

Torrance, California
August 10, 1954

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in a Regular Meeting in the Council Chambers, City Hall, Torrance, California, on Tuesday, August 10, 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. Also present were City Manager Stevens, City Attorney Hall, City Engineer Bishop and Chief of Police Haslam.

Mr. Frank Lush led the salute to our Flag.

Rev. Stanton of the Central Evangelical United Brethren Church opened the meeting with an invocation.

Councilman Benstead moved the minutes of the Regular Meeting of July 27, 1954, be approved as written. Motion, seconded by Councilman Blount, carried unanimously.

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BIDS:

Mayor Drale announced this is the time and place fixed for the opening of bids for the sale of a Franchise to construct, operate and maintain a water transmission line over a certain parcel of land in the City of Torrance, as set forth in Resolution No. 2594.

City Clerk Bartlett opened a bid from the California Water Service Company, a corporation, whereby they bid \$1,000 for the said franchise and agreed to abide by the terms and conditions of the Franchise ordinance.

Councilman Blount moved the bid be accepted. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

Mayor Drale announced that this was the time and place fixed for the public opening and reading of sealed proposals for performing the work for the improvement of North Torrance Sewer District No. 2. City Clerk Bartlett presented affidavits of publication and of posting the "Notice Inviting Sealed Proposals".

Councilman Benstead moved that the affidavits be received and filed. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

City Manager Stevens publicly opened and City Clerk Bartlett read in full each sealed proposal (on file in Sewer Assessment District file, North Torrance No. 2, in the City Clerk's office.) and submitted each proposal to the City Attorney for examination of the accompanying bonds, checks or money. The City Attorney reported that all deposits accompanying the proposals were proper in form, sufficient in amount and in conformity with the stipulated requirements.

Councilman Benstead moved that these "Sealed Proposals" be referred to the City Engineer for analysis and that the Engineer be instructed to present his report at an adjourned regular meeting of the City Council to be held at 5:00 p.m., Wednesday, August 11, 1954, in the Council Chambers, City Hall, Torrance, California. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Mayor Drale announced that this was the time and place fixed for the public opening and reading of sealed proposals for performing the work for the improvement of Hollywood Riviera Sewer District No. 1. City Clerk Bartlett presented affidavits of publication and of posting the "Notice Inviting Sealed Proposals".

Councilman Benstead moved that the affidavits be received and filed. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

City Manager Stevens publicly opened and City Clerk Bartlett read in full each sealed proposal (on file in Hollywood Riviera Sewer Assessment District #1 in City Clerk's office.), and submitted each proposal to the City Attorney for examination of the accompanying bonds, checks or money. The City Attorney reported that all deposits accompanying the proposals were proper in form, sufficient in amount and in conformity with the stipulated requirements.

Councilman Benstead moved that these "Sealed Proposals" be referred to the City Engineer for analysis and that the Engineer be instructed to present his report at an adjourned regular meeting of the City Council to be held at 5:00 p.m., Wednesday, August 11, 1954, in the Council Chamber, City Hall, Torrance, California. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Mayor Drale announced this is the time and place fixed for the opening of bids for radio equipment. City Clerk Bartlett opened and read bids from the following:

- (a) Radio Corporation of America
- (b) Pacific Radionics
- (c) Motorola Communications & Electronics, Inc.

Councilman Isen moved the bids be referred to the City Manager for study and recommendation at the next regular Council Meeting. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

HEARINGS:

WALTERIA LAKE AREA

Mayor Drale announced this was the time and place set for the third and final hearing to determine the advisability of prohibiting building within a certain A-1 Zone lying within the 75 foot contour line in the Walteria Lake Area, as recommended by the City Engineer.

City Clerk Bartlett stated he had a transmittal form from the Planning Commission stating two public hearings have been held before the Commission; no protests, written or oral, were received, and unanimously recommending that building be prohibited in certain A-1 Zones in the Walteria Lake Area, as shown on Engineer's Exhibit "A".

There being no written or oral protests, Councilman Blount moved the hearing be closed. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Councilman Blount moved that building be prohibited within a certain A-1 Zone lying within the 75 foot contour line in the Walteria Lake Area (as shown on Engineer's Exhibit "A"), as recommended by the City Engineer and the Planning Commission. Motion, seconded by Councilman Isen, carried unanimously by roll call vote.

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 Avenue, being Lots 6, 7, 8 and 9, Block 11, Torrance Tract, in a C-1 Zone (Retail Commercial).

City Clerk Bartlett stated he had a communication from the Planning Commission advising the Commission had reviewed this Case at their meeting of August 4, 1954, and recommended approval of Case No. 315.

Mayor Drale called for oral communications regarding Case No.

315.

Mr. G. A. Mothersell stated he was President of the Torrance Masonic Temple Association appearing on behalf of the petitioner and requested the Council grant this Variance for the following reasons:

1. This country is founded on free enterprise and not monopoly.
2. In my opinion this property is not suitable for retail business due to the traffic problem.
3. Like businesses have been found to be of benefit to one another.
4. The type of building to be constructed here will benefit the City considerably in taxes, the assessed valuation will bring in about \$3000 or \$4000 per year to the City.

Mr. Jack R. Stearns stated he was an attorney representing two property owners, Earl Miller and Harry Massie, who own residential property within 300 feet of the exterior boundaries of the property in question.

He stated this was an appeal by two people who are aggrieved and affected by the recommendation of the Planning Commission to granting a Variance to Mr. Henry Halverson to erect and construct a mortuary on the proposed site.

Mr. Stearns said that when the City adopted the Land Use Ordinance it was set forth in Section 16 of Ordinance No. 612, the conditions and the circumstances which had to be found to exist in order for the Planning Commission to recommend the granting of a Variance to the City Council, and the conditions and circumstances which had to exist for the City Council to approve the recommendation of the Planning Commission to grant a Variance.

Mr. Stearns stated the appellants claim that the Planning Commission failed to conform to and comply with the requirements of Land Use Ordinance No. 612. (Copy of the appeal is on file in the City Clerk's office).

Mr. Stearns concluded by requesting the City Council to continue its consideration of this Case for whatever length of time as is necessary in order to:

- "1. Obtain an opinion from the City Attorney respecting the legality of the action heretofore taken by the Planning Commission.
2. Determine the issue of the ownership of the subject property by Henry R. Halverson, so as to establish whether or not he, as applicant, has the status under the ordinance to apply for a variance.
3. Refer the matter back to the Planning Commission so that that body may act in accordance with the provisions of Ordinance No. 612, Section 16 and subparagraphs thereunder."

Councilman Isen moved this matter be referred to the City Attorney for a written opinion as to the legality. Motion died for lack of a second.

Mr. Halverson said he had not intended to appear before the Council this evening but felt he should answer a few of the assertions mentioned in the above appeal. He said he would confirm Mr. Stearn's assertion that he thought his Variance would be approved, and said this was based on the belief that the City of Torrance was welcoming new business. Mr. Halverson said that if you will check all other cities throughout the state you will find that any mortuaries built within the last fifteen years have been spot-zoned. He said it was stated this evening that the people living in this area object to a mortuary, he stated there was a mortuary there when they moved there and could not see why they would object to another one as it would not change their living conditions too much. Mr. Halverson said his financial

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ability to construct this mortuary had not been questioned until tonight. He said he didn't see any place where he should write that down but he would be happy to show whatever the Council wished to know. Mr. Halverson said Mr. Stearns had questioned his business ability. "Does he know how much I paid for it and does he know how much it is worth? What basis does he have for determining the value of this property?" Mr. Halverson said Mr. Stearns also referred to this Council as talking about taking large parcels of land and rezoning them, the next thought was reflected that "If I parked 38 cars there that there wouldn't be any room left for the mortuary, which reflected that it was a small piece of land." The next thought was that this property should be saved for off-street parking. "Is it big or is it little?" It was also suggested that this be put off a little bit longer. He stated he has been waiting for eight months now and would appreciate it if the Council would take some action so he would know just where he stood on the matter.

Mr. Isen inquired if Mr. Halverson had a deed to the property. Mr. Halverson stated he did have a deed and handed it to Mr. Isen for examination.

MR. ISEN: Mr. Halverson, you have presented to me an unrecorded deed dated June 1, 1954, notarized June 29, 1954. I am assuming you have paid a considerable sum of money for this. I can say you can sell it, as the City does need it for off-street parking. You will not lose anything. Can you tell me here that you have no agreement that in the event that this Variance is not granted to you that you will not either tear this deed up or return it to the previous owners?

MR. HALVERSON: I will say that I do not have that agreement, it is obvious that if you don't grant it I will not use it for a mortuary, but I may turn around and sell it.

MR. ISEN: You are a business man Mr. Halverson. Did you ever hold a deed and not record it? Isn't it the practice in escrow that it be recorded to the new owner?

MR. HALVERSON: It depends on how long you are going to hold it.

MR. ISEN: The fact of the matter, and the truth of the matter is that there is an arrangement for the tearing up or returning of this deed, isn't there?

MR. HALVERSON: No sir.

MR. ISEN: Nothing of the sort? May I place this on record. May I record it for you tomorrow morning?

MR. HALVERSON: I see no reason for you holding my deed until tomorrow morning.

MR. ISEN: Well, will you record it tomorrow morning?

MR. HALVERSON: Why should I?

MR. ISEN: I move this matter, because of the legal issues involved, be referred to the City Attorney for a written opinion before we proceed. It is a serious matter. We employ a City Attorney, there have been a number of assertions regarding errors of law that were made by a prominent member of the South Bay Bar here; I agree with those assertions, I want to see if Hr. Hall agrees or disagrees. That's part of his job here. That's part of his duties. I don't see how the Council can ignore it. He is our legal advisor.

Motion dies for lack of a second.

Mayor Drale said Mr. Halverson had established his ownership.

Councilman Blount moved this Council approve the action of the Planning Commission in Case No. 315 and grant the Variance. Motion, seconded by Councilman Benstead.

Councilman Isen moved to table the previous motion until such time as the City Attorney has furnished a legal opinion as to the legality of the granting of a Variance in this particular matter.

Motion died for lack of a second.

Councilman Isen moved to hold and table the matter of the question of the Variance in Case No. 315 until such time as the City Council, which is the Parking Authority of the City, determines whether or not they wish to acquire these four lots for off-street parking.

"Because I will not possibly get a second to this motion, I want to discuss this for a minute, and I call your attention to an opinion of City Attorney Hall dated June 22, 1954, the original of which was addressed to Chas. T. Rippey, who was at that time chairman of the Parking Authority, and I believe each of you gentlemen were furnished a copy." (Mr. Isen read the letter.)

Councilman Isen said he believed his motion was in order if the Council intends to acquire these parking lots and have the district formed. If they do not intend to do this he said, "This parking meter deal is a fraud on the public. If they intend to have parking meters without the parking lots," and stated he did not go for it.

Councilman Isen moved that "this be tabled until such time as we go out and get on the ball and find out what lots we want. Some of the members of the Council think they want to tear down existing buildings or purchase hundred thousand dollar lots across from the Post Office in order to find off-street parking, when by walking a couple of blocks we can buy them at 15% of that cost, by walking up and down that street you are not going to find too many lots."

Motion dies for lack of a second.

Roll call on Councilman Blount's motion to approve the action of the Planning Commission in Case No. 315 and grant the Variance, which was seconded by Councilman Benstead.

AYES: COUNCILMEN: Benstead, Blount, Schwab and Drale.

NOES: COUNCILMEN: Isen. ABSENT: COUNCILMEN: None.

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

WRITTEN COMMUNICATIONS

City Clerk Bartlett read the following:

Request of I. J. Hallanger, Accountant, to transfer the sum of \$50,000 from the Motor Vehicle License Fund to the General Fund. Mr. Bartlett recommended the transfer.

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

Verified claim filed on behalf of Steven Marcotte against the City of Torrance in the amount of \$4,950.00.

Councilman Benstead moved the claim be denied and referred to the City's insurance carrier. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Communication from the Los Angeles Board of Public Works advising there is no nuisance being created by the discharge of effluent from the Hyperion Treatment Plant.

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

Request of the Recreation Commission that Ordinance No. 291, regulating the hours of dancing, be amended to permit supervised square dancing and dance recitals on Sunday afternoons between the hours of 1:00 p.m. and 6:00 p.m.

After a discussion of this Ordinance Councilman Isen moved this be tabled until the City Attorney renders a written opinion as to the constitutionality of Ordinance No. 291. He requested Mr. Hal to refer to N. Ray Hall 50 C.A. 786, holding an ordinance regulating dancing unconstitutional. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Request of the Torrance Recreation Commission for an appropriation of \$5,000 for the construction of a larger office for the Recreation Department at the Adult Center on Cravens Avenue.

Councilman Benstead moved this request be held over for further study. Motion, seconded by Councilman Blount, so ordered by Mayor Drale.

Request of the Torrance Recreation Commission that the old City Dump be leased to the Little League and the Babe Ruth League for a period of five years, at the rate of One Dollar per year.

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

Councilman Isen moved the proper lease be entered into between the City and the Little League and the Babe Ruth League, as recommended by the Recreation Commission, and that the City Attorney be instructed to prepare the lease. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Request of the Torrance Recreation Commission that they be granted permission to have the Recreation staff at El Retiro Park construct a fire circle at the East end of El Retiro Park, and advising the fire circle would be constructed by the staff with the assistance of various Boy Scout Troops and their leaders.

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

Councilman Benstead moved the City Attorney draw up the necessary legal document to protect the City regarding any fire hazards which might occur in these area, such as obtaining a permit from the Fire Chief before any fires are set, etc. Motion, seconded by Councilman Blount, so ordered by Mayor Drale.

Communication from the Torrance Recreation Commission advising they approved and recommended to the Civil Service Commission the Recreation Department Classification Study prepared by the Director of Recreation.

Matter of Record.

Communication from John E. McCall with reference to the suggestion that Tract No. 15926, known as Arlington Plaza, be furnished water by the City of Torrance instead of Moneta Water Company, and suggesting that if the City wishes to take over through its water department that it be done either by Resolution or Ordinance in which it agrees to protect the Moneta Water Company from any loss, cost or damage, or lawsuits which might grow out of the discontinuance of the Moneta Water Company to furnish water.

Councilman Isen suggested the names of the water consumers be notified that a hearing will be held on a specified date so the Council can find out what their wishes are.

Mayor Drale set August 24, 1954, at 8:00 p.m. as the date and time for the hearing, and requested Mr. Stevens to notify these people.

Mayor Drale requested City Attorney Hall to prepare the necessary resolution or ordinance so it can be acted on after the hearing.

Request of American National Red Cross for use of the Civic Auditorium for their Blood Banks for the following dates during 1955: February 14, June 13 and October 10.

Councilman Isen moved the request be granted and that a letter be forwarded to Mrs. Wm. H. Cochran advising her of this fact. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Mayor Drale requested City Clerk Bartlett to advise Mrs. Cochran.

Request of Paul R. Noble, 201 Avenue I, Redondo Beach, for refund of unused portion of Business License No. 6376, amount \$12.00.

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

Request of Richard Crites, 28 American Avenue, Long Beach, for refund of unused portion of Business License No. 6418. City Clerk Bartlett recommended the refund of \$12.00 be granted.

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

Communication from the Chamber of Commerce advising at their last regular meeting they unanimously voted to extend a friendly vote of confidence and cooperation to the members of the newly-created Airport Commission.

Councilman Benstead moved this be filed as a matter of record and a copy sent to the Airport Commission. Motion, seconded by Councilman Blount, carried.

Letter of resignation from Jess E. Minter, Jr., resigning from the Planning Commission.

Mayor Drale ordered the communication filed as a matter of record and requested City Clerk Bartlett to write a letter to Mr. Minter thanking him for his services to the City.

Mayor Drale stated Mr. Minter was his appointee but he would yield to Mr. Blount and requested him to have an appointment to the Planning Commission for the next regular meeting.

Claim of Wm. W. & Bernardine A. Hartley in the amount of \$18.11 for paving compound splattered on their 1953 Mercury while parked in front of their residence at 1747 Hickory Avenue.

Councilman Benstead moved this claim be denied and referred to the City's insurance carrier. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Communication from Paul Loranger, president of the Chamber of Commerce, requesting the Council's support to secure allocations from impounded tideland funds to insure proper development of the beaches.

Councilman Benstead stated this has already been taken care of. Councilman Isen moved the communication be filed as a matter of record. Motion, seconded by Councilman Blount, carried.

Request of Torrance Blue Print Company, 2227 Torrance Blvd. for a refund of \$12.63, which was an overpayment of their sales tax for the first quarter of 1954.

City Clerk Bartlett recommended the refund be granted.

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

City Clerk Bartlett said he had a copy of the minutes of the Special Hearing held before the City Council of August 3, 1954, regarding Case No. 312.

Councilman Isen moved the minutes of the Special Hearing of the City Council, dated August 3, 1954, with reference to Case No. 312, be incorporated as a part of the records of this meeting and the minutes be filed as a matter of record. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Councilman Isen moved the request by Mr. Walker, who was the applicant for a Variance in Case No. 312 which was withdrawn by us in an informal meeting of August 3, 1954, be now formally accepted by the City Council. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Request of Asst. to City Engineer Patrick to advertise for bids for the construction of concrete sidewalks from the easterly side of Glenburn Avenue to the existing sidewalks westerly of Crenshaw Boulevard, all on the southerly side of 174th Street.

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

Communication from Walentz Graniczny regarding the filling of an unused portion of a clay pit south of the Edison right-of-way and West of Western Avenue.

Councilman Isen moved this communication be referred to the City Manager, City Engineer and Chief of Police for a recommendation at the next regular meeting. Motion, seconded by Councilman Blount, carried unanimously,

AIRPORT MATTERS:

At the regular meeting of the Airport Commission held August 4, 1954, it was moved, seconded and carried unanimously that Mr. Beerup's lease proposal offering to lease 150 feet of boulevard frontage for a period of 50 years, at a monthly land rental of \$1.00 per front foot, be referred to the City Council with the recommendation that it be accepted, further negotiations to be conducted, with the stipulation that the City Engineer be very aware of drainage and sewage problems before any final acceptance of the plan, and that the final plans for the completed unit, with all furnishings, etc., be brought before the Airport Commission at a later date, for study and recommendation as to the architectural design.

A lengthy discussion followed regarding the value of this property. Councilman Blount inquired if a precedent was to be set at \$1.00 per front foot, he said he thought each lease should stand on its own merit. Councilman Benstead said it was his opinion the property becomes more valuable every time something is put on it. Councilman Isen said it was his understanding this was the price discussed as the Council wanted to get developers in there. City Manager Stevens advised the Council this was the price that was discussed with Mr. Beerup.

Councilman Isen moved the lease be entered into at \$1.00 per front foot for fifty years, further terms and conditions to be negotiated. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Communication from City Engineer Bishop regarding Paseo de Gracia sump drainage and urging the practicability of obtaining the vacant lot, excavating a 10 ft. deep sump, installing 6 seepage pits, 3 feet in diameter, 40 feet deep, actual required depth to contact good seepage sand to be determined in the field,

with a twelve inch perforated pipe core, said pipe to extend 3 feet above the bottom of the sump. The sump will act as a settling, or clarifying basin to keep most of the silt and sand from the seepage pits, and the pits themselves can be cleaned occasionally by running a bucket down the twelve inch perforated pipe. The six seepage pits would cost about \$1200.

Councilman Schwab moved this be referred to the next regular meeting. Motion, seconded by Councilman Blount, carried unanimously. Mayor Drale requested City Manager Stevens to notify the people interested in this that this matter will be brought up at the meeting on August 24.

Petitions signed by residents of Victoria Terrace petitioning the City Council for the beautification of the unpaved center portion of Anza Avenue, to include the planting of flowers and/or shrubs and the maintenance of same by the City of Torrance, together with an adequate sprinkling system.

Mr. Robert Faye spoke on behalf of the petitioners and requested the Council to do something about this dirty center strip.

Mayor Drale said the Council has discussed this problem and he thought something should be done. Councilman Blount said he thought it was a mistake the Council had made and they should do something about it.

Councilman Benstead moved the street be cleaned up, the shoulders black-topped, and the center island planted with ice plant or something similar to halt the dust problem, and that Palos Verdes Parkway also be included in this clean-up. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

At 10:25 p.m., Mayor Drale declared a recess. The meeting reconvened at 10:30 p.m. Councilman Benstead left the meeting during the recess.

Petition signed by 73 residents of the West Torrance area requesting that a STOP signal be established at the intersection of Torrance Boulevard and Madrona Avenue to protect grade school children living North of Torrance Boulevard who attend Madrona Street school.

Councilman Blount moved this petition be referred to the Traffic Commission for study and recommendation. Motion, seconded by Councilman Schwab, carried by those present.

Communication from Asst. to City Engineer Patrick submitting an easement prepared by the Southern California Edison Company for a right-of-way to place poles within the Torrance Municipal Airport property from the end of their existing line easterly to serve Sheridan-Gray, Inc.. The location of this proposed line has been approved by Mr. Ed Dietrich and the Civil Aeronautics Authority.

Councilman Blount moved the easement be granted. Motion, seconded by Councilman Schwab, carried by those present.

Communication from Asst. to City Engineer Patrick submitting two easements from Richard Thayer Barrett and Gwendolyn Thomas Barrett along their southerly lot line (Lot 144 in Tract 17132) for storm drain and sanitary sewer purposes, all in conjunction with Tract 20101.

Councilman Blount moved this be referred to the next meeting. Motion, seconded by Councilman Schwab, carried by those present.

Communication from Asst. to City Engineer Patrick submitting an easement from the Standard Oil Company for the northerly 24 feet of Lot 107 of Tract 2200 for street purposes. This will give a full width street on the southerly line of Tract 19463.

Councilman Blount moved this be referred to the next meeting. Motion, seconded by Councilman Schwab, carried by those present.

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Final Tract Map No. 17378. Letter of transmittal from the Planning Commission and City Engineer recommending approval of Final Tract Map No. 17378, consisting of 70 lots located easterly of Amie Avenue from 178th Street Hickman Avenue, to be developed by the Knapp Building Corporation, subject to the following special conditions: curbs and gutters on westerly side of Amie Avenue South of 179th Street to be constructed to allow storm waters to flow from sump to Prairie Avenue, to abandon sump.

Councilman Blount moved to concur with the recommendation of the Planning Commission and City Engineer in approving Final Tract Map No. 17378, subject to the special conditions. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

Final Tract Map No. 20519. Letter of transmittal from the Planning Commission and City Engineer recommending approval of Final Tract Map No. 20519, consisting of 26 lots located westerly of Arlington Avenue and northerly of the proposed Sepulveda Freeway, to be developed by the Woodland Investment Company; subject to the following drainage problem: It is necessary that the storm drainage flow westerly over private property. Therefore, it is requested that a cesspool be constructed at the westerly end of 185th Street to receive the trickle water.

City Engineer Bishop explained this drainage problem to the Council. Councilman Isen advised Mr. Bishop there was no compulsion on his part to make this drainage problem easy for the subdividers, and requested him to be as strict as he could be regarding the drainage problem in all tracts. Mayor Drale asked City Engineer Bishop if this drainage met with his approval. City Engineer Bishop said that it did.

Councilman Isen moved Final Tract Map No. 20519 be approved pursuant to the recommendations of the Planning Commission and the City Engineer. Motion, seconded by Mayor Drale, carried by the following roll call vote: AYES: COUNCILMEN: Isen, Schwab and Drale. NOES: COUNCILMEN: Blount. ABSENT: COUNCILMEN: Benstead.

Tentative Tract Map No. 17390. Letter of transmittal from the Planning Commission and City Engineer recommending approval of Tentative Tract Map No. 17390, consisting of 536 lots located westerly of Hawthorne Avenue and northerly of Del Amo Boulevard, to be developed by the Milton Kauffman Construction Company, subject to the following special conditions: Planning Commission approved subject to conditions stipulated in Ordinance No. 593 concerning fencing being enforced along drainage channel and around oil well operations.

Councilman Isen moved tentative tract Map No. 17390, as approved by the Planning Commission and City Engineer, be concurred with by the City Council. Motion, seconded by Councilman Schwab, carried by the following roll call vote: AYES: COUNCILMEN: Isen, Schwab and Drale. NOES: COUNCILMEN: Blount. ABSENT: COUNCILMEN: Benstead.

CASE NO. 323. Transmittal form from the Planning Commission recommending denial of Case No. 323, application of L. J. and B. J. Grant for a Variance to permit conversion of existing house to a professional office and to provide additional parking for Knolls Shopping Center at 1710 West 234th Street.

Councilman Blount moved to concur with the recommendation of the Planning Commission in denying application for Variance requested in Case No. 323. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

Communication from the Planning Commission recommending the names of several streets be changed, as per maps attached.

As there were no maps attached, Mayor Drale requested the Engineering Department to make a study of these various streets and report at the next regular Council meeting.

City Manager Stevens said it was his recollection the Council had requested the Planning Commission to hold hearings when they changed street names so the people in the various areas could express their feelings.

City Clerk Bartlett read title to:

RESOLUTION NO. 2609

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY DEMAND THE ACQUISITION AND CONSTRUCTION OF CERTAIN MUNICIPAL IMPROVEMENTS, AND MAKING FINDINGS RELATING THERETO.

Councilman Blount moved this be held over until 5:00 p.m. on Wednesday, August 11, 1954. Motion, seconded by Councilman Schwab, carried by those present.

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

ORDINANCE NO. 701

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

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

Councilman Blount moved for the adoption of Urgency Ordinance No. 701 at its first and final reading. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

ORDINANCE NO. 702

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REGULATING THE CONSTRUCTION, ERECTION, ALTERATION, REPAIR AND MAINTENANCE OF ALL SIGNS, AND REPEALING CERTAIN ORDINANCES.

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

Councilman Blount moved for the adoption of Urgency Ordinance No. 702 at its first and final reading. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

ORDINANCE NO. 703

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING LAND USE ORDINANCE NO. 612 SETTING FORTH THE PROCEDURE AND REQUIREMENTS TO OBTAIN A PERMIT TO OPERATE A HOME BUSINESS IN RESIDENTIAL AND AGRICULTURAL ZONES.

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

Councilman Schwab moved for the adoption of Ordinance No. 703 at its first reading. Motion, seconded by Councilman Blount, carried unanimously by roll call vote of those present.

ORAL COMMUNICATIONS

City Manager Stevens said the City had a 1936 Ford Pickup

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which had been assigned to the Park Department and has now been replaced with a 1954 Pickup. He stated he had received three bids for this 1936 Pickup. The high bid was for \$80, and he recommended this bid be accepted.

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

Councilman Isen said he had two matters from the Chief of the Fire Department. He said he would want City Manager Stevens' recommendation on these and maybe he should be the one to request the appropriations. The first was a request, recommended by the Fire Chief, for an appropriation of \$100.00 to defray the expenses of sending a delegate and an alternate to the 1954 California State Firemen's Convention to be held in Monterey, September 26-30, 1954. The Torrance Firemen's Association has requested the appropriation.

Councilman Isen requested City Manager Stevens' recommendation. Mr. Stevens said they have been sending delegates but the last time there was a discussion on whether to send them again or not. Councilman Isen said he was in favor of sending them again.

Councilman Isen moved the appropriation, as requested by the Torrance Firemen's Association, of \$100 for a delegate to the 1954 California State Firemen's Convention be concurred with. Motion, seconded by Councilman Blount, carried unanimously by roll call vote of those present.

Councilman Isen said the second request was addressed to Mr. George Stevens and signed by Fire Chief Benner stating the 1954 Conference of the Pacific Coast Intermountain Association of the Fire Chiefs' will be held in Long Beach, August 23 to August 26, and requesting he be allowed \$100 to defray expenses incurred while attending this conference.

Councilman Blount inquired where this convention was to be held and how much had Chief Benner requested. Councilman Isen said the convention was to be held in Long Beach, and the Chief had requested \$100.

City Manager Stevens said that normally it is indicated that appropriate expenses be paid, with a maximum set.

After a short discussion regarding this Councilman Isen moved Fire Chief Benner be allowed appropriate expenses to attend this convention, not to exceed \$100. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

Councilman Isen inquired if a petition had been received from the merchants on Torrance Boulevard requesting limited parking in the area from Sartori to Cota. City Clerk Bartlett stated he had not received the petition.

Councilman Isen said he would like to request the Traffic Commission to post this area from Sartori to Cota on both sides of the street.

Mayor Drale called on Chief Haslam for a recommendation. Chief Haslam recommended this be given more study, he said the City was not supposed to furnish parking for residents of apartment houses. He also stated that when the parking meters are put in, there will have to be limited parking not only on Torrance Boulevard but on other streets as well. Chief Haslam said there would be an engineering problem regarding safety, as well as a few legal problems. Councilman Isen said he would take this up with the Traffic Commission.

Councilman Isen said he thought the Airport Commission should receive some kind of a policy letter from the Council to elaborate and qualify what their duties would be, he suggested a joint meeting with the Commission.

Mayor Drale stated that Councilman Blount had already sug-

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gested this and a meeting will be arranged at a later date. He said Mr. Blount also suggested the Commission be organized by ordinance.

Councilman Isen said that in reading the Airport Commission minutes it looks like we have a terrific Commission and they are to be complimented. He said he noticed from the minutes that a representative from Coldwell-Banker & Company had addressed them, expressing an interest in thirty-five acres at the Airport for a shopping center. Mr. Isen said this is probably the biggest thing that has ever hit Torrance, and the Council should not take a chance that they select one of the other areas for this shopping center. He stated that with this in mind, and because the Airport Commission is so new, and since he believed the ultimate purpose of the Commission as far as the improvements are put on is to pass on them architecturally and see that they conform, he would like to move that the City Manager immediately get in touch with the representative of Coldwell-Banker & Company to open negotiations for this particular business section, advising him it is the wishes of the Council to work something tangible out directly with him, and advising the Airport Commission that we are not trying to get past their jurisdiction, but the immediate situation requires an answer, by saying immediately he said he meant a phone call to make the contact to say that the Council is interested, that we are not cold on the suggestion, and that the conferences start sometime next week.

Councilman Isen moved the Council go on record as encouraging this particular situation and that Mr. Stevens open negotiations at once and that the Council meet with this representative.

City Manager Stevens advised Councilman Isen that he had met with the representative, they have spent a lot of time on it, and they will have a proposition.

Councilman Isen said he sincerely requested a second to his motion so this will be a matter of record so the representative will know that Mr. Stevens is authorized to open these negotiations.

Mayor Drale said the only thing he was concerned about was that he was the one that suggested the Airport Commission and he did not think the Council should take care of the big things and let the Commission just handle the little things.

Councilman Schwab stated he definitely concurred with the Mayor on this, he thought Councilman Isen was rushing things a little bit, he said there was no doubt about the Airport Commission being a good one, "Let's not take the ball away from the boys the first thing."

Councilman Isen said if the Airport Commission was supposed to screen the proposals they should have had a motion to send a representative from Coldwell-Banker & Company to this Council and the City Manager for further negotiations.

Mayor Drale advised Councilman Isen there was no second to his motion.

Councilman Isen said he truly hoped this was due to a technicality and that the Mayor was still in accord with his proposition for opening business sections, particularly on the Airport.

Mayor Drale said he definitely was in accord with his proposition but he was not about to take authority away from a Commission he had organized.

Councilman Isen said in that case he would put the responsibility over to the Mayor.

Councilman Isen said, "Let's get going-let's get an appraiser appointed for this assessment district for off-street parking. Let's get a tentative decision for the boundaries and a decision as to what property should be acquired for parking lots."

Mayor Drale said he had received a letter from Mr. Hall as to what must be done. "We are going to have to have the cooperation of the Chamber and circulate petitions and make sure that we get 51% of the people in the area who own the property to agree

to the Assessment district before we start purchasing any parking lots." He said the Council could take options on the lots but they have to have the money before they can purchase them.

Councilman Isen said, "If we are going to follow Mr. Hall's suggestions, which we must do, we are quite a long way from accomplishing anything. We have to decide where the boundaries are, what property we are thinking of acquiring, and there should be an appraisal on the properties so we will know what will be the best buy." He told Mayor Drale that as Mayor of the City of Torrance it was his responsibility to get things going.

Mayor Drale said he was just as interested in this as anyone-he was doing all he could. He said there were steps to be taken that he could not take and advised Councilman Isen that he was one of the five to do it.

Mrs. Josephine Belotti said the residents have requested a STOP sign be erected at Falda and 186th Street.

Councilman Blount moved this be referred to the Traffic Commission. Motion, seconded by Councilman Schwab, carried by those present.

Mrs. Belotti inquired why the chuckhole at the intersection of Redondo Beach Boulevard and Thornburg had not been repaired. Mayor Drale requested City Manager Stevens to have this checked.

Mrs. Belotti inquired how soon the work on the wall on Ashley Avenue would be started. City Engineer Bishop advised the plans were just about completed and would be let out for bid in the immediate future.

Mr. E. F. Schoonover stated there were three homes in the Weston Hills that had not been satisfactorily completed by the developer. City Engineer Bishop advised he had talked with Mr. Lowe regarding these three homes, and also talked with the homeowners, and they were all satisfied with the arrangements made with Mr. Lowe. He said this matter was taken care of.

Mr. Schoonover inquired about the trees in Tract No. 17444. City Engineer Bishop advised the subdivider had been notified his bond would be held up until these trees were planted.

Mr. Schoonover said there was a drain coming down from the Torrance Sand and Gravel Company that could cause serious trouble to the homes in the Pacific Hills area if it was not checked. Mayor Drale requested City Engineer Bishop to have this drain checked and notify Mr. Schoonover.

Mayor Drale moved that City Manager Stevens be authorized to bid for parking meters, between 300 and 400. No objections, so ordered.

City Manager Stevens said he would call for bids on both the automatic and mechanical types of meters, as well as the single and double standards, for the City Council to consider.

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

At 11:30 p.m., Councilman Blount moved to adjourn to 5:00 p.m., Wednesday, August 11, 1954. Motion, seconded by Councilman Schwab, carried unanimously by those present.


City Clerk of the City of Torrance

APPROVED:


Mayor of the City of Torrance