

Torrance, California
October 5, 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, October 5, 1954, at 8:00 o'clock p.m., Mayor Drale presiding.

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

At the request of Mayor Drale, Chief of Police Haslam led the salute to our Flag.

Councilman Schwab opened the meeting with an invocation.

At the request of Mayor Drale, one minute of silence was observed in memory of Wallace Post.

Councilman Blount moved the regular order of business be dispensed with. Motion, seconded by Councilman Benstead, carried.

Mayor Drale announced this was the time and place set for the opening of bids for the purchase of Tax Anticipation Warrants for the City of Torrance, in the principal amount of \$200,000.

Deputy Clerk Hallanger said he had the Affidavit of Publication and opened and read the following bids:

<u>Bidder</u>	<u>Rate of Interest</u>
California Bank	.974% per annum
Bank of America	1½% per annum

At 8:05 p.m., Mayor Drale declared a recess. The meeting reconvened at 8:10 p.m.

City Manager Stevens recommended the bid of the California Bank for the purchase of \$200,000 Tax Anticipation Warrants, at the rate of .974% per annum, be accepted as the lowest responsible bid, and that all other bids be rejected.

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

WRITTEN COMMUNICATIONS

Deputy Clerk Hallanger read the following:

Request of G. R. G., Inc. for a contract to cover the cost of their off-site sewer costs in Tract No. 18715, in accordance with Ordinance No. 676.

City Manager Stevens said it was agreed to return some of this money under the ordinance, to set up a district under the conditions outlined in the ordinance. He recommended this matter be referred to the Engineering Department to determine if any connection had been made and the status of the development.

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

Communication from Mrs. Frank Vyzralek, Jr. protesting the removal of the barricades, Palos Verdes Estates.

Councilman Schwab moved this communication be filed as a matter of record to be taken up in the study of this matter. Motion, seconded by Mayor Drale, carried.

Communication from the Engineering Service Corporation requesting the City of Torrance to accept dedications of portion of Entradero Avenue and Anza Avenue through the Southern California Edison Company Right-of-way.

Councilman Benstead moved the dedications be accepted and the City Attorney be authorized to prepare the necessary instruments for the acquisition of said dedication. Motion, seconded by Councilman Blount, so ordered by Mayor Drale.

Communication from the Civil Service Board recommending that the request of William Leetz, Park Maintenance Man, for a leave of absence of two weeks, without pay, during the last two weeks of October and immediately following his regular vacation leave, be approved.

Councilman Benstead moved to concur with the recommendation of the Civil Service Board. Motion, seconded by Councilman Blount, carried.

Communication from Water Superintendent McVicar, recommending that Section 4 of Resolution No. 2279 be amended to hold the legal owner of property served by the Water District responsible for all delinquencies, thus eliminating the necessity of obtaining guarantee deposits for water bills.

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

Communication from the City Clerk of Los Angeles regarding Resolution No. 2591, entitled "Resolution of the City Council of the City of Torrance Directing Official and Public Attention to Contamination of Ocean Water in the Area of the Hyperion Sewage Treatment Plant"; also Joint Report #1 of the City Engineer and Director of the Bureau of Sanitation, Los Angeles, and report of the Office of the Board of Public Works, Los Angeles.

Councilman Blount moved these communications be filed as a matter of record. Motion, seconded by Councilman Schwab, carried,

Deputy Clerk Hallanger read the following petition, signed by approximately 150 residents of the Hollywood Riviera:

"We the undersigned homeowners of Hollywood Riviera, living adjacent to Via Monte D'Oro, respectfully request that the City

CAA010

of Torrance demand that the developers of Tract 19305 lower the high dirt banks which they have erected on the west side of Via Monte D'Oro. This had created undue hardship on the property adjacent to the subdivision, inasmuch as a new topography and terrain now exists which destroys the view, depreciates values of the adjacent property, and will create a traffic hazard due to the grading of the lots at a much higher level than Via Monte D'Oro.

It is also respectfully requested that the City of Torrance Building Department be directed to withhold building permits on the lots facing Via Monte D'Oro until this situation has been rectified."

City Manager Stevens said this has been discussed with the subdivider and the engineer and they had agreed to lower the lots abutting Via Monte D'Oro; however, the City does not have an agreement to that effect.

City Engineer Bishop stated he had talked with Mr. Wright of the Don-Ja-Ran Corporation who has promised to take care of eight lots, starting with the third lot above Via Los Miradores--the first four lots to be lowered as much as they could be lowered; the second four to have the outstanding corners rounded off to help eliminate this protruding. Mr. Bishop said these eight lots were as far as Mr. Wright would go, and it was his understanding the City does not have any power to force this.

Councilman Isen inquired of the Planning Commission approves the grading. City Engineer Bishop said the grading plan is presented to the Engineering Department; it does not go to the Planning Commission.

Mr. Norman Stearns, associated with Don-Ja-Ran Corporation, stated their whole attitude in this matter is a question of cooperation; however, he said that sometimes requests are made which are so expensive it is almost impossible to grant them. He stated the present grade of those lots is lower than the natural grade; this grade has been lowered from what it previously was and there is no question of stopping any views. Mr. Stearns stated the grading plans have been approved.

City Engineer Bishop said he had not actually approved the revised grading plans. The street drawings have been approved in the usual manner.

Mr. Stearns assured the Council that after these banks are planted, and he stated he would be willing to put that in writing--that the banks would be planted--that there will be no bad views.

Mr. Rex Hayes, 421 Calle de Aragon, presented pictures of this area to the City Council.

City Engineer Bishop explained the grading to the Council by the use of maps.

Mrs. Ellery Price, 600 Via Monte D'Oro, said they bought their home for the beauty of the natural terrain. Now all she can look at is a huge dirt bank.

Mr. Blakeley stated he owned Lot 13 at the corner of Paseo de las Estrellas and Monte D'Oro and they have built up Twenty feet above the street, that is twenty feet above the existing grade.

Councilman Schwab inquired if Mr. Bishop had a revised plan which he had not approved.

Mr. Bishop said it was designed a little differently. He understood it had been raised. He said this map was submitted after this controversy came up.

Mr. Stearns said he knew of nothing that required them to get approval of lot heights. The street grades, boundary lines and grade plans have been approved. He stated they were not in violation of any ordinance, State Building Act or the Subdivision Map Act.

Mr. Bishop said it looked like the drainage would be the only violation as there was no physical hazard.

Mr. Lawrence Wing, 516 Via Monte D'Oro, said what they have done there is to raise a dirt embankment which was not there six months ago.

After a general discussion the Council decided to authorize the issuance of all the building permits on the lots in Tract No. 19305, except the ones in question, which are on the west side of Monte D'Oro. In the meantime it was decided the City Council would meet with Mr. Stearns and Mr. Karlan, representing Don-Ja-Ran Corporation, and Mr. Wing, Mr. Hayes and Commander Mason, representing the Hollywood Riviera residents. The meeting was set for 12 o'clock, Thursday, October 7, 1954, at 516 Via Monte D'Oro.

Councilman Isen said in connection with all of this, so that time can be saved, he thought Mr. Hall should be instructed to inquire into all the legal ramifications involved in this problem, so he can properly advise the Council next Wednesday night. Mayor Drale requested City Attorney Hall to take care of this.

Request of Pacific Coast Gasoline Company that their present Franchise, pursuant to Ordinance No. 389, be cancelled and that bids be solicited for a new Franchise, pursuant to the ordinances of the City of Torrance.

Councilman Blount moved this request be referred to City Attorney Hall for his recommendation. Motion, seconded by Councilman Isen, carried.

Recommendation of the Torrance Airport Commission approving petition of Mr. Peter Arola for an option on the section of land beginning at a point 200 feet easterly of the present Half-Way House lease and easterly approximately 300 feet to a line bisecting the intersection of Newton Street and Pacific Coast Highway; and also recommending that, because of the particular layout of the property in question, the rental price be \$250 per month.

Councilman Isen moved this be referred to City Manager Stevens for study and recommendation. Motion, seconded by Councilman Blount, carried.

Communication from Chief of Police Haslam requesting the rank of Motor Officer be established in the Police Department.

City Manager Stevens recommended that instead of a classification being set up that \$15.00 per month additional be paid as "bonus pay" to any of the police officers when they are on this particular motorcycle duty.

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

Communication from the State of California Department of Public Works, Division of Highways, relative to the intersection of Pacific Coast Highway and Crenshaw Boulevard in the City of Torrance. They recommended that full traffic actuated signals with intersection illumination be installed at the intersection. They estimated the installation will cost approximately \$15,000, and they advised the City of Torrance will be requested to participate in the cost to the extent of fifty per cent.

City Manager Stevens recommended the City participate in this installation of traffic signals.

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

Communication from Venard E. Kemp setting forth Mr. Hoedemaker's proposal for the option to lease the 300 x 300 foot corner of Pacific Coast Highway and Crenshaw Boulevard.

Councilman Isen inquired who would be obligated on the lease. Mr. Kemp stated there would be another name on the corporation, he said he did not know the other person's name but it would be a Hody organization.

City Attorney Hall inquired if they would sign individually as well as a corporation. Mr. Kemp assured the Council that they would.

CAA01C

Councilman Isen moved the offer of Mr. Hoedemaker for an option, with the terms as contained in his letter of October 4, 1954, and also with a further term which was in the original lease, that no brokerage as far as the City is concerned, be accepted; and the City Attorney be authorized to prepare the proper option and lease. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Communication from the Oil Workers International Union and the United Steelworkers of America, C.I.O., endorsing the bond issues for the Civic Auditorium and the Swimming Pool.

Councilman Benstead said it was his understanding these letters can be used for advertising if the Council so desires.

Councilman Benstead moved the communications be filed as a matter of record. Motion, seconded by Councilman Isen, carried.

Communication from C. T. Walberg, minister of the Congregational Church of Christ, Inc., regarding St. Stephens, Chapel, located at 4162 Sepulveda Boulevard in the City of Torrance; also report from Fire Chief Benner regarding this same property.

Councilman Blount moved this matter be referred to the next Council meeting. Motion, seconded by Councilman Benstead, so ordered by Mayor Drale.

At 9:30 p.m., Mayor Drale declared a recess. The meeting reconvened at 9:40 p.m.

Communication from Milton Kauffman Construction Company advising a contract has been let for the installation of trees, in the parkways of Lots 107 to 160, inclusive, in Tract No. 17965. Matter of record.

Request of the Torrance Babe Ruth League, Inc. for the use of the Torrance Park for the next season; also, requesting they be permitted to operate a concession stand at the Park next year.

Councilman Benstead moved this request be forwarded to the Recreation Commission and to Recreation Director Van Bellehem for their recommendations. Motion, seconded by Councilman Blount, so ordered by Mayor Drale.

Recommendations of City Manager Stevens:

APPROPRIATIONS:

1. To Halprin Supply Company for unused, surplus fire hose for the Street Department, the sum of \$494.04, plus sales tax.

Councilman Benstead moved to concur with the recommendation of City Manager Stevens, Item one, under Appropriations. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

TRAFFIC CONTROL:

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

1. That a 35 mile speed limit be established on 182nd Street from Western Avenue to Hawthorne Avenue.
2. That a One Hour parking limit be established for center-of-street parking in the central business area.

3. That a Two-Way STOP sign be established on Palos Verdes Boulevard at the westerly boundary line of the City.

Councilman Isen said he would like to add Items 4 and 5 which were approved by the Traffic Commission, as follows:

4. Wherever in the Central Business Area there are postings of two hour parking limit that they be changed to one-hour.
5. One-Hour parking on Torrance Boulevard from Cabrillo to Cota Avenue.

Councilman Isen moved to concur with Traffic Control Items one through five. Motion, seconded by Mayor Drale, was defeated by the following roll call vote: AYES: COUNCILMEN: Isen and Drale. NOES: COUNCILMEN: Benstead, Blount and Schwab.

Councilman Blount moved to concur with the recommendation of City Manager Stevens, items one, two and three under Traffic Control. Motion, seconded by Mayor Drale, carried unanimously by roll call vote.

Report from City Engineer Bishop regarding the lot drainage in Tract No. 18416.

Mr. Bishop stated that according to the figures on his map report, he would recommend that ten driveways should be lowered to allow good drainage; that six other driveways should be lowered to give better grading. He said he did not exclude from his recommendations the possibility of raising the back porch slabs, if the owner so desires, by capping with concrete to make said slabs higher than the driveway of the house, or at least higher than some point where the lot could drain out. Mr. Bishop stated the subdivider has said that they would seal the stucco around the house to prevent leakage where driveways are left high.

Mayor Drale moved the subdivider be requested to conform to Mr. Bishop's recommendations regarding these particular lots. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

The following communication from Asst. to City Engineer Patrick regarding Del Amo Boulevard Improvement District, was read by Deputy Clerk Hallanger:

"I am submitting herewith petitions for the construction of curbs, gutters and sidewalks along Del Amo Boulevard from Crenshaw Boulevard East to the easterly line of Lot 34 in Tract 9901. These are signed by 45 property owners, which represent about 67% of this area. I am also submitting a letter from Barnett, Hopen and Smith on the estimated charges for assessment work for this project, in which they state that their work would amount to \$1,870. In addition, a map is attached, showing in red the lots as represented by the signatures on the petition.

Del Amo Boulevard shows on the Los Angeles County Master Plan of Highways as a major boulevard, requiring a right-of-way of 100 feet and approximately 80 feet between curbs. We have the necessary 100 foot right-of-way in this area, but it is proposed that the curbs be constructed for a residential street since at the time of construction of a major boulevard it would be necessary that the curbs be removed and reconstructed due to any change of grade that might occur in the overall plan of Del Amo Boulevard.

This Office would like to recommend that an assessment district be formed for the construction of curbs, gutters and sidewalks, and that the City forces pave the street and the long driveways approaching the houses on the North to conform with the driveways southerly of Del Amo Boulevard. Also, I would like to

CAA010

recommend that Barnett, Hopen & Smith be retained as assessment engineers on this project."

Mayor Drale inquired if the County wanted to widen this in the future, whether the same people would be assessed. City Manager Stevens advised this would be the only time these people would be assessed.

Councilman Schwab moved to concur with the recommendation of Asst. to City Engineer Patrick regarding the Del Amo Boulevard/unanimously by roll call vote.

Improvement District. Motion, seconded by Councilman Blount, carried

Communication from City Engineer Bishop advising that the Oswald Brothers Company is the lowest responsible bidder for both Method "A" and Method "B" for the improvement of Crenshaw Boulevard from Dalemead Street to 898 feet southerly thereof. City Engineer Bishop stated it was impossible at this time to recommend the method "A" or "B" for award of the contract, as he was still working on the report of the lot grading of that section of Cottage Grove Tract No. 18416, which report was given earlier this evening.

City Manager Stevens said he thought the City should go ahead and get this job wound up, because actually the bond is for street improvements only. Mr. Lowe has told us personally he would abide by the plan as developed by the Engineering Department regarding this tract. Mr. Stevens said the two things tie together and they are trying to get this clarified and award the Method "A" tonight.

Councilman Isen moved that the check in the amount of \$9,242.58 be accepted and that the bond for the improvement of streets in Tract No. 18416 be released. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Councilman Isen moved the bid of Oswald Brothers Company for the Crenshaw Boulevard Improvement, from Dalemead Street to 898 feet southerly thereof, be accepted and that the method used be the Method "A" and that we pay the sum of \$11,056.28 for this improvement. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Deputy Clerk Hallanger read title to:

RESOLUTION NO. 2631

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FINDING AND DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE THE ACQUISITION, CONSTRUCTION AND COMPLETION BY THE SAID CITY OF TORRANCE OF CERTAIN PUBLIC IMPROVEMENTS, TO WIT: THE CONSTRUCTION AND INSTALLATION OF A SEEPAGE BASIN OVER AND ACROSS CERTAIN REAL PROPERTY IN THE CITY OF TORRANCE; AND DIRECTING THE CITY ATTORNEY TO BRING AND PROSECUTE AN ACTION IN THE SUPERIOR COURT FOR THE CONDEMNATION THEREOF.

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

Councilman Isen moved for the adoption of Resolution No. 2631. Motion, seconded by Mayor Drale, carried unanimously by roll call vote.

RESOLUTION NO. 2632

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND APPROVING CERTAIN AMENDMENTS TO LEASE AGREEMENTS WITH SHERIDAN-GRAY, INC.

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

Councilman Benstead moved for the adoption of Resolution No. 2632. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

RESOLUTION NO. 2633

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ENDORSING AND URGING A "YES" VOTE ON PROPOSITIONS NO. 1 AND 2 TO BE VOTED UPON AT THE SPECIAL MUNICIPAL ELECTION TO BE HELD OCTOBER 19, 1954.

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

Councilman Isen moved for the adoption of Resolution No. 2633. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Councilman Isen moved the Mayor instruct the City Clerk to send a copy of Resolution No. 2633 to both newspapers with the kind request it be printed in a conspicuous place -- and-- not at the legal rate. Motion, seconded by Councilman Benstead, so ordered by Mayor Drale.

RESOLUTION NO. 2634

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE BOARD OF SUPERVISORS OF LOS ANGELES COUNTY TO ALLOCATE THE NECESSARY FUNDS TO IMPROVE AVENUE "E" BETWEEN THE CITY OF TORRANCE WESTERLY BOUNDARY LINE AND TULITA LANE, REDONDO BEACH, CALIFORNIA.

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

Councilman Benstead moved for the adoption of Resolution No. 2634. Motion, seconded by Councilman Isen, carried unanimously by roll call vote.

ORAL COMMUNICATIONS

City Manager Stevens said he was trying to re-check on the proposed dinner between the Council, the Recreation Commission, Supervisor Chase and other interested parties, to discuss the Torrance beach program. He said they had suggested Tuesday, October 26, at 6:00 P.M.

It was decided to meet at 5:30 P.M., on Tuesday, October 26th.

City Manager Stevens said he had a letter from Mr. Sheblack, Director of Torrance Adult Education at the High School, advising they are going to have Public Forum Affairs Series in which they will have distinguished professors as speakers, and requesting that one of the Councilmen introduce these speakers. Mr. Stevens said there would be four meetings - all on Wednesday - on the following dates: October 20, October 27, November 3 and November 10.

Mayor Drale requested each of the Council members to take a turn.

City Manager Stevens said he would like to continue the matter of awarding the tire bids until the 13th, as some of the bids were not complete.

City Manager Stevens said there were a couple of gentlemen in the audience who live on Avenue "E", who attended the Redondo Beach

CAA010

City Council last night. He said he didn't know if they ever took the barricades down they are up now, and apparently they are going to leave them up until they work out some solution. Mr. Stevens said the City had ordered the Stop signs, as it had agreed to, and we have written a Resolution to the Board of Supervisors, which we agreed to do, and he thought that was about all the City could do, unless it takes legal steps.

Mr. Colby, 1067 Avenue "E", said he was a spokesman for the property owners on this street. He said this barricade was put up for a specific reason, and that was for the safety of their Children going to and from school. He explained in detail the traffic this street was carrying and the hazards created by the speeding. Mr. Colby said he hoped this Council could come up with a suggestion which would be adequate to open up this street.

Mayor Drale advised him as this is a public street all the City can do is limit the gross tonnage and stop the speeding but he did not think they could limit the number of cars using this street. He said they are hoping to get the cooperation of the County in widening this street, and that was about all the City could do.

Mr. Colby explained at length what they had done trying to get help from the County and from the City of Redondo Beach.

Mr. John Barnes said he was a resident of the County strip and he realized this barricade worked a hardship on the people of Torrance, but stated it was also a hardship for the people living on the street and until something was done to the street to give them safety for their children he thought the barricades were the best answer to the solution.

A lengthy discussion followed regarding these barricades. The Council suggested to these gentlemen that they try and form an assessment district under the 1911 Act.

Councilman Blount inquired how long it would take to get a writ from the Superior Court to open the street.

City Attorney Hall said he thought the matter could be set in motion and, perhaps, heard in three weeks.

Councilman Isen presented a clipping from the Daily News regarding a new type of signal for school crossings, in which the Board of Education in Los Angeles is very much interested.

Councilman Isen moved City Manager Stevens write a letter to the Board of Education suggesting this is being done in other cities to see what their attitude would be and advise them the City is very much interested in cutting down the cost of crossing guards. So ordered by Mayor Drale.

Mr. Gianni inquired about the condemnation of 186th Street. City Manager Stevens advised the Council this was the matter which was discussed last week, and the Council agreed to condemn a portion of 186th Street to avoid a sump. The only question was who would bear the condemnation cost. He said Mr. Gianni has stated he will bear the cost, if any, in this condemnation action.

City Attorney Hall stated if he could get the legal description of the property to condemn, he would have the Resolution ready to act upon at the next Council meeting.

Mr. Smith of the Building Department said the press had been giving the inspectors a bad time, especially regarding the homes on Cerise Avenue. He said after the last Council meeting he went out there and took photographs under the house, and he has a signed statement from this gentleman that he is satisfied with his house.

Mr. Art Moore, Plumbing Inspector, said he had a statement from the gentleman residing at 16719 Cerise, which stated that the plumbing and heating at this address are to his satisfaction. Mr. Moore said this was the same gentleman who had been before the Council a week ago complaining his heater was not hooked up.

He said the only thing wrong, was that this gentleman didn't understand how the heater worked.

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

At 10:50 p.m., Councilman Blount moved to adjourn. Motion, seconded by Councilman Benstead, carried.

Irvin J. Hallanger 
DEPUTY City Clerk of the City of Torrance

APPROVED:


Mayor of the City of Torrance

CAA01C