be developed by the Torrance Land Company, subject to the special condition that a five foot drainage easement on the northerly end of Lot 1 be an enclosed culvert.

Councilman Schwab inquired whether the drainage problem had been taken care of properly on this tract.

Councilman Isen moved these letters of transmittal be accompanied by a statement from the proper department to the effect that they have inspected the drainage problem and other problems that are imminent. He mentioned again the matter of a builder who has violated City ordinances re-incorporating under another name. He moved the city incorporate a procedure whereby any subdivider making application must certify to the effect that he is not connected with any subdivider whose tracts or buildings are under scrutiny of the City or State. Motion, seconded by Councilman Benstead, Mayor Drale requested City Attorney Hall to draw up a draft of such an affidavit.

Councilman Schwab moved for approval of Tentative Tract Map No. 19857. Motion, seconded by Councilman Blount, so ordered by Mayor Drale.

Final Tract No. 18249. Letter of transmittal from the Planning Commission and Engineering Department recommending approval of Final Tract Map No 18249, consisting of 239 lots located southerly of Pacific Coast Highway and easterly of Hollywood Riviera, to be developed by Harry Kissel, subject to the following special conditions; (1) Renaming of Via los Altos; (2) Reservation of Lots 13, 14 and 15 for acquisition by the City for fire station site.

Councilman Blount moved to concur in the recommendation of the Planning Commission for approval of Final Tract Map No. 18249. Motion, seconded by Councilman Schwab, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Blount, Schwab and Drale. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None. DECLINED TO VOTE: COUNCILMEN: Isen.

Final Tract No. 20259. Letter of transmittal from the Planning Commission and Engineering Department recommending approval of Final Tract Map No. 20259, consisting of 72 lots located at the southeast corner of 182nd Street and Yukon Ave. to be developed by the Landbar Construction Company.

Councilman Blount moved to concur in the recommendation of the Planning Commission for approval of Final Tract Map No. 20259. Motion, seconded by Councilman Benstead, so ordered by Mayor Drale.

Communication from Assistant to City Engineer Patrick advising that the floor area for Tentative Tract No. 17378 approved at the meeting of June 1, 1954, will range from 1150 to 1250 square feet, and that these will be three and four bedroom homes with 1 1/2 baths.

Councilman Blount moved the communication be filed as a matter of record. Motion, seconded by Councilman Schwab, so ordered by Mayor Drale.

CASE NO. 319. Transmittal from the Planning Commission recommending approval of application for Variance by Jacob Stern & Sons to construct a neighborhood super retail shopping center in Tract 10896 at 174th and Crenshaw.

Councilman Blount moved to concur in the recommendation of the Planning Commission for approval of Case No. 319. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

Communication from Acting Superintendent of Building Russell addressed to Mr. Earle Lloyd, Torrance Planning Commission, requesting waiver of garage requirement on property owned by J. Kissel, located on property fronting on Vista Del Mar in Hollywood Riviera.

The Council inquired why this communication was on

Agenda since it was addressed to the Planning Commission.

Councilman Blount moved the communication be referred to the Planning Commission. Motion, seconded by Councilman Isen, so ordered by Mayor Drale.

Communication from Acting Superintendent of Building Russell requesting waiver of bedroom cubic feet area in Tracts Nos. 19462 and 19463. The letter stated an error had been made in the calculations, but contracts have been let and commitments have been made.

Councilman Isen moved for approval of the request, explaining it was the only thing that could be done at this time. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Clerk Bartlett read title to:

RESOLUTION NO. 2583

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DIRECTING ADVERTISING OF THE APPLICATION OF CALIFORNIA WATER SERVICE COMPANY, A CORPORATION FOR A FRANCHISE TO CONSTRUCT, OPERATE AND MAINTAIN A WATER TRANSMISSION LINE OVER A CERTAIN PARCEL OF LAND WITHIN THE CITY OF TORRANCE.

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Councilman Benstead moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Blount, carried unanimously.

Councilman Benstead moved for adoption of Resolution No. 2583. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

City Attorney Hall advised that in addition to the provisions in the Resolution, California Water Service was to pay the City a bonus offering of \$1,000 to take up the slack during the time it takes for the City to receive revenue.

City Clerk Bartlett presented two resolutions submitted by the South Bay Sanitation District ~~and Sanitation District~~ and Sanitation District No. 5 referring to the acquisition of refuse disposal sites.

Mayor Drale advised that the Council was not prepared to discuss these resolutions and recommended that this matter be taken up at the next Agenda meeting.

RESOLUTION NO. 2584

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE FORMATION OF AN AIRPORT COMMISSION AND ESTABLISHING A PROCEDURE FOR THE APPOINTMENT OF MEMBERS THEREOF.

Councilman Isen moved to table this Resolution until the next meeting, as he had not had an opportunity to study it. Motion, seconded by Councilman Benstead, so ordered by Mayor Drale.

City Clerk Bartlett requested that the number be removed from the Resolution.

ORDINANCE NO. 694

AN ORDINANCE REGULATING THE CONSTRUCTION, MAINTENANCE, SANITATION AND CONDUCT OF TRAILER PARKS AND TRAILER COACHES AND/OR CAMP CARS IN THE CITY OF TORRANCE, CALIFORNIA, AND PROVIDING FOR PENALTIES FOR THE VIOLATION THEREOF.

Attorney Hall explained that this copy was a draft and that the ordinance had not been put in final form; however, all it needed was the insertion of the fee per lot. It was his understanding the Council were in agreement on a fee of \$7.50 per lot. If so, this figure could be inserted and the Ordinance adopted

at this meeting,

After a general discussion in which it was brought out that several applications for trailer courts have been pending for some time and the Ordinance will require two readings, after which time it will not become effective for thirty days, Councilman Isen moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Schwab, carried unanimously.

Councilman Isen moved for the adoption of Ordinance No. 694 at its first reading. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

Mr. Walker informed the Council he had made application for a variance to construct a trailer court several months ago which had been approved by the Planning Commission, and he requested the Council to grant him a temporary permit to commence operation, pending passage of the Ordinance.

Councilman Isen moved a temporary permit be granted Mr. Walker for construction of the trailer court, subject to their assuming all the risks and holding the City free from all responsibility.

The motion died for lack of a second.

#### ORDINANCE NO. 695

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADOPTING A FIRE PREVENTION CODE PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE OR EXPLOSION, AND ESTABLISHING A BUREAU OF FIRE PREVENTION AND PROVIDING OFFICERS THEREFOR AND DEFINING THEIR POWERS AND DUTIES.

Councilman Schwab moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Benstead, carried unanimously.

Councilman Isen moved for adoption of urgency Ordinance No. 695 at its first and final reading. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

At 11:05 p.m. Councilman Blount left the meeting.

#### ORAL COMMUNICATIONS

City Manager Stevens reported on the progress in getting additional property in the industrial zone of the runway at the Airport. He had spoken with the District Manager and the District Engineer of the C.A.A. and they have given tentative approval to a plan which would give us the use of about another ten acres. It must go to general staff for approval and a favorable answer is expected within three days.

Mr. Stevens stated he was working on the allocation of the sites and that by next Tuesday we should be able to give a positive answer regarding the leases.

Councilman Isen stated City Manager Stevens should be commended for the manner in which he handled this matter.

Mayor Drale requested City Manager Stevens to write these applicants letters telling them the land is available provided the details of the lease are worked out.

Councilman Benstead inquired about the status of the lease at the Airport with Mr. Stewart.

City Manager Stevens said Mr. Stewart has made application to lease the 200 foot frontage at the established price, which would include the normal depth of 250 feet and then he would be given an option on the rear part of that lot. He stated only one or two paragraphs of the lease as it has been prepared would have to be changed. The gasoline proposal will be eliminated for the two year duration of the lease.

Councilman Isen moved this lease be prepared on the terms suggested by the City Manager. Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Isen, Schwab and Drale. NOES: COUNCILMEN: None.

ABSENT: COUNCILMEN: Blount.

Councilman Isen recommended that the City Council adopt a Use Tax.

Councilman Isen moved the City Attorney prepare the necessary ordinance to establish a Use Tax within the City. Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Isen, Schwab and Drale. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: Blount.

Mrs. Herma Tillim read a communication signed by the following people: Donald Armstrong, Charlton A. Mewborn, Herma Tillim, D. D. Parrish, James F. Wood, Fay L. Parks, H. N. Creeger, Bob L. Haggard, W. R. Zappos, Russell Lund, Reed Parkin, Dean L. Sears, Sam Levy, Charles V. Jones, Paul Loranger, J. H. Paget and Paul Diamond recommending the appointment of an Executive to the City Manager.

Mayor Drale recommended the communication be referred to the budget meetings for consideration.

Mr. Ross Leo, 2405 Apple Avenue, made a request on behalf of one of his neighbors, a Mr. Stauffer, who has constructed a house at 2752 Orange Avenue on which he has no water. He was told the only way to obtain water is to put in a main which would cost approximately \$1200. Mr. Stauffer had been advised that with a special permit from the Council the water could be put in and the cost be divided among the lots. Mr. Stauffer would be glad to pay his share. There are approximately six lots on that side of Orange and a number of lots on the other side.

It was City Attorney Hall's opinion that a recommendation be obtained from Water Superintendent McVicar on the matter.

Mayor Drale advised Mr. Leo and Mr. Stauffer that the Council would have a recommendation from the Water Department by the meeting next Tuesday.

Councilman Benstead moved that all bills, properly audited, be paid. Motion, seconded by Councilman Schwab, carried unanimously.

At 11:32 p.m. Councilman Benstead moved to adjourn till Tuesday, June 15, 1954, at 8:00 p.m. Motion, seconded by Councilman Schwab, carried unanimously.

  
City Clerk of the City of Torrance

APPROVED:

  
Mayor of the City of Torrance

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