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Torrance, California
July 20, 1954

MINUTES OF AN ADJOURNED REGULAR
MEETING OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in an Adjourned Meeting in the Council Chamber, City Hall, Torrance, California, on Tuesday, July 20, 1954, at 8:00 p.m., Mayor Drale presiding.

Those responding to roll call by the 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. Fred Cook led the salute to our Flag.

Mayor Drale opened the meeting with an invocation.

Councilman Benstead moved the minutes of the Regular Meeting of July 13, 1954, be approved as written. Motion, seconded by Councilman Schwab, carried.

Mayor Drale announced this is the time and place for the opening of bids for auditing services for the City of Torrance for the fiscal year 1954-55.

City Clerk Bartlett opened bids from the following:

Cotton and Francisco, Redondo Beach	\$4,125.00
C. J. Meadway, Torrance	4,000.00

Councilman Benstead moved these bids be referred to City Manager Stevens for study and recommendation. Motion, seconded

by Councilman Isen, so ordered by Mayor Drale.

Mayor Drale announced this is the time and the place for the hearing on Resolution of Intention No. 2592, Hollywood Riviera Sewer District No. 1.

The hearing on Resolution of Intention No. 2592 for the Improvement of Hollywood Riviera Sewer District No. 1 was opened at 8:15 p.m., Council Chamber, City Hall, Torrance, California. The Clerk filed his affidavits as to publication of Resolution of Intention No. 2592 and also as to mailing notices to property owners regarding adoption of this resolution and time of hearing. The Street Superintendent filed his affidavit as to posting notices of improvement.

Councilman Isen moved they be received and filed. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

Mayor Drale announced that this was the time and place fixed for the hearing of all written protests against the proposed work or against the extent of the district to be assessed, or both. The Mayor then inquired if any written protests had been filed with the Clerk. City Clerk Bartlett reported that no written protests had been filed with him prior to the time set for the hearing.

Mayor Drale then asked if anyone present desired to be heard from the floor. No protestants desired to be heard, and an opportunity having been given to all persons desiring to be heard, and a fair and impartial hearing having been granted, and the City Council having before them full and complete information as to the proposed work to be done and the extent of the district proposed to be assessed and the estimated cost of the proposed improvement, and having considered no written protests or objections were filed, and having given attention that no verbal protests were received from the floor, the following action was taken:

Councilman Isen moved that the hearing be declared closed. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

City Engineer Bishop then presented Resolution No. 2603, Ordering the Work Done, entitled:

RESOLUTION NO. 2603

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ORDERING THE WORK OF IMPROVING THE HOLLYWOOD RIVIERA SEWER DISTRICT NO. 1, IN THE CITY OF TORRANCE, BY THE CONSTRUCTION AND INSTALLATION THEREIN OF A SANITARY SEWER SYSTEM AND DIRECTING THE CITY CLERK TO POST AND PUBLISH A NOTICE INVITING SEALED PROPOSALS.

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

Councilman Benstead moved for the adoption of Resolution No. 2603. Motion, seconded by Councilman Isen, carried unanimously by roll call vote of those present.

City Engineer Bishop then presented Resolution No. 2604, Fixing the Minimum Wage Scale, entitled:

RESOLUTION NO. 2604

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ASCERTAINING THE PREVAILING RATE OF PER DIEM WAGES FOR EACH TYPE OR CRAFT OF WORKMAN NEEDED TO EXECUTE THE CONTRACT FOR THE IMPROVEMENT OF THE HOLLYWOOD RIVIERA SEWER DISTRICT NO. 1, IN THE CITY OF TORRANCE, BY THE CONSTRUCTION AND INSTALLATION THEREIN OF A SANITARY SEWER SYSTEM AND ALL OTHER ITEMS OR WORK INCIDENTAL OR APPURTENANT THERETO.

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

Councilman Schwab moved for the adoption of Resolution No. 2604. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

City Engineer Bishop then presented Resolution No. 2605, Directing Engineer to Make and Sign Assessment, entitled:

RESOLUTION NO. 2605

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DIRECTING THAT THE ASSESSMENT FOR THE CONSTRUCTION OF A SANITARY SEWER SYSTEM IN THE HOLLYWOOD RIVIERA SEWER DISTRICT NO. 1, IN THE CITY OF TORRANCE, BE MADE BY THE CITY ENGINEER OF THE CITY OF TORRANCE.

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. 2605. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

Mayor Drale announced the regular order of business would be dispensed with as there were a lot of people here tonight from the Hollywood Riviera area regarding water mains. He inquired if the group had a spokesman.

Commander William Mason said he has spent a lot of time and study on this problem of water. He said from his observations there are an infinitesimal number of people that would like to have the water changed from one place to another. At the last regular Council meeting Mr. Stevens was requested to estimate the cost of purchasing the physical properties of the California Water Service Company, he said this would only represent about one-third of the cost to change from the California Water Service to the Torrance Municipal Water District, he said there were many other factors to consider. The steel tanks would have to be removed and a reservoir built. Then they would have to come over to the Torrance Municipal reservoir for their source of supply. A pumping plant would have to be purchased and installed. He said he did not know how many lots there were in Seaside but he thought they should have a right to be heard from regarding this matter as this would vitally effect them as well as the people from the Hollywood Riviera, and the residents of Seaside are not one bit interested in changing over to the Torrance Municipal Water District.

Commander Mason said that just a few weeks ago this Council granted the California Water Service Company permission to put in more water pipe to augment the supply they now have, and he doesn't think any move should be made when they are trying to help the people in this area. He suggested that before the Council takes any action that they find out whether the majority of the residents want their water changed. At the Present time the people are being confronted with a sewer assessment, and there is a faint possibility they may be assessed for a drainage system and they do not want to be assessed further.

Mayor Drale advised that the City Council never at any time intended to set up this assessment without the majority of the people having something to say about it. He stated the Council would never force an assessment on the people, some of the Councilmen recommended the City Manager and City Engineer ascertain what it would cost to have the people participate in the Torrance water system.

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Councilman Isen said that as far as he knew there was no official action contemplated except to try and get some facts and figures and discuss them. He stated they would never be assessed for water unless they wanted to join the Torrance water system.

Mrs Lewis Regan said there was a very small minority that wanted the steel tanks taken down and some of them have been very unhappy, but as far as the majority of the people are concerned they think this is just a waste of time for the City Council and everyone else concerned to even consider changing water.

Mayor Drale assured the people the Council will never have a forced assessment against them. They will be the ones to determine the time or if they want to join the Torrance Municipal Water District.

WRITTEN COMMUNICATIONS

City Clerk Bartlett said he had received several communications that were not on the agenda. Councilman Isen moved the communications be read. Motion, seconded by Councilman Benstead carried by those present.

Communication from the Retail Merchants Division of the Chamber of Commerce opposing the zoning variance on property located on Cravens Avenue at Engracia to establish a mortuary.

Councilman Isen moved the communication be filed as a part of the protest file in connection with Case No. 315. Motion, seconded by Councilman Schwab, so ordered by Mayor Drale.

Councilman Isen moved the Council invite the Planning Commission to a joint meeting to discuss Case No. 315, the meeting to be at the pleasure of the Planning Commission.

Councilman Schwab said the Planning Commission will meet tomorrow night and will probably take action on it at that time.

Councilman Benstead said he did not think it necessary that the Council interfere with the Planning Commission on any matter they have before them and did not think it advisable to ask for such a meeting at this late date.

The motion died for lack of a second.

City Clerk Bartlett said that, as a matter of record, he had received fifty more cards approving the request of the Torrance Area Youth Band for the sum of \$4,800. for the promotion of music in the City of Torrance.

Request of the California Society for the Welfare of Epileptics to conduct a drive in the City of Torrance called the "Parade of Pennies", starting August 1 and ending August 15.

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

Communication from J. L. Walker thanking the City Council for granting his application for a Variance to operate a trailer park on 236th Street near Arlington Avenue.

Matter of record.

Communication from Bert Cliff, owner of property located at 2311 West 237th Street, protesting the granting of the application of J. L. Walker for a Variance to operate a trailer park on 236th Street.

Matter of record.

Communication from the American Savings & Loan Association stating they believe a grave error has been committed in granting the Variance to J. L. Walker to operate a trailer park on 236th Street and requesting the Council to take action to rectify this error. Matter of record.

Communication from J. H. Hull, Secretary of the Board of Education advising the Board has not withdrawn its letter protesting the establishment of a trailer court adjacent to the Howard Wood School on 236th Street. Matter of record.

Mr. Jack Sterns stated in connection with this matter he was spokesman for a great number of people here tonight—people who are residents or property owners in the area contiguous to that owned by Mr. J. L. Walker, who was recently granted a Variance to operate a trailer court in this area. He stated the people he represents, both those who are present and those who are not present, feel that the City Council in approving the recommendation of the Planning Commission, acted partly on the ground that they were misinformed in connection with the allegation that the Superintendent of Schools, Dr. J. H. Hull, had withdrawn his protest, and in addition, they feel the City Council was influenced by the fact that at least nine of the property owners signing the petition had withdrawn their written protest. He stated both of these withdrawals never took place. He said their purpose in being here tonight is to submit to the City Council their feeling that the Council's action in granting this application for a Variance should be reviewed. The reason they feel it should be reviewed is because the Council was not fully informed of the conditions which prevail in that community. He did not think they were aware of the protests. The people felt a trailer park was not consistent with an R-1 area; the people coming in would be of transient character and not desirable as neighbors; it would create a health hazard to the school children right across the street. Mr. Sterns stated he had a petition bearing 70 signatures of residents and property owners in the community who are protesting the action taken by the City Council on July 13. He presented the petition to the City Council for filing. Mr. Sterns said it was his opinion that the three conditions necessary to be met, according to the Land Use Ordinance, Section 16, before the City Council had the power to grant a Variance, have not been shown to exist in this case. He stated the people felt, and a closer examination of the conditions in that area will reveal, that the three conditions necessary to obtain a Variance do not exist and the City Council does not have the right to grant this conditional permit under Section 16 of the Land Use Ordinance.

Mr. Sterns requested the City Council to scrutinize the action taken on July 13 with a view to ascertaining whether they had made a mistake, he stated he represented a great many people who think the Council did make a mistake.

Mr. C. J. Meharris stated he owned a piece of property on 237th Street which he would like to build houses on and not trailer parks.

Mr. J. S. Dresser stated he and Mrs. Dresser owned approximately 500' on the south side of this proposed trailer park. He said if this trailer park goes in there it would greatly depreciate the value of their property and he protested it on these grounds.

Mrs. Laura Dresser stated she had represented this area on the P.T.A. for several years and protested it from their viewpoint. Mrs. Cole stated she owned property on Cypress, right next to a vacant lot, she wondered if the Council could grant this Variance, what assurance she had that they would not do the same thing to her property. She protested having any trailer park close to a school of any kind.

Mr. Jack Sterns stated that by way of impressing the City Council with the seriousness of this that he has been informed and therefore believes that these people protest the approval of this application to a degree in which they would be willing to test the application of Section 16 of the Land Use Ordinance in Court, if necessary. They feel that conditions 1, 2 and 3 have not and could not have been conditions precedent to the power of the City Council to grant this Variance and they propose to go the full route on this matter.

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Thelma Russell stated she was a school teacher, she said for the sake of the school children she requested this trailer park not be allowed to located in this area.

Mr. Charles Webb stated he had moved into this area about three months ago. He said he had two daughters who would have to cut across this trailer park in order to get to school. He said this would greatly depreciate the value of his property and from this standpoint and the standpoint of the safety of his children he strongly protested the trailer park locating in this area.

Mayor Drale said the official time for protesting this Variance was July 13 at the time of the hearing.

Councilman Benstead inquired of City Clerk Bartlett where he got the letter stating Superintendent of Schools, J. H. Hull, had withdrawn his protest; also the letter with reference to the people withdrawing their names from the petition.

City Clerk Bartlett said it was part of the Planning Commission file on this particular case.

Councilman Schwab said it is very evident the majority of these people feel the Council was in error. He said when this first came to the Council it was held up due to an Ordinance and then when it came back again it was referred to the Planning Commission. He said at the Council meeting of July 13, "I was opposed to this park in the past as I did not feel this was the place for a trailer park; however, as the Planning Commission has unanimously approved it and the objection of the School Board has been withdrawn, I will change my mind. Regarding the limit of 25 children I will have to see this to believe it."

Councilman Schwab said that since the Planning Commission had studied this and the Council referred this to them and we understood the School authorities had withdrawn their protest - maybe some of the Planning Commission members have been misinformed too.

City Manager Stevens said there was a petition but no letter from Dr. Hull - it was a letter from J. L. Walker.

Councilman Benstead said he was misinformed also.

Councilman Isen said there seems to be a great deal of confusion. There is a possibility this Council has been misled. The matter has been approved twice by the Planning Commission. This evening we have a unique situation, when all of the people against it are present, and in all fairness to Mr. Walker he thought this matter should be postponed, and the documentary evidence obtained and it be determined how the School Board feels about this, rather than all these loose statements that Dr. Hull says this and Dr. Hull says that.

City Attorney Hall advised the Council that they have already approved the variance. "It is now a question of whether you are going to back up and correct your records." He said about the only thing to do is, as Mr. Isen suggests, hold another Hearing and in the meantime notify the people that were granted the Variance so Mr. Walker will act on his own risk.

Councilman Isen said the Council should ascertain what the facts are to see if there has been any misrepresentation. He said he would also like to know about the statements from Dr. Hull, whether he is speaking as an individual, whether he is speaking on behalf of the School Board, or whether the Board concurs with his opinions. Mr. Isen said he did have a chance to protest originally. He thought the only thing to do was to hold another Hearing.

Mr. Dresser said that no permits have been taken out for this construction and no field work has been done on this project to date.

Councilman Isen said if the Council has been prevailed upon by misinformation, it can turn around and act accordingly,

Councilman Schwab moved the Mayor set a date for a Hearing. Motion, seconded by Councilman Benstead, carried unanimously by those present.

Mayor Drale set Tuesday, 8:00 p.m., August 3, 1954, Council Chamber in the City Hall as the time and place for another Hearing on Case No. 312.

Mr. Jack Sterns suggested it would be a good thing if the matter could also be referred to the City Attorney for the purpose of his examining the Ordinance applicable to this situation, namely Section 16 of the Land Use Ordinance, to determine whether the three conditions have been met or fulfilled or if there has been findings of fact by the Planning Commission to indicate that these three conditions precedent to the Council granting Mr. Walker's Variance have been found to exist. He thought that was the legal crux of this situation. Mr. Sterns said if the City Attorney could submit an opinion to the Council expressing his legal opinion he thought the Council would find it extremely valuable.

City Attorney Hall said he would do this.

Councilman Benstead moved that all steps be taken to see that no further work is done on this trailer park and no building permits issued. Motion, seconded by Councilman Schwab, carried by those present.

Statement from Standard Gas Company, together with their check in the amount of \$13.80, for the amount due as of July 10, 1954, under Franchise Ordinance No. 389.

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

Communication from the County of Los Angeles Health Department advising steps are being taken to correct the conditions reported at 18503 Ashley Avenue and advising this may take some time due to the death of the owner of the property; however, they state they are contacting the lawyer to see if something can be done in the meantime. Matter of record.

At 9:15 p.m., Mayor Drale declared a recess. The meeting reconvened at 9:25 p.m.

Statements from the Tide Water Associated Oil Company advising no permits were issued and no pipe lines laid or removed under Franchise Ordinance No. 127; Los Angeles County Ordinance No. 1014 and Los Angeles County Ordinance No. 1351, within the City of Torrance. Matter of record.

Request of Walter Harrington for refund of \$24.50 on Business License No. 5668, issued to Allstate Trailer Village Court, 1925 Crenshaw Boulevard.

City Clerk Bartlett said he was entitled to the refund.

Councilman Isen moved this refund be held up until the License Inspector has checked to see if the new owner is in good standing. Motion, seconded by Councilman Benstead, carried by those present.

Councilman Isen suggested the City License Inspector be instructed to see the proper licenses are paid pursuant to the new trailer Ordinance. City Clerk Bartlett said License Inspector Weber is enforcing the ordinance to the best of his ability.

Communication from the Landbar Construction Corporation advising that on June 16 the Planning Commission recommended that Tentative Tract Map Nos. 20561 and 20562 be referred to the City Manager and City Attorney with a request that they consider the advisability of the City of Torrance condemning a 22-foot strip of ground in order that the developments in this area would conform to a master plan.

City Manager Stevens explained these tentative tract maps were originally approved by the Planning Commission, and that

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after the Landbar Construction Corporation was unable to purchase this property at an above-market price value, for the necessary street, the Landbar Construction Corporation revised their maps; however, the Planning Commission prefers the original maps, and if the Council does not want to condemn this property, then Landbar requests the Council to approve the Tentative Maps as per Exhibit "B". At this time the Council examined the plans and held an informal discussion regarding these maps.

Councilman Isen moved that with reference to the above request the City Council go on record as approving a plan of condemnation of the strip necessary in order to have a full-size street but that prior to going ahead with such procedure the parties try to negotiate the purchase of this strip, and that the offices of the City Attorney be used, and the City Attorney be authorized to let Mr. Sakeoka, owner of the property, know that the City would be in favor of a condemnation in the event the parties cannot agree. Motion, seconded by Councilman Benstead, so ordered by Mayor Drale.

City Clerk Bartlett read the following communication from the Early Investment Company, 1140 Wilshire Boulevard, Los Angeles:

"On March 25, I personally called on Mr. Arthur S. Loveland in the office of Los Angeles County Counsel, Harold W. Kennedy, and pointed out to him that our inability to develop my holdings in Torrance, representing some 200 acres fronting on Lomita Boulevard and the Torrance Municipal Airport, was due principally to the fact that the County holds fee to Lomita Boulevard, even though jurisdiction of the Boulevard itself came into the hands of the City following its incorporation some years ago.

Mr. Loveland contacted by phone Mr. Robert B. Heuer, Director of Property Management Dept. of the County who advised Mr. Loveland that the procedure to be followed in restoring the fee would be for the City of Torrance to request the County to 'deed back the land to H. J. Early and Daisy Lee Early, husband and wife as joint tenants'. The City now having jurisdiction of the road, is placed in the position of having to request the County, as owner of the fee, to act. Now, a request of this kind must be predicated on public interest and necessity, so the City must set out the fact that the 200 acres of land, as indicated in the City's Master Plan, cannot be developed for industry unless this return of fee by the County is actually made. Such a move will enable present owners to conclude arrangements for the predecessor owner, the Standard Oil Company of California, to relinquish 'Right of Entry' to the major part of the surface of said tract of land for oil and mineral exploration. My agreement with Standard Oil is tentative and can only be carried out on return of the fee to present owners, subject, of course, to the necessary road easement.

A matter of interest to the City of Torrance is the fact that when I arranged for the present Santa Fe spur I agreed with the Right-of-Way Department of the Railroad that I would do everything possible to develop the land for industry. Obviously this industrial development would add millions to the tax rolls, thus benefiting both the City of Torrance and the County of Los Angeles, their schools and industries. As it is now, right of entry, unless eliminated through the City and County's cooperation in returning the fee, not only defeats the undisturbed use of the property by industry but precludes permanent financing for construction of buildings, roads, etc. Several years of other efforts to solve my problem have proved fruitless--only the City and County can help now.

A road deed, duly executed, covering the strip of land in question, to be retained by the City or filed in due course, is enclosed.

Finally, may I urge prompt consideration and action, as it will enable me to proceed with plans looking to ultimate development of the tract."

Councilman Isen moved the City Attorney prepare the proper procedures to effect the request of Mr. Early. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

Recommendations of City Manager Stevens:

"I recommend that effective July 1, 1954, the fee to be paid for the collection of garbage and non-combustible refuse be at the rate of \$4,218.94 per month, in accordance with the terms of the contract."

Councilman Benstead moved to concur with the recommendation of City Manager Stevens. Motion, seconded by Mayor Drale, carried unanimously by roll call vote of those present.

TORRANCE MUNICIPAL AIRPORT:

City Manager Stevens submitted the following leases at the Torrance Municipal Airport for the consideration and approval of the City Council:

- (a) Five-year lease for Golf Driving Range at East end of landing strip.

City Manager Stevens said at the last meeting of the Council two proposals were submitted for the leasing of a driving range at the East end of the runway, since then he said he has talked to Mr. Crawford, who has submitted plans and a general statement of expenditures. He stated he has also talked with Mr. Moran who has not changed his proposal, as he is basically interested in a longer-term lease. Mr. Stevens said Mr. Crawford was in the audience if he wanted to state his proposal to the Council.

Mr. Crawford said he had explained his plans last week, his plans have not changed. He said he would have a driving range the community could be proud of.

City Manager Stevens said Mr. Crawford may find he will have to have some rest room facilities.

Mr. Crawford said if the Council insisted he would be glad to put in these facilities; however, none of the driving ranges in the area had these facilities. He stated that if, as time developed, there was a need for them he would be agreeable to putting them in.

Mr. Stevens said that with this condition he would recommend the lease for a driving range be given to Mr. Crawford for a five-year term, in accordance with the plans and the rental as discussed.

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

- (b) 100' x 100' lease to Chester and Schaeffer for erection of hangar and shop 61' x 83'.

City Manager Stevens said Mr. Chester is one of the oldest lessees on the Airport, he said the exteriors will be brand new. After a general discussion regarding the paint on the roofs, etc., City Manager Stevens recommended this lease be granted and the hangars painted as suggested.

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

- (c) Proposed lease of 100' frontage on Pacific Coast Highway at Madison Street to Arthur L. Strech for a Barbecue. Terms of lease ten and ten years at \$100.00 per month.

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City Manager Stevens said this firm plans to expend approximately \$25,000 and recommended the lease be granted to them.

Councilman Schwab moved to concur with the recommendation of City Manager Stevens under Item (c). Motion, seconded by Mayor Drale, carried unanimously by roll call vote of those present.

- (d) 180' x 40' lease to E. R. Collins for erection of a group of five "T" hangars at westerly end of Airport. Terms of lease ten and ten years at \$40 per month.

City Manager Stevens said he thought this would be a good addition to the Airport and stated he would request these hangars be painted. He recommended the lease be granted.

Councilman Benstead moved to concur with the recommendation of City Manager Stevens under Item (d). Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

- (e) Lease of 300' x 300' parcel at corner of Pacific Coast Highway and Crenshaw Boulevard to Laurence A. Batty and John C. Bickham for purpose of constructing and operating Drive-In Restaurant. Lease to be for ten years with ten-year options until a maximum of fifty years is spent, at \$300 per month.

Councilman Benstead said he thought this should have a little more study, as this is the best piece of property on the boulevard and runs into a fifty-year lease. He moved this matter be held over until the next meeting for further study. Motion, seconded by Councilman Isen, carried unanimously by those present.

Councilman Isen said this is the first time, to his knowledge, where the offer set forth among its conditions that the broker would receive from the City the usual brokerage. He stated this was quite in order if Mr. Percy was working for the City and inquired of Mr. Percy if this was the best price he could get. Mr. Percy said he could not answer that, but it was his recommendation based on what the other footage is going for.

Councilman Isen said the offer was only for \$300 on the option of 50 years and he thought it should be on percentage, and he further thought that all the brokers in the area should know that everything is wide-open and let them come and produce the offers they have.

Councilman Benstead asked Mr. Percy if he had been authorized to act for the City, he thought the Council would have to authorize this before a commission was paid. Mr. Percy said the rental will have to be arrived at before the commission could be determined.

After a lengthy discussion Mayor Drale requested Mr. Percy to contact City Manager Stevens regarding this lease.

- (f) City Manager Stevens said Longren Aircraft has advised him they will begin as soon as possible to build a 20,000 square foot structure at a cost of approximately \$65,000; they ultimately plan to have 90,000 square feet which they will build within three years.

Councilman Isen said he thought the lease should reflect the idea of the building plan and schedule, and in the event it is not complied with that there be a surrender of the portion of the real property not necessary for immediate use.

City Manager Stevens said he would try to work something like that out; however, they do want to go ahead at once with the 20,000 square foot structure. He inquired if the Council was agreeable to that. They all indicated they would favor the lease with the conditions mentioned above.

(g) Mr. Fred Barrett presented sketches and plans of a motel he proposes to erect at the Torrance Municipal Airport. After a general discussion the Council requested Mr. Barrett to present his proposal in writing at the next regular Council meeting.

City Clerk Bartlett read title to:

RESOLUTION NO. 2606

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING RENEWAL OF AGREEMENT WITH THE COUNTY OF LOS ANGELES FOR ALLOCATION OF RECREATION FUNDS.

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. 2606. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

ORAL COMMUNICATIONS

City Manager Stevens said the Bethlehem Pacific Coast Steel Corporation have had the plans for their building in the office for several weeks and are very anxious to get started. They are asking for an exception to Section 3205 of the Uniform Building Code for two reasons:

- (1) There will be no combustible materials used in the construction or in the operation of this building.
- (2) This item is a detriment to the installation of crane runways.

Mr. Stevens said that Mr. Russell, Acting Superintendent of Building, recommends this exception be granted and the Fire Prevention Department concurs in the allowance of this exception.

Councilman Isen moved the exception be granted. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

City Manager Stevens said he had a proposed agreement with the Torrance Unified School District and our Recreation Commission for their appropriation of \$4,000 to the City. He said it follows the exact terms of the other agreements and recommended the Council accept this agreement.

Councilman Benstead moved to concur with the recommendation of City Manager Stevens in accepting the agreement with the Torrance Unified School District. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

City Manager Stevens said he had a copy of a letter addressed to Assemblyman Vincent Thomas, which stated that on July 16, 1954, the State Highway Commission appropriated \$185,000 for the construction of channelization on Highway 101 between Hawthorne Boulevard and the City of Redondo Beach; it also states that the posting of the speed limit of 45 MPH will be done this week. Mr. Stevens said this has been done. He said in the matter of crosswalks--this will have to be taken up through channels. They advised they will not have them every place, but it may be possible to have one or two with proper negotiations.

Councilman Benstead moved the Planning Commission be asked to look over the various areas of the City and set aside and zone certain parcels of land for commercial purposes only. He said he did

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not mean an acre or two. He meant large portions of acreage so we can get some commercial business in the city, he stated, "At the rate we are going we will have nothing but houses and no place for business."

Councilman Isen said he thought this was in line with his suggestion of a few weeks ago when he suggested getting a Planning Consultant but he had been advised this was all worked out already.

City Manager Stevens stated that actually percentage-wise our commercial district is inadequate. There are large areas that are A-1 and if we are to save commercial areas it will have to be zoned commercial. He thought a study could be made of this.

Councilman Schwab said, "When we look back over the past five years we wonder why this was not done before."

Mayor Drale seconded Councilman Benstead's motion that the Planning Commission be asked to look over the various areas of the City and set aside and zone certain parcels of land for commercial purposes only. Motion, carried unanimously by roll call vote of those present.

Mr. Anthony Belotti requested that some attention be given to North Torrance in this study. Councilman Benstead suggested he contact the Planning Commission regarding this.

Councilman Benstead moved that an ordinance be adopted whereby the subdivider would be required to set stakes at the property lines, or mark the curbs. Motion, lost for lack of a second.

After a general discussion, Mayor Drale requested the Engineering Department have a report for the Council at their next meeting regarding ways of setting stakes at property lines, so the people in these new subdivisions will not have to pay to have their lots surveyed when they want to build a fence.

Councilman Isen said that the unsanitary condition at the liquor store on Andreo is still the same; however, he stated this was not caused by the liquor store but from the apartments upstairs. Captain Ashton said he has checked this, and it appears that some of this is garbage that people throw from cars as they are passing.

Councilman Isen stated that a Mr. Schultz is the owner of the property and that he maintains his own living quarters on the premises. He requested City Attorney Hall to write to Mr. Schultz requesting him to correct this situation immediately.

Councilman Isen referred to the letter Mr. Bartlett read from the State Board of Equalization to the effect that the City cannot have the information of sales tax audits that are made, due to Section 7056 of the Revenue and Taxation Code making this information confidential.

Councilman Isen moved the City Attorney write a letter to the League of California Cities, attention Mr. Carpenter, asking that their influence be used to bring about an amendment of Section 7056 of the Taxation Code, so that this information may be given by the Board to the cities. He stated this would bring about a better enforcement of the City's sales tax. He requested a copy of this letter be forwarded to Assemblyman Vincent Thomas, asking him to cooperate in bringing about such an amendment. Motion, seconded by Councilman Benstead, carried unanimously by those present.

Councilman Isen requested City Attorney Hall to give an opinion and to check Frisbee vs O'Connor 119 C.A. 601, in which the City of Beverly Hills held they could not take out group insurance for their employees. He said he would like an opinion

as to whether the City Council can vote those benefits.

Councilman Isen said it was suggested at the meeting that he and City Manager Stevens had with Assemblyman Vincent Thomas that there were some provisions whereby the jurisdiction of the control of the traffic could be taken over by the City, he said if that could be taken over without having to pay for installing signals he thought it would be a good idea because ~~eliminate the~~ ^{we could} speed and eliminate it quickly. He requested City Attorney Hall to check into this and report to the Council.

Councilman Isen said City Manager Stevens has recommended additional liability coverage to include other possible risks be adopted as part of the master insurance plan of the City, to cover all City employees. Councilman Isen moved this additional coverage be obtained forthwith. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

Councilman Schwab said it had been suggested to him that paper bags be used for combustible garbage, as people complain the boxes and cartons they put out are always taken away. After a general discussion, Councilman Schwab said he would discuss this matter more thoroughly with City Manager Stevens before making any recommendation.

Commander William Mason said several officials from their Homeowner's Association had requested him to bring up the matter of the flood situation on Paseo de Gracia. He said for years this matter has been coming up, and after all the engineering studies, different costs ranging from \$30,000 to \$100,000, etc., we still do not seem to be any further advanced than ~~we still do not seem to be any further advanced than we~~ ever were. He said that at the last Council meeting it was intimated that there might be a possibility of spreading the cost of this proposed drain over the entire water shed of Hollywood Riviera. Mr. Mason said he was here to announce that the officials of the Homeowners' Association, the homeowners and the residents at large are bitterly opposed to any plan that would impose on them the problem of rescuing the people who bought this property in an unwise manner--that is, the people who invested before they investigated.

Mr. R. C. Herrick said the people are interested in getting something done about this situation, but they are very reticent to spend their money for it. He said this property sold for a lot less than the surrounding property due to this flooded condition. He said they would like to know what is before the Council regarding the drainage in that area.

Mayor Drale said the City has stopped any building on the vacant lot until such time as the drainage problem is solved. The Council has requested City Attorney Hall to prepare a plan of assessment for that area to see if the people in the area could help defray some of the expense to alleviate the situation. Mayor Drale stated that is as far as the Council has gone. He stated they have not proceeded in any manner in the assessment district, other than trying to get the recommendation from the Legal Department.

Councilman Isen stated this Council is very receptive to the problems in the Hollywood Riviera and are trying to do everything possible to help solve all their problems. He said nothing would be forced on the residents of this area, the majority of the people would have to agree to any of the problems that the Council tries to solve.

Mr. Herrick said if the \$36,000 could be ascertained to be the correct figure maybe they could agree to it, however, the other report says \$100,000, and he did not think they could agree to anything like that.

Mayor Drale advised the Council is trying to help the

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people in this area, and that before any assessment district is formed the people in this area will have a chance to express their opinions.

Mr. J. F. Evans requested the Council to have the traffic problem on Paseo de la Playa investigated, this is the street adjoining the ocean front. He stated this was a 34 foot street and cars park on both sides of the street besides being a two-way traffic street. He said the traffic problem was critical on this street.

Mayor Drale referred this matter to the Traffic Commission for study and recommendation.

Mr. Anthony Belotti stated he had attended a Board of Education meeting earlier this evening and had been advised there would be a flood problem at the new North Torrance High School being built at 182nd Street and Yukon which will be caused from the water draining off the 40 acres onto the school site.

City Engineer Bishop stated that Mr. Patrick had worked with Mr. Peterson, the contractor for the school, and they have worked out a fairly satisfactory drainage. He said it will be up to the City to handle the surface water on 182nd Street where it will run East to Falda and North across the field there.

Mayor Drale said there should be some easement acquired through that bean field before something drastic happens in that tract. He stated there was a flood problem in that tract. The easements should be acquired through the northern end of the bean field, which drains onto Falda and ultimately will connect to the storm drain.

Mr. Anthony Belotti said he had been advised by Attorney Hall that the money has been deposited with the Court for the Ashley Street condemnation and that the matter is now out of the Legal Department. City Engineer Bishop stated Mr. Stevens has turned this over to him and that it is now under design.

Councilman Isen moved all bills properly audited be paid. Motion, seconded by Councilman Schwab, carried unanimously by those present.

At 11:20 p.m. Councilman Schwab moved to adjourn to 8:00 p.m., Tuesday, July 27. Motion, seconded by Councilman Isen, carried unanimously by those present.


City Clerk of the City of Torrance

APPROVED:


Mayor of the City of Torrance