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Torrance, California
July 6, 1954

MINUTES OF AN ADJOURNED REGULAR
MEETING OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in an Adjourned Regular Meeting in the Council Chamber, City Hall, Torrance, California, on Tuesday, July 6, 1954, at 8:00 p.m., Mayor Drale presiding.

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

At the request of Mayor Drale, Mr. Freeland led the salute to our Flag. Rev. John L. Taylor of the First Methodist Church opened the meeting with an invocation.

Councilman Benstead moved the minutes of the Adjourned Regular Meeting of June 29, 1954, be approved as written. Motion, seconded by Councilman Isen, carried by those present.

WRITTEN COMMUNICATIONS

City Clerk Bartlett read the following:

Claim of Southern California Edison Company in the amount of \$61.40, representing costs to repair distribution facilities on the southwest corner of Flower Street And Carson Street, which were

damaged by a street grader on May 18, 1954.

Councilman Benstead moved this claim be referred to the City Attorney for appropriate action. Motion, seconded by Councilman Schwab, carried by those present.

Request of the Chamber of Commerce and Jr. Chamber of Commerce that licenses, fees, etc, be waived for the Torrance Community Fair to be held August 11th through August 15th, 1954, at Torrance Boulevard and Madrona Street.

Councilman Isen moved the license fees be waived for this event. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

Request of the Central Labor Council to meet with the City Council regarding Torrance policemen and firemen working in outside industry on their off-days and on their vacation periods, in competition with their members.

Councilman Benstead moved the Mayor set a date to meet with representatives of this group. Motion, seconded by Councilman Isen, carried by those present.

Mayor Drale set Tuesday, July 13th, at 7:00 p.m., as the time for the City Council to meet with this group and requested City Manager Stevens to notify the organization of the time.

Communication from James Hesser, 2715 Gramercy Avenue, opposing the installation of parking meters in the City of Torrance.

At the request of Councilman Benstead, City Clerk Bartlett read the letter in its entirety.

Mayor Drale ordered the communication filed with the parking meter file.

Communication from Helen McClelland & Associates requesting the City Council to take some action to have the right-of-way on Madrona Avenue and Maricopa Avenue cleaned up and cleared of the weeds.

City Manager Stevens advised he has written letters to both the Pacific Electric Company and the Santa Fe.

Councilman Isen suggested Madrid Avenue and the Pacific Electric Railroad right-of-way coming into Torrance should be added to the above Avenues when they are requested to clean them up and that they be requested to plant something that will stay green all the time.

Mayor Drale requested City Manager Stevens to send another communication to these companies requesting them to clean up their right-of-ways.

Communication from Director of Recreation Van Bellehem requesting permission for the Torrance Adult Club to make a charge of 15¢ per hour to non-members who wish to use the shuffleboard courts at the Adult Center.

Councilman Isen moved this be referred to the City Attorney for his opinion, and that this be placed on the agenda for the next meeting. Motion, seconded by Councilman Benstead, carried by those present.

Communication from the Torrance Adult Club advising they have voted to donate to the City a large mirror which they have installed at the Center and sun shades for the shuffle board courts.

Councilman Benstead moved to accept these items and that a letter of thanks be forwarded to the Adult Club. Motion, seconded by Councilman Schwab, carried by those present.

Councilman Benstead moved City Manager Stevens notify all organizations to not put improvements on public property of public buildings without first obtaining authorization from the City Council. Motion, seconded by Councilman Isen. So ordered by Mayor Drale.

Telegram from the Oil Workers International Union, Local 128, protesting increase of sales tax in the City of Torrance.

Councilman Benstead moved the telegram be filed as a matter of record. Motion, seconded by Mayor Drale, carried by those present.

Communication from Latta and Company requesting the City Council to adopt a resolution, similar to the resolution passed by the Los Angeles County Board of Supervisors, regarding Senate Constitutional Amendment No. 23 to be submitted at the General Election of November 2, 1954; which accepts the provisions of said measure as essential to the maritime welfare of the County of Los Angeles and the State of California, and recommending it for approval.

Councilman Isen moved the proposed resolution be referred to the City Attorney for his recommendation. Motion, seconded by Councilman Schwab, carried by those present.

Communication from City Engineer Bishop recommending that condemnation proceedings be started immediately to acquire the property for a drainage sump in the Walteria Lake area (North side 236th Street from Hawthorne Avenue to alley West of Madison Street.)

City Manager Stevens advised the Council this would be a start on the retention basin, however, the Planning Commission is holding the first hearing on this on July 7th, and it would be his recommendation to secure appraisals of the property before ordering condemnation proceedings. Mr. Stevens said he would secure some appraisals of the property.

Councilman Isen moved this matter be tabled until such time as City Manager Stevens brought it before the Council. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

Communication from Supt. of Water Department McVicar giving the following estimates for laying pipe to serve Hollywood Riviera and Seaside Ranchos areas from the Torrance Municipal Water District No. 3:

Total - both areas.....	\$701,400.00
Total - Seaside only.....	105,650.00
Total - Hollywood Riviera only.....	595,750.00

Councilman Isen inquired if someone could take these figures and reduce them to a bond issue, on paper, so that the people in these areas would know how much it would cost per residence, and an estimate of what the water service would cost from the Torrance Municipal Water District so they can decide whether it is advisable to join or keep the water service they now have.

City Manager Stevens said it would be possible to come up with a figure--when it goes to a bond issue the interest and the redemption is paid by a bond tax and everybody pays in proportion to the value of their land.

Councilman Isen asked if it could be determined what it will cost these people individually and also some estimate on the cost of the water service.

City Manager Stevens said the matter of water charges is very easy, all that would be necessary would be to compare our water rates with the California Water Service Company rates. For the other figure it would be necessary to obtain the assessed valuation of the District from the County Assessor's office, however, it would be possible to come up with a figure.

Mayor Drale requested City Manager Stevens to obtain a general break-down of these figures and forward them to the Homeowners' Associations.

City Clerk Bartlett advised he had several petitions, with approximately 1,546 signatures, petitioning the City Council to call a special election during the months of September or October, 1954, for the purpose of submitting to the qualified voters of the City of Torrance propositions to incur bonded indebtedness for certain muni-

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cipal improvements, to-wit, a building for municipal uses, such building to provide offices and quarters for the City officers and departments, including quarters for the legislative and administrative officers, the police department and city jail (amount \$700,000); and the acquisition and construction of a swimming pool (amount \$250,000).

After a general discussion Councilman Isen moved the Council go on record as favoring a bond issue for the acquisition of a new City Hall, police station and municipal swimming pool and that the City Attorney be instructed to present to the Council, at his earliest convenience, the legal machinery to bring such an election about. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

City Clerk Bartlett stated he had a claim filed against the City by James T. Townsell on behalf of Stephen Marcotte, the son of Jack D. Marcotte, of 18504 Hawthorne Avenue, in the amount of \$4,950.

Councilman Schwab moved the claim be denied and referred to the City Attorney. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

Recommendations of City Manager Stevens:

PERSONNEL:

That the following persons be employed as Laborers, for temporary employment during the summer months, from an Eligible List, at first salary step:

Richard E. Newby	Street Dept.	June 16, 1954
Frank B. Watkins	"	" 17, "
Thomas C. Todd	"	" 17, "
Angel O. Guaderrama	"	" 17, "
Richard Garcia	"	" 17, "
Jonathan L. Dunmyer	Park Dept.	" 17, "
Richard J. Ortega	"	" 17, "

Charles A. Fulton was employed as a Park Maintenance Man, on a temporary basis, effective June 17, 1954, at the first salary step (no eligible list).

Rosalie F. Anderson was employed as a Typist-Clerk, in the Building Department for a short period to assist in setting up the new Building Department records. She was employed from an Eligible List to commence June 28, 1954, at the first salary step.

Councilman Benstead inquired if all these appointees were taken from an eligible list. City Manager Stevens stated these are temporary jobs and they were taken from the list.

Councilman Benstead moved to concur with the recommendations of City Manager Stevens under Personnel. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

AIRPORT: LEASES:

(1) That Slim Kidwell be granted a lease on the Torrance Municipal Airport for a group of Tee Hangars in accordance with the standard conditions for such a lease, as tentatively negotiated with him some time ago.

Councilman Benstead moved this lease be held up until the Council has seen the sketch of the plans. Motion, seconded by Councilman Schwab, carried by those present.

City Manager Stevens stated he would have the sketch for the Council at the next meeting.

(2) That final action on a lease for a Golf Driving Range and Golf Course at the Easterly end of the runway be delayed, pending approval of the plans by C.A.A.

Councilman Benstead moved to concur with the recommendations

of City Manager Stevens regarding the lease for the Golf Driving Range and Golf Course. Motion, seconded by Councilman Schwab, carried unanimously by those present.

Final Tract Map No. 20101. Letter of transmittal from the Planning Commission and City Engineer, recommending approval of Final Tract Map No. 20101, consisting of 18 lots, located easterly of Reynolds Drive, southerly of Sepulveda Boulevard, northerly of Tract No. 18369 and westerly of Tract No. 17132, to be developed by A. D'Amoto, Item No. 13, Drainage, stating as follows:

"The storm waters along Sepulveda Boulevard will flow easterly to Kathryn Avenue. The water along Reynolds Drive will flow southerly to Tract 13028. To drain the lots in the cul-de-sac street it is necessary that a drainage easement be granted along lot lines in proposed Tract 20101 and in Tract 17132. This will be a covered drain."

Councilman Isen inquired who was to grant the easement, he thought they might be making conditions which may be impossible to carry out.

City Manager Stevens said it was the subdividers responsibility, working with the City Engineer, to obtain these easements.

Councilman Isen moved Tract Map No. 20101 be tabled until the subdivider has cleared with the City Engineer, and the City Attorney, showing that he has obtained the proper easements. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

Council Schwab moved that in the future, before these transmittal forms are signed by the City Engineer, that all of these things be cleared up, regarding drainage, etc., before they are presented to the City Council for approval. Motion, seconded by Councilman Benstead, carried by those present.

CASE NO. 315. Petition of Henry R. Halverson for a Variance and Conditional Permit to construct a Mortuary on the West corner of Cravens and Engracia, between Engracia and Torrance Boulevard on Cravens, being lots 6, 7, 8 and 9, Block 11, Torrance Tract, in a C-1 Zone (Retail Commercial). Twenty-three protests, eight approvals received.

Mayor Drale called for oral communications regarding this case.

Mr. Mothersell, President of the Temple Association, stated that due to a misunderstanding, Mr. Halverson was not present tonight. He asked that if the Council felt his presence was necessary that they table this Case until such time as he could be present. However, if they did not require his presence, he requested the Council to act on the Variance in a favorable manner. He stated Mr. Halverson had appeared before the Council last week with the necessary evidence that he is the owner of this property in question.

Mr. Hugh Sherfey, managing partner of Stone and Myers Mortuary, located immediately East of the proposed mortuary site, stated he was not opposing the construction of a mortuary on the

grounds of any competitive nature but only because of his sincere belief this is not the proper location the way the City is developing. He stated he had a sincere and earnest desire to see Torrance developed in the proper manner, he said this location was the hub of the City.

Mr. Earl Miller stated he was opposed to the granting of this Variance on the grounds that it is on property planned as C-1 and the parking situation would be further complicated. He inquired if Mr. Halverson was the legal owner of this property.

Mr. Wright stated Mr. Halverson has a deed to the property and as far as creating congestion, he said there would be ample parking facilities provided. He was of the opinion a mortuary takes up less parking space than any other business. Mr. Wright said "like businesses" are beneficial to one another and if we hold them together it would be an aid to the entire community.

Mr. Massie said he lived directly across the street from this proposed site for a new mortuary and he took exception in respect to the parking situation, he stated with the one mortuary which is there now, when there is a funeral the cars are parked on both sides of the street between Arlington and Cravens. He said this was a very depressing atmosphere and he did not favor another mortuary in the vicinity of his home. Mr. Massie said he would also like to point out, if some of the people favoring this Variance lived in the immediate vicinity he was sure they would be opposing it, most of the people favoring this Variance do not live in the immediate vicinity.

Mr. Chris Barch stated he has been representing the people selling this property. All the facts were presented at the Planning Commission meetings; this will be a clean type of building, it would not clutter up the streets; there would be more than ample off-street parking provided. He stated the Council should also consider that the Planning Commission, after a thorough investigation, recommended this Variance be granted, hinging on the legality of the owner of the property, which has now been established.

Mr. Mothersell stated that Torrance is a growing city and there is ample room for more than one mortuary in this town. He said instead of Cravens Avenue building up it will probably "die-on-the-vine" because all businesses will go out on Torrance Boulevard.

Councilman Isen stated he has tried to look at this problem very objectively and to consider the welfare of the town at large. He felt if we allow another mortuary to go in at this location the two of them will always be there, right in the middle of the town. If we are going to look forward for more than a few years he thought the mortuaries should be located elsewhere. For the good of the entire community we should allow Cravens Avenue to become an important business street and not a "dead-end" street.

Councilman Schwab said there are some good arguments on both sides, however, he stated it was not what he felt or thought that he was concerned about, he was concerned about what is good for Torrance tomorrow. Personally he said he would like to see Cravens develop--with stores up and down the street. He said that as far as putting in a mortuary anyplace in Torrance, whatever site was chosen, the City Council would receive some opposition.

Councilman Schwab moved CASE NO. 315 be referred back to the Planning Commission for reconsideration, in as much as it did not pass the Planning Commission by a unanimous vote and not all the Commission voted on it; and, in as much Mr. Halverson was not present at the meeting tonight. Motion, seconded by Councilman Isen, carried unanimously by roll call vote of those present.

At 9:20 p.m., Mayor Drale declared a recess. The meeting reconvened at 9:30 p.m.

City Clerk Bartlett read title to:

RESOLUTION NO. 2596

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING SALARY OF CITY MANAGER FOR FISCAL YEAR 1954-55.

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

Councilman Benstead moved for the adoption of Resolution No. 2596. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

RESOLUTION NO. 2597

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CONSENTING TO THE INCLUSION OF THE CITY IN COLLECTION DISPOSAL SYSTEM TO BE OPERATED BY COUNTY SANITATION DISTRICT NO.-SOUTH BAY CITIES OF LOS ANGELES COUNTY.

Councilman Isen inquired if the City Attorney or City Manager would recommend passing this resolution.

City Manager Stevens advised he has been following this program since it started in 1949, he felt that the plan is good and it is necessary - it is long range planning. He stated it would be his recommendation that the City pass the resolution; the principal of the thing is right, they are trying to provide for the future.

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

Councilman Benstead moved for the adoption of Resolution No. 2597. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

RESOLUTION NO. 2598

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CONSENTING TO THE INCLUSION OF THE CITY IN COLLECTION DISPOSAL SYSTEM TO BE OPERATED BY COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES COUNTY.

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

Councilman Benstead moved for the adoption of Resolution No. 2598. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

ORDINANCE NO. 699

AN ORDINANCE OF THE CITY OF TORRANCE REGULATING THE USE OF CERTAIN PUBLIC STREETS AND HIGHWAYS IN THE CITY OF TORRANCE; PRESCRIBING REGULATIONS RELATIVE TO THE PARKING OF VEHICLES UPON SUCH PUBLIC STREETS AND HIGHWAYS; PROVIDING FOR THE INSTALLATION, OPERATION, MAINTENANCE, SUPERVISION, REGULATION AND CONTROL OF THE USE OF PARKING METERS; DEFINING AND PROVIDING FOR THE ESTABLISHMENT OF PARKING METER ZONES UPON THE PUBLIC STREETS AND HIGHWAYS; PROVIDING THAT REVENUE RECEIVED FROM PARKING METERS SHALL BE USED FOR THE PURCHASE, MAINTENANCE AND REPAIR OF THE SAME; FOR THE POLICING OF SAID ZONES AND FOR THE USE OF THE PARKING AUTHORITY OF THE CITY; AND PROVIDING A PENALTY FOR THE VIOLATION THEREOF.

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Councilman Benstead requested the ordinance be read in full. City Manager Stevens read the ordinance in its entirety.

Councilman Isen requested that Section 8 of the ordinance be amended to include the following: "excepting approved tokens issued by the City of Torrance." Councilman Isen explained this would avoid amending the ordinance later in case the merchants desire to issue tokens to their customers.

After a general discussion, Councilman Schwab moved for the adoption of Ordinance No. 699, as amended, at its first reading. Motion, seconded by Councilman Isen, carried by the following roll call vote; AYES: COUNCILMEN: Isen, Schwab and Drale. NOES: COUNCILMEN: Benstead. ABSENT: COUNCILMEN: Blount.

Councilman Isen stated he had seconded this motion after giving this matter a great deal of thought. He wanted it known that if, after a reasonable time, the meters do not work, he will be the first one to make a motion to get rid of them; secondly, a committee met with the Council, among them were property owners from the downtown district, who represented they would get to work and form an assessment district so that off-street parking could be provided for in the very near future; and, thirdly, the people at large must understand that when this assessment district is created they will not be called upon to meet any of the obligations, the merchants will be responsible.

Councilman Benstead explained his "NO" vote. He stated that two or three years ago he was a part of a group against parking meters, two or three of his colleagues have changed their minds. He said he had not changed his mind because he felt the people did not want him to change his mind; he felt he represented the people and intended to go along representing them.

RESOLUTION NO. 2599

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING RESOLUTION NO. 2192 AND RESOLUTION NO. 2207.

City Clerk Bartlett read the Resolution in its entirety, which abolishes the Parking Authority.

Councilman Isen moved a proper letter be sent to each member of the Parking Authority as previously constituted before the adoption of this Resolution, thanking them for the work they have done in connection with this problem and expressing the appreciation of the City Council and the City at large, and explaining the nature of the action.

Mayor Drale requested City Attorney Hall to write the necessary letters.

ORAL COMMUNICATIONS

Councilman Benstead said he has received many complaints regarding the trees in these new subdivisions, they have been sold out for months and the trees are still not planted.

He moved that all tracts be surveyed and all of the tracts that do not have trees planted, as required, that the builder be instructed to plant them immediately. Motion, seconded by Councilman Isen, so ordered by Mayor Drale.

Councilman Benstead moved that final approval of new subdivisions be withheld until all the trees are planted, as required. Motion, seconded by Councilman Isen, so ordered by Mayor Drale.

Councilman Benstead moved that builders of new subdivisions be required to stencil the street names on the curbs, as soon as the curbs are installed, until such time as the street signs are put up, and that the Post Office be notified, so the people in these new tracts will be able to receive their mail. Motion, seconded by Councilman Isen, so ordered by Mayor Drale.

Mayor Drale called for the Council's appointments to the Airport Commission, which were as follows:

Councilman Benstead: Robert B. Jahn
 440 Via Linda Vista
 Hollywood Riviera
 Torrance, California
 Mailing Address: Redondo Beach,
 California
 Telephone: FR 5-4492

Councilman Isen: Robert B. Hilborn
 24229 Hawthorne Boulevard
 WALTERIA, California
 Telephone: FR 5-7226

Mayor Drale: John Crain
 3753 West 171st Street
 Torrance, California
 Telephone: ME 4-8775

Councilman Schwab stated he did not have the address of his appointment but would turn it in later.

Councilman Isen moved City Manager Stevens write a letter to the Chamber of Commerce and remind them the population of Torrance is now 50,000, and to request them to kindly correct each and every sign which still shows the population to be 20,000. So ordered by Mayor Drale.

Councilman Isen inquired about the matter of licensing businesses in the homes. City Attorney Hall advised him that some time ago he had forwarded a draft of an amendment to the Land Use Ordinance to the Planning Commission for their recommendation.

Mayor Drale requested the Planning Commission be asked to give their recommendation on this proposed amendment.

Councilman Isen inquired as to including certain businesses in the Business License Ordinance. City Attorney Hall advised him the newspapers could be charged a license fee; the matter of insurance companies is written in the California Constitution; and that he was still checking as to the legality of charging wholesale liquor trucks a license.

Councilman Isen suggested the matter of including other businesses in the Business License be held over a week to see if there were any other businesses escaping the tax. He was of the opinion they should all be included in the ordinance and if there was any doubt as to the legality the ordinance could be tested out.

Councilman Schwab inquired if City Manager Stevens had anything regarding the Torrance beach area development.

City Manager Stevens said he had received a letter from the Regional Planning Commission in which they designated a certain man to contact and that he would try and arrange a meeting for the Council this week.

City Attorney Hall stated the Council had directed him to prepare an ordinance correcting the question of oil derricks where the wells are no longer in production. He inquired if the Council would be inclined to let him study this problem further in order to take into consideration all of the factors, and not just one phase of the problem.

Mayor Drale so directed.

Mayor Drale requested that City Manager Stevens direct a letter to the Chamber of Commerce requesting that some attention be given to the commercial development in the City of Torrance. He stated there are 34 acres of very valuable commercial land, now available, in the vicinity of 101 Highway and Crenshaw Boulevard.

Councilman Isen inquired about the advisability of securing an expert planning consultant to lay out a master plan for the City.

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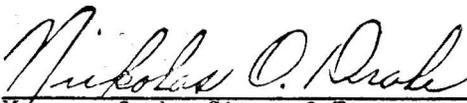
City Manager Stevens advised him the City did have a planning consultant for quite some time - Mr. Earle Lloyd, who had 11 years experience with the Regional Planning Commission. Mr. Stevens stated the City was rezoned over a period of time, we do have a land use plan, the City is fairly well zoned for land use; and as far as the highway plan, the City follows through all the way with the County Regional Master Plan. He said any expert planning consultant will tell you that a plan is no better or more modern than the day it is finished; if the City adopted a plan today, next week there would still be people in for Variances and Change of Zones. Mr. Stevens stated that in his opinion it would not pay the City to hire an expert and pay \$10,000 or more, as he did not feel it was needed or required at this time.

Councilman Benstead moved all bills properly audited by paid, Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

At 10:30 p.m., Councilman Benstead moved to adjourn. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.


City Clerk of the City of Torrance

APPROVED:


Mayor of the City of Torrance