

Torrance, California  
November 16, 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 16, 1954, at 5:30 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 Prosecutor Boris S. Woolley.

At the request of Mayor Drale, John Maestri led the salute to our Flag.

Rev. Wenske opened the meeting with an invocation.

Councilman Isen moved the minutes of the regular meeting of November 9, 1954, and the special meeting of November 12, 1954, be approved as written. Motion, seconded by Councilman Benstead, carried.

WRITTEN COMMUNICATIONS

Deputy Clerk Hallanger read the following:

Communication from the Recreation Commission recommending that the request of Kenneth A. Simpson for use of Torrance Park for Babe Ruth League and operation of a concession stand be denied entirely.

Councilman Benstead moved to concur with the recommendation of the Recreation Commission. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

Request of the Girl Scouts of Torrance for use of the Civic Auditorium, Monday, December 20, 1954, between the hours of 3:45 and 5:15, free of charge.

Councilman Benstead moved their request be approved, subject to the approval of the Recreation Commission. Motion, seconded by Mayor Drale, no objections, so ordered by Mayor Drale.

Communication from the Hollywood Riviera Home Owners Association advising that at their regular November meeting the following motion was regularly made and carried: "Be it resolved that the members of the Hollywood Riviera Home Owners Association go on record before the Council of the City of Torrance as being opposed to the removal of street barricades existing between the City of Torrance and the City of Palos Verdes."

Mayor Drale moved the communication be filed for future reference. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

Communication from the Torrance Junior Chamber of Commerce requesting time on the City Council's Agenda for the purpose of presenting for consideration a safety project they have mapped out.

Mr. Fred Hansen and Mr. John Maestri explained the safety sign they hoped to present to the City. They said it was their opinion the City has been very lax in its safety program. The sign would be approximately 6' x 9' and would be made out of metal or redwood. They advised the maintenance of the sign will be carried on by the Junior Chamber of Commerce and the Chief of Police has consented to furnish the electricity out of his Police Budget. They requested the Council to authorize the City painters to paint, each month, the numbers pertaining to that particular month. They also requested a location for the sign and asked that they be allowed to erect the sign at El Prado and Cravens.

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Councilman Isen moved the request of the Torrance Junior Chamber of Commerce, to erect their sign at El Prado and Cravens, be granted. Motion, seconded by Councilman Benstead.

Councilman Schwab said he thought this was a wonderful idea and he had no objections to using the park but he knew there were other people who would object to using the park.

Councilman Blount said this is about the third or fourth time the Council has been requested to put something in the park. He stated he was against that location. He said there were several other locations that he could think of. There was the triangle across from the old Bank of America, there was a spot by the Civic Auditorium, and there was the parking lot. He thought their idea was excellent but did not approve of the site they had requested.

Chief of Police Haslam stated he was in favor of the sign and the information it would divulge, however, he did think they could choose a better site. He also suggested they clear this with the Planning Commission to be sure the sign met all the regulations.

Councilman Isen withdrew his motion and Councilman Benstead withdrew his second.

Mayor Drale said there was one other location and that was the triangle at Cravens and Torrance Boulevard. He suggested they consider the sites the Council had suggested and come back with their recommendation and he was sure the Council would approve their request.

Communication from the Civil Service Board regarding Chief Haslam's request that a new classification of "Motor Officer" be established in the Police Department. They recommended that the Council reconsider their action of October 5, 1954, viz:

"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",

and that a classification of "Motorcycle Officer" be established in order to avoid any future complications.

City Manager Stevens said he thought the Council had handled this matter the simplest and the best way, as actually we are operating under a lease agreement with the people who own the motorcycles. He thought the Council should wait until the trial has run its course to determine what we are going to do when if they decide to continue, they could at that time call for an examination.

Councilman Schwab moved to continue operating as they are at this time, during the trial period, and that the City Clerk's office advise the Civil Service Board of the Council's action. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Communication from Mrs. F. Steffens, 4111 176th Street, requesting information as to the possibility of getting street lights installed on 176th and 177th Streets.

Mayor Drale moved the communication be referred to the Engineering Department. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

Deputy Clerk Hallanger read the following communication from the Ambassador Construction Co., Inc., 356 South Sepulveda Boulevard, Manhattan Beach:

"I wish to propose an exchange of property which will be beneficial to both the City of Torrance and the Ambassador Construction Co., Inc.

"Referring to the enclosed map, we will dedicate to the City of Torrance the area marked number three, (approximately 10,650 sq. ft.) needed by you for right-of-way in order to connect the two segments of Crenshaw Boulevard now existing. The Ambassador Construction Co. needs the area marked number two, (approximately 1300 sq. ft.) in order to make a suitable building site out of Lot 21, Tract 20165. In addition, we would like to have the area marked number one, (approximately 3000 sq. ft.) which will be isolated from the City of Torrance Reservoir

property by the completion of Crenshaw Boulevard, and which adjoins our property."

City Manager Stevens explained the map to the Council. He said it appeared to him they would both gain by the exchange.

Councilman Isen said he thought this should have a title report on it. Mayor Drale stated he thought Ambassador should pay for the title report.

Councilman Schwab moved this matter be referred to City Manager Stevens and the Engineering Department, with authority to proceed. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Communication from the Torrance Chamber of Commerce requesting that the usual rental fee for the use of the civic auditorium be waived for an automobile show sponsored by the new car dealers of Torrance and with the cooperation of the Torrance Chamber of Commerce, to be held on December 3rd, 4th and 5th.

Councilman Benstead moved a copy of this letter be sent to the Recreation Commission for their recommendation. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Recommendations of City Manager Stevens:

APPROPRIATIONS:

That a 4" Pumping Unit, mounted on pneumatic tires for high speed, portable, transportation service, be purchased for the sum of \$1,255.00 plus sales tax. This Pumping Unit is to be used in the Street Department for general purposes, and especially for emergency work during the rainy season.

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

Communication from City Engineer Bishop recommending that the Subdivision Improvement Bonds be released for the following tracts when all fees are paid:

<u>Tract No.</u>	<u>Subdivider</u>	<u>Bond No.</u>
15880	Kauffman Construction Company	RLA 10318
16211	James Norris	18-530-758
16607	Kauffman Construction Company	RLA 10619
17132	Omega Construction Company	31-B-36019
18882	Milton Kauffman Construction Company	RLA 9989
19237	Kauffman Construction Company	RLA 11754
19208	Harbor Homes, Inc.	215068
17838	Alondra-Aire Company	2565118
17965	Kauffman Homes - Truman Browne	506101
18540	Princeton Construction Company	163866

Mr. Bishop stated subdivision improvements have been accepted in these tracts, trees are in, street signs are in and center line ties are in.

Councilman Isen moved the letter dated November 12, 1954, signed by Ronald W. Bishop, City Engineer, be made part of the record by reference and noted further the last item, regarding Tract No. 19736, has been deleted from the letter. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

Councilman Isen moved to concur with the recommendation of City Engineer Bishop with reference to the release of subdivision bonds on the tracts as noted in his letter of November 12, 1954. Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Isen, Schwab and Drale. NOES: COUNCILMEN: Blount.

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

Councilman Benstead moved for the adoption of Ordinance No. 712 at its second and final reading. Motion, seconded by Mayor Drale, carried unanimously by roll call vote.

RESOLUTION NO. 2652

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.

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

Councilman Benstead moved for the adoption of Resolution No. 2652. Motion, seconded by Mayor Drale, carried unanimously by roll call vote.

Deputy Clerk Hallanger advised he had a petition from the Torrance Gardens and Plaza Homeowners requesting that an overhead electric signal be installed at the intersection of Torrance Boulevard and Fern Avenue to protect the children attending the Greenwood and Fern Avenue schools.

Councilman Isen moved this matter be referred to the next meeting. Motion, seconded by Mayor Drale, no objections, so ordered by Mayor Drale.

Chief Haslam said he thought this should be considered along with the others in the study they are making for the placement of school signals. He said there should be a policy established as to the type of signs we are going to install at the school crossings.

ORAL COMMUNICATIONS

City Manager Stevens said there were several matters he would like to bring up for discussion, the first was annexations. He stated the El Nido District is requesting annexation; the County island bounded by Hawthorne, Torrance Boulevard, Del Amo and the City of Redondo Beach is a logical annexation to the City of Torrance and that probably we could annex a strip which would make the island completely surrounded by the City of Torrance. He stated the residents in the strip have expressed a desire to have us do that. He said he was not suggesting we try to annex the whole island because he didn't think we could do it, but the proper petition could be recirculated in the strip and an election held.

Councilman Benstead said it was his opinion the whole island wants to annex so that could be done at the same time. City Manager Stevens said he was not aware of this but would check into the matter.

City Manager Stevens said there has been some preliminary conversation held with parties in the Rolling Hills area, approximately 450 acres, who are interested in possible annexation to our city. He said there is a potential 800 to 1000 acres that might be interested in coming in to the city. He had received a letter from the Engineering Service Corporation in which they had asked several questions which he thought the Council should discuss. They were worried about the water service and also about the fact of using Crenshaw Boulevard to bring raw materials to the Dicalite mine. Mr. Stevens said the other questions he had outlined in his letter to the Council and they also should be discussed and a policy established. The homes they propose will be about 3½ lots per acre, at the most, and the minimum price will be \$14,500.

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Councilman Isen inquired if the assessed valuation would take care of all services. City Manager Stevens said he did not know if these homes will be G.I. homes; he understood the Capital Company will not build, they will sell tracts to the big builders and they will develop the area, so it would be difficult to say now just how much area might come in.

Mr. J. R. Newville of the Engineering Service Company said he would like to outline the background of all this. He said that some months ago the Capital Company and the Great Lakes Carbon Company acquired all of the holdings of the Palos Verdes Estates, which comprise nearly 6,000 acres. The Great Lakes Carbon has taken over the mining operation and the Capital Company has taken over the remainder of the property and their intention is to negotiate with three or four major builders to develop the property. They have nearly completed arrangements with two developers for 450 acres and these two developers are committed to develop this area immediately. Mr. Newville said they have advised these builders it would be to their advantage to annex to the City of Torrance and they are interested in certain questions, one is the business of the water supply, the Capital Company is not interested in selling property if it is removed from their water system. The developers interest is in the matter of zoning, they propose a minimum of 7,000 square feet to a lot and they want to be assured that the City of Torrance is in agreement with that zoning if it is annexed. Mr. Newville said that if the City is interested in this annexation the developers would like to meet with the Council and discuss this in detail.

Councilman Isen said there would have to be a lot of study given this before the Council would express an opinion. He suggested Mr. Stevens study this and report his findings back to the City Council.

Mayor Drale said he was sure Mr. Newville was well acquainted with our ordinances pertaining to sidewalks, curbs, gutters, etc. and that he also thought there should be a location for a school site, fire and police station and recreational areas.

Councilman Schwab moved the Mayor and City Manager arrange a meeting for the Council to meet with these developers. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Councilman Blount moved that City Manager Stevens be directed to recirculate, or see that petitions are furnished, to the people in the area in the strip that desire to annex to Torrance. Motion, seconded by Councilman Isen, no objections, so ordered by Mayor Drale.

City Manager Stevens advised the Council that in view of the constantly rising awards being given in bodily injury cases, an inquiry was made to determine the cost of increasing the limits of bodily injury for the Torrance bus lines from \$50,000/\$100,000 to \$100,000/\$300,000. He stated Markel Service has quoted approximately \$1100 annually for the increased coverage. To increase the property damage limit from \$5,000 to \$10,000 would cost the City approximately \$230 per year.

Councilman Isen moved to immediately increase the bodily injury insurance coverage to the limits of \$100,000/\$300,000. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

City Manager Stevens inquired how the Council desired to approach the purchasing of the site for the Civic Center. He stated that condemnation proceedings have been started but he thought we should try to negotiate first and then if that fails to follow through with the condemnation action.

Mayor Drale moved to concur with Mr. Stevens that negotiations be started with CCMO before proceeding with the condemnation action. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

City Manager Stevens said he had received a last minute report from City Attorney Hall before he left for Washington. Mr. Hall advised him that the Regional Office of the C. A. A. expected to airmail their approval of the City's request to Washington today and that the City received its blessings from the local office on practically everything it requested.

City Manager Stevens stated the Council had referred two airport leases to him for recommendation. They were for the Mayflower Trailer Company and the Precision Equipment Company. He stated these leases were for approximately 5½ acres and that he had followed the recommendation of the Airport Commission. He said that Precision Equipment Company will receive the same area, but not the same useable area. However, in our other leases we considered everybody the same and that we are following a policy of other leases, so the rent will be the same. Standard set-backs will be followed, and as Mayflower intends to build steel buildings he has requested them to make the front of the buildings uniform with the others. Mr. Stevens said he had also written into the lease that they must maintain the buildings in good appearance. They need an 8" water main for sprinkling purposes and this is being worked out with the Water Department on a stand-by charge. Because of the rainy season the sewer cannot go in now but he planned to let them have septic tanks until next spring. He said the big problem was to get the road in.

Mr. Stevens said that because time is so important he would like to recommend the Council approve these leases as he had outlined them, subject to approval by the C. A. A.

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

At 7:00 P.M., Mayor Drale declared a recess. The meeting reconvened at 7:05 P.M.

Councilman Isen referred to other cities, and the County, who are working to outlaw horror and crime comic books and suggested the City of Torrance adopt a similar ordinance. He moved this matter be referred to the City Attorney for study and recommendation as to the type of ordinance the City should adopt. Motion, seconded by Mayor Drale, no objections, so ordered by Mayor Drale.

Councilman Benstead moved that a Resolution be prepared by the City Attorney requesting the Governor and State Representatives to make the outlawing of horror and crime comic books a State law. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

Mr. Silas Whitman and Mr. Lloyd Crowther, representing the bus drivers, spoke at great length regarding the unfairness of the recent salary survey and again requested the Council to reconsider their salaries.

After a general discussion, City Manager Stevens recommended the salaries adopted by the City Council on July 1, 1954, be maintained.

Councilman Blount moved to concur with the recommendation of City Manager Stevens. Motion, seconded by Councilman Schwab, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Blount, Schwab and Drale. NOES: COUNCILMEN: Isen.

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

At 7:35 P.M., Councilman Blount moved to adjourn. Motion, seconded by Councilman Schwab, carried unanimously.

Irvin J. Hallang

  
DEPUTY City Clerk of the City of Torrance

APPROVED:

  
Mayor of the City of Torrance