

Torrance, California
November 9, 1954

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in a regular meeting in the Council Chambers, City Hall, Torrance, California, on Tuesday, November 9, 1954, at 8:00 o'clock 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 and City Attorney Hall.

At the request of Mayor Drale, ex-mayor Bob Haggard led the salute to our Flag.

Rev. Taylor opened the meeting with an invocation.

Councilman Isen said that with reference to the minutes of the meeting of November 3rd he thought a correction was in order and moved the word "with", in paragraph 7, be stricken and the word "by" substituted. Motion, seconded by Councilman Blount, carried.

Councilman Isen moved the minutes of the regular meeting of October 26th and the minutes of the adjourned regular meeting of November 3rd, as corrected, be approved. Motion, seconded by Councilman Blount, carried.

WRITTEN COMMUNICATIONS

City Clerk Bartlett read the following:

Communication from O'Melveny & Myers regarding ordinance for the issuance of bonds for the Fire Stations and Recreation Facilities; resolution of sale; schedule for sale and list of bond buyers.

City Clerk Bartlett read title to:

ORDINANCE NO. 712

AN ORDINANCE OF THE CITY OF TORRANCE, CALIFORNIA,
PROVIDING FOR THE ISSUANCE OF BONDS OF SAID CITY
IN THE AMOUNT OF \$450,000.

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

Councilman Blount moved for the adoption of Ordinance No. 712 at its first reading. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

City Clerk Bartlett read title to:

RESOLUTION NO. - - -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE, CALIFORNIA, DIRECTING THE CITY CLERK
TO PUBLISH NOTICE INVITING SEALED PROPOSALS FOR
\$450,000 BONDS OF SAID CITY.

City Manager Stevens requested the Council to read the Resolution which stated it should be adopted following the adoption of the Ordinance. It was his opinion this should not be adopted until next week.

Clerk Bartlett showed the Council the schedule he had received from O'Melveny & Myers showing the Resolution should be adopted tonight.

After a general discussion regarding the conflict of the language in the Resolution and the schedule received by Mr. Bartlett it was decided to hold the Resolution until next week at which time it would be adopted immediately following the adoption of Ordinance No. 712 at its second and final reading.

Councilman Isen suggested City Clerk Bartlett request an opinion from O'Melveny & Myers regarding the Council's action as they would not want this slowed up on a technicality.

Communication from Southern California Gas Company regarding notice they received of the intention of the City of Torrance to vacate a portion of Palos Verdes Boulevard and advising as follows: "Southern California Gas Company maintains a 2-inch gas main within the affected area. In the event that the area is vacated, we respectfully request that an easement 10 feet in width be reserved to cover the continued operation and maintenance of the pipe line. If the relocation or abandonment of these facilities becomes necessary in connection with the proposed vacation, we would expect the petitioner to reimburse us for our costs."

City Manager Stevens suggested this be referred to the Engineering Department to determine where their lines are in this proposed vacation, he stated there would still be a full width boulevard.

Councilman Isen moved this matter be referred to the Engineering Department and the Legal Department for an opinion. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Request of Roy & Dennis, 2576 Carson Street, for a refund of \$24.00 on Business License No. 4184.

City Clerk Bartlett said this had been referred to him at the last meeting for his recommendation and he recommended the refund be granted.

Councilman Blount inquired what year this license was for. Clerk Bartlett said the letter stated 1953.

Councilman Isen inquired if there was any limitation on the application for a refund.

City Attorney Hall said no, except there was no obligation on the City Council to make any refund, he thought it was solely up to the discretion of the City Council.

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

Communication from the Los Angeles County Road Department requesting the assistance and advice of all city governments in Los Angeles County who are concerned with the highway deficiency problems in this county.

Councilman Schwab moved this communication be referred to the Engineering Department for study and recommendation. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

Communication from Supt. of Schools, J. H. Hull, requesting that the Council disapprove any zone variance to permit the operation of a hospital which has been proposed adjacent to the North Torrance School site.

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

Letter from Attorney Karl B. Rodi regarding possible settlement of Superior Court Case No. 616728 (City vs Emma M. Gruenhagen, et al). Mr. Rodi pointed out the extent of the probate problems involved in this proceeding and suggested the sum of \$2500 as a compromise.

City Attorney Hall advised the Council that there was quite a title problem involved in this proceeding and under the circumstances he would recommend the Council authorize the sum of \$2500, upon the condition that Mr. Rodi deliver clear title.

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Councilman Blount moved to concur with the recommendation of City Attorney Hall. Motion, seconded by Councilman Isen, carried unanimously by roll call vote.

Request of the Nativity School for the free use of the Civic Auditorium on the evening of Friday, December 17, 1954, for the purpose of putting on their Christmas school program.

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

City Clerk Bartlett said he had a copy of an application for an alcoholic beverage license, off-sale beer and wine, in the name of the Owl-Rexall Drugs, to be located at 24016 South Hawthorne Avenue.

Councilman Blount inquired why this was read before the City Council. Clerk Bartlett said that as a rule the Chief of Police and the License Inspector approved these applications but as there had been one protest to this application he thought it should be presented to the Council.

Chief of Police Haslam said this was in conjunction with the buildings of the Clark Market and he could see no objection to it.

Councilman Blount moved the State Board of Equalization be advised the City does not wish to protest this application. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

Communication from Ted Frenger, 3657 Emerald Street, suggesting that a trunk sewer line from Del Amo Boulevard to Torrance Boulevard and Hawthorne be constructed, as the present sewer line is overloaded.

Councilman Isen moved the communication be referred to the City Engineer for his recommendation. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

Communication from Torrance Unified School District requesting clarification of letter from Building Inspector H. M. West regarding building code requirements on the building used for Extended Day Care.

City Manager Stevens recommended a study be made to determine what could be done to put this temporary building in a safe condition.

Councilman Benstead inquired if the City would have to pay for this. City Manager Stevens said he thought the Child Center organization had sufficient funds to take care of the minor things.

Mayor Drale moved to concur with the recommendation of City Manager Stevens that a study be made to determine what could be done to put this temporary building in a safe condition. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Communication from J. H. Hull, Supt. of Schools, suggesting school traffic signals be used on a trial basis before any decision is made.

City Manager Stevens said this was in answer to his letter addressed to the School Board asking their opinion of the new type traffic signals.

Chief of Police Haslam said he had talked with the Director of Safety of the Los Angeles School System and he had hesitated to recommend these new signals for two reasons: (1) excessive expense; (2) lack of a warning signal before the stop signal goes on. However, Chief Haslam stated it was his understanding that the Southern California Automobile Club is designing a new signal which has a warning system incorporated in the sign and he thought this would be more satisfactory.

Councilman Isen moved the letter be filed as a matter of record and await further developments. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Communication from Cecil B. Jones commending the Torrance Fire Department.

Councilman Isen moved this communication be forwarded to the Fire Chief. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Communication from the City Clerk of the City of Los Angeles forwarding copy of their Ordinance No. 104,301, relative to permissible hours for the burning of trash.

Councilman Isen moved the communication be filed as a matter of record. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Applications from the Southern California Edison Company to bring light and power service to the new fire station to be located at Crenshaw Boulevard and Carson Street; the cost of installing and removing these facilities has been estimated to be \$275.00.

Councilman Isen moved the Mayor and City Clerk be authorized to sign the applications for light and power for the new fire station, and that the deposit be made. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Communication from John and Elizabeth Robinson, 18808 Haas Avenue, advising they do not wish to have their water rights changed from the Moneta Water Company.

Matter of record.

City Clerk Bartlett read the following communication from the Torrance Unified School District:

"The Torrance Unified School District attempted to get Sunhaven Properties to reimburse them for the school site known as the Riviera School, which was purchased from Ellinwood, but was unsuccessful.

We would appreciate anything you could do to enforce the agreement, by which we were to obtain a ten-acre school site for the sum of \$1, which was considered paid by a corporation of which Rudolph Mayer was a member, known as Sunhaven Properties. There must be some successor who is responsible.

All the correspondence and legal papers pertaining to this matter are available for observation by the City Manager or City Attorney at the Board of Education offices, if they will be of any help.

This is to advise you also that the Planning Commission has been requested to delay approval of that 65 acre subdivision proposed on the remaining Beach area of Torrance, until a school site suitable to the Board of Education can be arranged for."

Councilman Isen moved the City Manager be instructed to send a letter to Dr. Hull, and a copy to the Planning Commission, to the effect the City Council will cooperate in any way to get this 10 acre site as per the agreement. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

City Clerk Bartlett advised that on November 1st, Mayor Drale issued a Proclamation designating November 8, 9, 10, 12 and 13th as Annual Forget-Me-Not Days for the South Bay Chapter #92, Disabled American Veterans.

So proclaimed by Mayor Drale.

Communication from Precision Equipment Company enclosing their check in the amount of \$5000 as evidence of good faith in connection with their application for lease of Torrance Airport industrial property.

City Manager Stevens said that Precision Equipment Company submitted a proposal to the Airport Commission for the leasing of a 10 acre industrial tract on the airport property and this check is submitted as evidence of good faith. He stated that later on this evening there is an actual proposition on this lease.

Matter of record.

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Communication from Dea F. Graves regarding the lease at the Torrance Airport under the names of Dea F. Graves and Trefethen, 1504 West 255th Street; requesting that the name of Dea F. Graves be deleted and the name of Hosford be added. The lease to read: John L. Hosford and Trefethen, 4339 West 177th Street, Torrance, California.

City Manager Stevens advised the conditions of the lease require that any change in the principals be approved by the Council. He recommended this change of names be permitted.

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

Communication from the Airport Commission regarding proposed hangar by A. N. Trefethen, 60' x 60', to be located on the main taxiway at the East end, recommending the proposal be referred to the City Council for approval and negotiations, with the stipulation that there be a ten (10) year lease with a ten (10) year option.

Mayor Drale moved to concur with the recommendation of the Airport Commission. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Communication from the Airport Commission regarding proposed hangar by Mr. Chester Dailey, 1027 Avenue B, Redondo Beach, to be erected at the Torrance Municipal Airport, for the storage of his private airplane; recommending approval for a standard T hangar, located between the present leases of D. G. Murray and H. H. Holder.

Councilman Benstead moved to concur with the recommendation of the Airport Commission. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

City Clerk Bartlett read the following communication from the Airport Commission:

"At a Special Meeting of the Airport Commission held Saturday, November 6, 1954, it was the unanimous desire of the Airport Commission that the following committee report be referred to the City Council with the recommendation that action be taken on this matter along the lines recommended by the committee.

"It is the recommendation of the committee that this matter be referred to the City Council for consideration of entering into negotiation with the Mayflower Trailer Company and the Precision Equipment Company on the basis of splitting the existing area, approximately 11 acres plus, in order that the Mayflower Trailer Company be assured of 5½ acres adjacent to the Hi-Shear Rivet property now under lease. Also, that every effort be made to interest the Precision Equipment Company to accept the triangle square with an alternative consideration of undeveloped property on the southeastern section which would of necessity depend on the construction of the service road. It is with the specific understanding with the Mayflower Trailer Company that the consideration is to be \$300 a year per acre minimum and that there will be a specific provision in the lease entered into that the grounds and buildings will be kept in such condition as will satisfy the City during the life of the lease. It is recommended that Precision Equipment Company be held to the \$300 an acre basis, or an appraised value, whichever is the lowest."

Councilman Benstead inquired if there wasn't a proposal from the Precision Equipment Company for 10 acres.

City Manager Stevens said that was their original proposal, he said there was also another company who proposed to lease 10 acres but he did not know what happened to that proposal.

Mayor Drale inquired if this proposal, presented by the Airport Commission, was satisfactory to both parties concerned.

Mr. Johnson of the Mayflower Trailer Company said it was agreeable with them, he stated it was of the utmost importance that they get immediate action on this as they are ready to start building and need to build before the rainy season, if this is not approved they will have to negotiate for other land.

Mr. Haggard presented for the records a letter which was addressed to the Airport Commission.

City Clerk Bartlett read the letter as follows:

"I am writing this letter to advise the commission that on the proposal of the Mayflower Trailer Company to lease land at the airport, I will withdraw my demand for any commission to be paid to me by the city, if your honorable body accepts the proposal of the Mayflower Trailer Company. /s/ Bob L. Haggard."

Councilman Benstead moved the letter be filed as a matter of record. Motion, seconded by Mayor Drale, no objections, so ordered by Mayor Drale.

Mr. R. C. Herrick, president of the Airport Commission, stated he would like to correct the letter the Council received regarding this matter. He said it did not state the committee's recommendation entirely. They recommended that the Mayflower Trailer Company get first preference and if possible the lease be settled immediately.

Mr. Richard Gilman, president of the Precision Equipment Company, said they respectfully declined to change their application for the property they requested. He said the Airport Commission should be commended for their effort to dissolve a difficult situation by suggesting the splitting of the existing area. He presented a map to the Council showing the difference in the useable square footage, even if this property is divided in half. Mr. Gilman stated their application is for 10 acres and that at the time the application was made there was not available, in the City Manager's office, a map, nor could they get any information on which they could draw up this proposal, however, he stated he had explained to City Manager Stevens that their application was to be construed as covering all of the land that was available. He stated they did not care to change their application, however, if the Council sees fit to divide the land in accordance with the recommendation of the Airport Commission, Precision Equipment Company will abide by that decision and will be very glad to take that portion, however, they would like all the property requested in their application.

City Manager Stevens said that what the Council might do is to tentatively approve leases with these principles so that they would know that the proposition is going to be approved.

After a general discussion between the Council and the principles involved in this matter, Councilman Isen moved this matter be referred to the City Manager for negotiations with the principles with the recommendation from the Council that, as far as possible, the Airport Commission's recommendations be followed and that a report be made of the provisions of the lease, as to each of these principles, at the meeting next Tuesday. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

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

City Clerk Bartlett read the following communication from the Airport Commission:

"At a Special Meeting of the Airport Commission held November 6, 1954, consideration was given to a lease proposal of Messrs. Kemp and Albright on 250 foot frontage on Crenshaw Boulevard to be used for a major oil station, car wash and office building. It was the unanimous desire of the Airport Commission "to extend to the City Council the recommendations outlined in the committee report made by Mr. Hilborn". The committee report is as follows:

"We, the committee, recommend, that this proposal be referred to the City Council with the recommendation that the negotiations be completed with Messrs. Kemp and Albright on this proposal with the provisions as follows:

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- (1) \$250.00 of the \$500.00 option payment to be applied on first years rent; entire \$500.00 be forfeited if option is not picked up.
- (2) The definite location of this 250 feet by 200 feet parcel be subject to possible later revision of the Airport Master Plan.
- (3) That the minimum rental be commensurate with the appraised value of the land."

Mr. R. C. Herrick, Chairman of the Airport Commission, said he would have to apologize again that this proposal of Kemp and Albright was changed to an office and store building rather than a car wash, gas station and office building. He stated they have submitted a new plan.

Councilman Benstead moved this be referred to City Manager Stevens for negotiations. Motion, seconded by Councilman Isen, carried unanimously by roll call vote.

Communication from the Torrance Airport Commission advising that at a Special Meeting of the Airport Commission, held November 6, 1954, consideration was given to a proposal of Mr. Paul Loranger to lease airport property for a used car lot, and that it was the unanimous desire of the Commission that the car lot be denied on the basis of it not fitting into the master plan as they visualize it at the present time.

Councilman Benstead moved to concur with the recommendation of the Airport Commission in denying this proposal for a used car lot. Motion, seconded by Councilman Isen, no objection, so ordered by Mayor Drale.

City Clerk Bartlett recommended the transfer of \$15,000 from Torrance Municipal Water District #3 Bond Construction Fund, Inactive, to Torrance Municipal Water District #3 Bond Construction Fund, Active Account.

Mayor Drale moved to concur with the recommendation of City Clerk Bartlett. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Communication from Mr. Leland L. Pisel and Mrs. George B. Surber advising that almost 100% of the residents in the immediate vicinity of 1118 Crenshaw Blvd. have protested the issuance of a liquor license to Wiljac Inc., for that address, and advising two petitions bearing one hundred and four signatures have been filed with the State Board of Equalization in Long Beach.

Mayor Drale moved City Clerk Bartlett be authorized to send a letter to the Board of Equalization from the City of Torrance recommending denial of the request for a liquor license at 1118 Crenshaw Blvd. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

7. Communication from Milton Kauffman Construction Corporation requesting approval of a house trailer facility for a watchman's use for a period of 90 days during the construction of Tract No. 17390.

Councilman Benstead moved the request be granted. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Communication from the League of California Cities, Los Angeles County Division, subject: Opinion Survey, highway financing in Los Angeles County from Los Angeles County Road Department.

Councilman Isen moved the communication be referred to the Engineering Department, together with the previous correspondence on this same subject. Motion, seconded by Mayor Drale, no objections, so ordered by Mayor Drale.

Communication from the County of Los Angeles, Department of Parks and Recreation, requesting the City Council to consider rezoning of certain lots in the City in favor of future beach recreation programming.

Councilman Isen moved this communication be referred to the Recreation Department and the Planning Commission for study and recommendation. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

Communication from the Recreation Commission enclosing check in the amount of \$300 which was previously loaned to the Tartar Teen Committee by the City Council.

Councilman Blount moved the check be accepted. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

Recommendations of City Manager Stevens:

AWARD OF BID:

That the bid of Turner and Chapin, Inc., for an Oliver OC-3 Tractor with Angle Dozer, in the amount of \$3,175 plus sales tax, be accepted as the lowest responsible bid and all other bids be rejected. This recommendation is in concurrence with that of the Water Superintendent, Angus McVicar.

City Manager Stevens advised that he had again checked this with Mr. McVicar, after receiving a letter from the other bidder, Mr. McVicar has demonstrated both of these tractors and recommends the above as being the lowest responsible bidder. Mr. Stevens said he has always felt the recommendation of a department head should be observed so he did not hesitate in recommending this.

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

RENTAL FOR FARM LEASE AT TORRANCE MUNICIPAL AIRPORT:

Last year about this time the farm lease on the Torrance Municipal Airport was transferred from A.P. Wright to the Ardanaz Bros., and the lease extended for a period of an additional two years to expire on September 30, 1956. Under the terms of the lease, adjustment is to be made for lands which are removed from farming and placed into other uses. Based on the land removed for various causes since the inception of the lease, the farmable area has been reduced approximately 10.2%. Therefore, the lease rental should be reduced by a like amount, reducing it from \$6,000 per year to \$5,378 with a minor adjustment of \$28 for crop damage, making the net payment due \$5,350.

Based on the above facts, I would recommend that the rental due for the year ending September 30, 1954, be fixed at \$5,350.

During the remaining period of the lease, which will expire September 30, 1956, there will be an increasing amount of land withdrawn from agricultural use for industrial and commercial purposes. However, the removal of such land will bring much higher payments to the City than the present agricultural lease produces.

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

City Clerk Bartlett read the following communication from Asst. to City Engineer Patrick regarding Yukon Avenue Improvement District, 1911 Act:

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"At your meeting of September 14, 1954, petitions for the construction of curbs, gutters, sidewalks and sewer lines under the 1911 Act, along Yukon Avenue from Redondo Beach Boulevard to the Edison Company Right-of-way southerly of 187th Street, were presented to your Honorable Body.

The letter of transmittal stated it was necessary that we obtain from the County Health Department the results of a survey to determine if sanitary sewers are a necessity in this area. Therefore, I am submitting a letter from Roy O. Gilbert, Health Officer for Los Angeles County, in which he recommends that the installation of sanitary sewers in this area is necessary for the protection of public health. It is necessary that this letter from the County Health Department be read and spread in full in the minutes."

Clerk Bartlett read the following letter from the Health Department of the County of Los Angeles, dated October 21, 1954:

"Honorable City Council, City of Torrance, City Hall, Torrance, California. Attention: Mr. John R. Patrick, Assistant to City Engineer. Gentlemen: Subject: Yukon Avenue Improvement District. Recommendation: It is respectfully recommended that sanitary sewers be installed in this District. Analysis: This Department has made an investigation of the Yukon Avenue Improvement District as shown on the attached map. During the course of this investigation, 19 house-to-house calls were made. Of this number, 4 were not at home or did not answer the door. Out of the 15 property owners or tenants actually contacted, 7 or 47% reported that they have had trouble with their individual subsurface sewage disposal systems. They complained of the seepage pits filling up, causing raw sewage to back up into house plumbing fixtures or overflow onto the surface of the ground; also the fact that frequent pumping and cleaning out of the pits was necessary and the construction of new seepage pits. The soil with the area of this proposed sanitary sewer district consists of adobe with compacted beach sand. This type of soil does not provide good leaching action for any type of subsurface sewage disposal system.

I, the undersigned, Health Officer of the County of Los Angeles, and who have been officially designated by the City Council of the City of Torrance to perform public health services for the City of Torrance, recommend that proceedings be instituted at once for the installation of sanitary sewers in this district, as an improvement necessary to the protection of public health. This recommendation is made pursuant to the provisions of Section 2808 of the Streets and Highways Code.
Very truly yours, /s/ Roy O. Gilbert, M.D. ROY O. GILBERT, M.D. Health Officer - ROG:LCH/bw ex.cc. City Council. cc: John R. Patrick, Asst. to City Engineer, City Hall, Torrance; Dr. R.O. Gilbert; Dr. B.A. Kogan, Torrance Health Center.

Councilman Isen moved the letter of October 21, 1954, from the County of Los Angeles Health Department, be spread in full upon the minutes. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Transmittal form from Planning Commission and City Engineer Bishop recommending approval of Tentative Tract Map No. 20873, consisting of 109 lots, to be developed by Ambassador Construction Company, on the Weston Ranch properties, southeasterly of Tract No. 18416.

Councilman Blount moved to concur with the recommendation of the Planning Commission in recommending approval of Tentative Tract No. 20873. Motion, seconded by Councilman Schwab carried unanimously by roll call vote.

Transmittal form from Planning Commission and City Engineer Bishop recommending approval of Tentative Tract No. 17856, consisting of 7 lots to be developed by William R. Regan, southerly of 166th Street and easterly of Crenshaw Boulevard, subject to the following special conditions: Approval by Planning Commission in accordance with Exhibits A and B, on condition that; (a) Grade be made so rear of lots drain to Dominguez Channel. (b) Butterfly valve be installed. (c) That property southerly from southerly lot lines be deeded to owners of abutting property.

Councilman Blount moved Tentative Tract Map No. 17856 be approved, providing the following letter dated October 20, 1954, addressed to the Planning Commission and signed by Asst. to City Engineer Patrick, be incorporated and made a part of that approval:

"I am submitting herewith Revised Tentative Tract Map 17856, located southerly of 166th Street and easterly of Crenshaw Boulevard.

This map was given final approval by your Honorable Body on August 6, 1951 and finally approved by the City Council on April 14, 1953 with three exceptions:

1. Subdivider will bring bedrooms up to required cubic foot area.
2. A steel chain-link fence will be built along the property adjacent to the Dominguez Flood Control Channel to a height of five feet.
3. The grade will be suitable and approved by the City Engineer.

Due to the time elapse and a revision of lot sizes, it is necessary that a new tentative approval be obtained.

The necessary curbs, sidewalks, gutters, base and paving will be constructed in accordance with the Subdivision Ordinance. Sanitary sewers are available.

This office would like to recommend approval from an engineering standpoint."

Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

CASE NO. 329: Transmittal form from Planning Commission recommending denial of application of Paul H. Smith for a Variance to build and operate a convalescent hospital of 32 beds on a portion of Lot 59, McDonald Tract, A-1 Zone.

Councilman Benstead moved to concur with the recommendation of the Planning Commission in denying Case No. 329. Motion, seconded by Mayor Drale, carried unanimously by roll call vote.

City Clerk Bartlett read title to:

RESOLUTION NO. 2642

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FIXING THE TIME OF MEETINGS OF SAID CITY COUNCIL AND REPEALING RESOLUTION NO. 955.

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. 2642. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

RESOLUTION NO. 2643

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 2279 TO PROVIDE THAT MUNICIPAL WATER SERVICE MAY BE DISCONTINUED UNLESS DELINQUENT WATER BILLS ARE PAID.

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

Councilman Blount moved for the adoption of Resolution No. 2643. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

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RESOLUTION NO. 2644

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO ACCEPT, ON BEHALF OF THE CITY, THAT CERTAIN EASEMENT DEED FROM HUNTINGTON-REDONDO COMPANY.

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. 2644. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

RESOLUTION NO. 2645

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN TRIAL LEASE AGREEMENT BY AND BETWEEN THE CITY OF TORRANCE AND DUNCAN PARKING METER CORPORATION.

Councilman Blount moved to dispense with the reading of the Resolution. Motion, seconded by Councilman Schwab, was unanimous with the exception of Councilman Isen who declined to vote on the reading of the Resolution.

As the motion to dispense with further reading was not unanimous City Clerk Bartlett read Resolution No. 2645 in full.

Councilman Blount moved for the adoption of Resolution No. 2645. Motion, seconded by Councilman Schwab, carried by the following roll call vote: AYES: COUNCILMEN: Blount, Schwab and Drale. NOES: COUNCILMEN: Benstead. DECLINED TO VOTE: COUNCILMEN: Isen.

Councilman Isen stated he wished to explain why he abstained from voting, he said the Resolution provides for a committee of engineers who made the choice rather than the Council. He said he had requested a written report of their findings and an explanation as to why the lowest bidder was not chosen, the report was not forthcoming and he could see no reason to award the bid to a higher bidder.

RESOLUTION NO. 2646

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN CONTRACT BETWEEN THE CITY OF TORRANCE AND HUGH R. DAVIES.

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. 2646. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

RESOLUTION NO. 2647

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN CONTRACT BETWEEN THE CITY OF TORRANCE AND MARION J. VARNER.

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

Councilman Blount moved for the adoption of Resolution No. 2647. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

RESOLUTION NO. 2648

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE BOARD OF SUPERVISORS OF LOS ANGELES COUNTY TO MAKE ALLOCATION OF "AID TO CITIES" (GASOLINE TAX FUNDS) FOR STREET IMPROVEMENTS.

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

Councilman Schwab moved for the adoption of Resolution No. 2648. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

RESOLUTION NO. 2649

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE GRANTING OF AN OPTION AND LEASE AGREEMENT TO HODY'S RESTAURANTS.

City Attorney Hall requested the record to show this option runs from November 1, 1954, through May 31, 1955.

Mayor Drale inquired if, in return for this option, the City would receive any money in advance.

City Attorney Hall said they would pay \$1000 and it was his understanding this would be paid this week. Mr. Kemp and Mr. Albright confirmed this.

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

Councilman Benstead moved for the adoption of Resolution No. 2648. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

City Clerk Bartlett said he had one other communication which was a request from the Torrance Memorial Hospital, Building Fund Campaign, for free use of the Civic Auditorium on Wednesday, November 17, 1954, at 6:30 P.M., for an Endorsement Committee dinner.

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

ORAL COMMUNICATIONS

City Manager Stevens said he would like to report receipt of check in the amount of \$619.40 from the United States Treasurer, representing a refund on the Special Census.

City Manager Stevens said he had forwarded to the members of the City Council the result of his survey made regarding the salaries of the bus operators.

Mr. Silas Whitman and Mr. Sherman Miller, representing the bus operators, spoke at great length on the unfairness of the survey made and again requested an increase in wages.

Councilman Benstead moved the City Council meet with City Manager Stevens as soon as possible to settle this wage dispute with the bus drivers. Motion, seconded by Councilman Blount, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Blount, Schwab and Drale. NOES: COUNCILMEN; Isen.

Councilman Isen explained his "No" vote saying he was prepared to make a motion to give the bus drivers a \$20.00 increase, or 11 $\frac{1}{4}$ an hour increase in wages.

City Manager Stevens said there are several prospective annexations to the City and he thought the Council should meet sometime to discuss a policy on annexations.

Mayor Drale requested this meeting be held after the Council meeting next Tuesday, November 16th.

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Mayor Drale said he had a report on Tidelands. He stated that Hon. Vincent Thomas, Assemblyman from the 68th District, has prepared the necessary legislation to see if the City of Torrance can't get back its off-shore oil rights.

City Attorney Hall advised that it was at the request of Mayor Drale that this matter was investigated with respect to the City having granted to it, tidelands, including mineral rights. He stated the matter was referred to our Assemblyman who has had this bill prepared. Mr. Hall said it was his opinion the bill was good, as far as it goes, it gives the City title to tidelands to a certain distance and it gives us certain rights, but it does not include any mineral rights. Mr. Hall suggested this be explored further in that the bill does not fully cover what the City would desire.

Councilman Isen said he thought it would be in order for the Engineering Department to prepare a map showing the surrounding territory, to enable the Council to discuss these annexations, the map to show the county territory, inhabited territory, uninhabited territory and the towns surrounding Torrance.

City Manager Stevens advised him that he had a very good map for this purpose.

Mayor Drale inquired as to the annexation that Councilman Blount had proposed, which was county territory, on Torrance Boulevard between Huntington Lane, Hawthorne Boulevard and the easterly boundary of Redondo Beach.

City Manager Stevens said he thought it was about ready to go, the people have expressed a desire to annex; however, another petition will have to be circulated as it has to be done legally.

Councilman Isen inquired if the map would be available as he had requested, one that was large enough to show the territory over an extended area.

City Manager Stevens said it would be available.

Councilman Isen said that with reference to the architect they had authorized for the Civic Center, he thought it would be interesting when he sets up the lay-out on the 30 acres for the swimming pool and the civic buildings, particularly the city hall and police station, that he also designate a possible site for a new city auditorium. He also thought it might be advisable when we sell these buildings that a "For Sale" sign go on the City Auditorium and that the same could be obtained on a pay-as-you-go plan.

City Manager Stevens said they had planned such a lay-out.

Councilman Isen said he had a letter dated November 2nd, regarding Hiebert's Cabinet Shop which he thought should be on the agenda as there is a recommendation from the Fire Department and the Building Department as to violations which should be corrected and which, over a long period of time, have not been corrected. He called on Chief Benner for comments.

Chief Benner said he would recommend the City take the proper action to make him comply, also that the License Department be notified to hold up his license until all regulations have been complied with.

Mayor Drale said he had been asked a lot of questions, and he did not know the answers, such as, how to go about making an old type structure meet today's regulations, and if the new laws become retroactive to old buildings, including apartment houses.

Councilman Isen moved the matter be referred to the City Attorney for a report at the next meeting. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

Councilman Isen moved the bus drivers salary be increased by the sum of 11 $\frac{1}{2}$ ¢ per hour. Motion died for lack of a second.

Mayor Drale stated that Hugh Sherfey has not been in attendance at the Planning Commission meetings and as the City is fairly well balanced as to appointments from South Torrance, Hollywood Riviera, and Central Torrance, he would like to appoint one from labor, and appointed Thervin D. Fleetwood, CIO Utility Workers, 3637 West 182nd Street, North Torrance.

Margo Bergman said she operated the Guys and Dolls Nursery on Arlington Avenue and that in August of this year she requested a renewal of her license and was refused. At that time she was inspected by a social worker but due to her attitude she requested another worker but was refused. She said she has written to the Los Angeles office and to Sacramento but has not received a reply. She spoke at length on the need for nurseries in Torrance and stated she has complied with all city requirements. She inquired if the Council would request the State Welfare Board to appoint another worker to this area.

Lynn Musso and Philip Hodges spoke at length on the fine nursery run by Margo Bergman and requested the Council's help.

City Manager said that if the nursery has cleared all the local agencies he thought at least a letter could be written to the State Welfare Board telling them that that had been done.

Councilman Isen moved City Manager Stevens write such a letter. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

Anthony Belotti inquired when the street lights would be installed at 186th Street, Ashley, Rosslyn and Amie, also on 186th Street East of Hawthorne.

City Manager Stevens said he thought they had been ordered but he would check into the matter.

Mayor Drale advised Mr. Schoonover that Mr. Bishop was not present to give him a report on the tract he was interested in. Mr. Stevens said Mr. Bishop has been unable to contact Mr. Lowe.

Chief Haslam said that regarding the traffic parking problem in North Torrance, 174th and Crenshaw, the Traffic Commission recommended the parking continue as outlined and have the angular parking in the area that is zoned for business and continue the parrallel parking in the residential area from there on North, with the exception of a short business area which is at the present time unoccupied, he said the parrallel parking was to facilitate the right hand turn off Crenshaw onto 174th Street, which is a main thoroughfare.

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

At 10:55 P.M., Councilman Benstead moved to adjourn. Motion, seconded by Councilman Blount, carried unanimously.

A. H. Bartlett

City Clerk of the City of Torrance

APPROVED:

Nicholas O. Drake
Mayor of the City of Torrance

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