

Torrance, California
November 23, 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 23, 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 Prosecutor Boris S. Woolley.

At the request of Mayor Drale, Mr. Dudley Gray, led the salute to our Flag.

Rev. Sipple opened the meeting with an invocation.

Councilman Benstead moved the minutes of the regular meeting of November 16, 1954, be approved as written. Motion, seconded by Mayor Drale, carried unanimously.

CANOID

BIDS:

Mayor Drale announced this was the time and place set for the opening of bids for the construction of the Central Fire Station. City Clerk Bartlett stated he had the Affidavit of Publication and opened and read the following bids:

<u>CONTRACTORS</u>	<u>BASIC BID</u>
Walter Wiitanen	\$247,311.00
Arthur Pinner, Jr.....	230,942.00
Hann Construction Company	203,800.00
Brewer-Webb Construction Company.....	217,300.00
Kemp Bros.....	196,830.00
B. W. Horn Company.....	213,900.00
Mayfair Construction Company.....	213,500.00
R. E. Payne, Inc.....	193,400.00
Carter Mack Builders.....	215,110.00
M. J. Brock & Sons, Inc.....	215,700.00

Councilman Isen moved the bids be referred to the City Manager for study and recommendation. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

WRITTEN COMMUNICATIONS

City Clerk Bartlett read the following:

Proclamation of Mayor Nickolas O. Drale proclaiming the period of November 28th through December 5th as Salvation Army Week in the City of Torrance.
Matter of record.

Proposal of Venard E. Kemp and Herbert A. Albright, Jr. to obtain an option to lease the 250' x 300' parcel of land fronting on Crenshaw Boulevard, immediately North and adjacent to the 300' now under option to Hody's Restaurants.

City Manager Stevens stated he would like to discuss this with the Council before any action is taken, and suggested this be item one on the agenda for next week.

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

Request of Troop No. 726, Boy Scouts of America, Torrance, for a free license to sell Christmas trees from December 11, 1954, through December 24, 1954, at the corner of Sepulveda Boulevard and Palos Verdes Boulevard.

City Clerk Bartlett recommended that if the license is issued it be granted with the stipulation it will be subject to the provisions of the Fire Prevention and Electrical Codes of the City.

Councilman Benstead moved the request be granted as recommended by City Clerk Bartlett. Motion, seconded by Councilman Isen, carried unanimously by roll call vote.

Communication from License Inspector Weber requesting advice as to the policy to be followed by the License Department in issuing 1955 licenses to retail delivery routes. It was his recommendation that the license fee be charged for each vehicle operated in the City, and he stated this is the policy followed by the cities of Los Angeles and Redondo Beach. Mr. Weber stated it was his opinion that a fee for each vehicle can be charged without a change in the Business License Ordinance providing the City Council approves this change in policy.

City Clerk Bartlett recommended the license fee be charged for each vehicle operated in the City.

Mayor Drale moved this matter be referred to the City Attorney for study and recommendation. Motion, seconded by Councilman Isen, no objections, so ordered by Mayor Drale.

Councilman Isen said he was still waiting for an opinion from the Legal Department regarding the matter of taxing salesmen who call on wholesale, either representing liquor distributors or beer distributors, who escape taxation. He stated that according to the Los Angeles ordinance a license tax could be imposed and legally so and he thought these trucks should pay the fee of \$24.00 for the right of calling in the City of Torrance. He referred to the case of City of Los Angeles v. Belridge Oil Co., 42 A. C. 843, May 26, 1954. He requested that Mr. Weber or Mr. Hall obtain a copy of the Los Angeles ordinance regarding this matter.

Request of Harold Roach Construction Company, 607 North Vermont Avenue, Los Angeles 4, California, for refund of \$100.00 on Business License No. 7327.

City Clerk Bartlett advised this was an overpayment and recommended the refund be granted.

Councilman Schwab moved to concur with the recommendation of City Clerk Bartlett in granting this refund. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Petition of the Torrance Gardens and Plaza Homeowners requesting that an overhead electric signal be installed at the intersection of Fern Avenue and Torrance Boulevard to provide protection for school children crossing Torrance Boulevard to attend the Fern Avenue and Greenwood schools.

Mayor Drale suggested the Council authorize City Manager Stevens to purchase one appropriate type signal for this particular spot on a trial basis.

Councilman Isen said he thought this was the beginning of a policy in which the School Board should participate and suggested a copy of the correspondence from the Torrance Gardens and Plaza Homeowners, together with the Council recommendation, be forwarded to the School Board, and that Mr. Stevens meet with the Business Manager of the School Board to see if they will stand one-half the cost of the signal.

Mayor Drale moved City Manager Stevens be authorized to purchase one signal on a trial basis for this particular spot, and if possible with the approval of the School Board. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Request of the First Methodist Church for use of the Civic Auditorium, without charge, for Sunday afternoon, December 19th, from 3:30 to 5:30 P.M.

City Clerk Bartlett advised the Council this time has been reserved for this group by the Recreation Department.

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

Request of the Harbor District of the Los Angeles Area Council Camp Fire Girls for free use of the Civic Auditorium on Sunday, December 12th for their annual district Christmas program. They stated their request has been cleared through the Recreation Department.

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

Communication from the Executive Committee of the Torrance Memorial Hospital Staff strongly endorsing the request of Pauline P. Smith, R. N., to build a 32-bed nursing home on Arlington Avenue, just North of 174th Street.

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

Communication from the Metropolitan Water District requesting the City to declare its intention to pay out of its municipal funds the whole or a stated percentage of taxes to be derived from the area lying within the City's corporate entity.

Mayor Drale moved not to pay out of the General Fund to the Metropolitan Water District. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

Communication from Fire Chief Benner regarding various violations existing at Hiebert's Cabinet and Fixture Company, 17001 Yukon Avenue.

Mayor Drale stated this was referred to the City Attorney at the last meeting for his recommendation as to how far the City could go on the recommendations of Chief Benner. He stated that as long as Mr. Hall has been in Washington he would not want to take any action on this until Mr. Hall has given his opinion.

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

Claim of Mrs. Norma E. Price, 600 Via Monte d'Oro, Hollywood Riviera, in the amount of \$286.00 for damage done to her property when the bucket of a large crane was used to break up the road bed.

Councilman Blount moved the claim be denied and turned over to the insurance carrier. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

Communication from the Division of Highways regarding the improvement of Hawthorne Avenue and stating they feel this matter is of sufficient importance to the City of Torrance to warrant the City's participation at the hearing before the Public Utilities Commission, to be held January 12, 1955, at 10:00 A.M., Mirror Building, Second and Spring Streets, Room 1000, Los Angeles.

City Manager Stevens advised this case is brought about by Sante Fe denying the need for the improvement. He stated the need was there and he would recommend the City Engineer attend the hearing.

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

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Request of residents in the area of West 182nd Street that the house located at 4035 West 182nd Street be removed. They stated this building has already been condemned and is definitely a fire hazard besides being dangerous for children to be around and an eye-sore to the community.

Councilman Isen moved this request be referred to the Fire Department, the Building Department and the Health Department, for their recommendations. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

Communication from Chas. T. Rippy advising the Council that George Probert, who lives at 1428 El Prado, would like to purchase from the City the lot adjoining him, in the event the City should decide to sell the City Hall property.

Mayor Drale requested City Manager Stevens to advise Mr. Rippy the Council has not yet made a decision regarding this property.

Communication from Construction Industries, Inc. in connection with their contract with the City regarding Storm Drain Project No. 241 and stating: "*****In other instances with other cities, we have found that the County will request a copy of the contract between the city and Construction Industries, Inc. and, with that in mind, I have carefully checked our contract with the City of Torrance and find on page 3 of the contract, paragraph 2 is contradictory to Article I-D, Payment, as the fee for this project was based on total estimated project cost as shown in the Report of Los Angeles County Flood Control District on Control of Surface Storm Water furnished by the County Flood Control District and approved by bond issue vote. Therefore, I have eliminated paragraph 2 and have drawn up a new sheet 3 which has been executed by the company, and request that the City execute revised sheet and return two executed copies for our records. *****"

City Manager Stevens stated this has been checked with the Flood Control office and they indicate the request they have made is logical, he said this does not change in any manner the fees and recommended the Council authorize the change.

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

Recommendations of City Manager Stevens:

APPROPRIATIONS:

1. For the purchase of the following items:

- (a) 8 Mono-tube lighting poles @ \$96.50 each\$772.00
 - (b) 6 Marbelite B8H Brackets @ \$44.30 each 265.80,
- the total sum of \$1,037.80 plus tax

The poles are to be used for traffic light installations, street lighting standards or as light poles for recreation areas. These poles normally retail for approximately \$240 each, but the line is being closed out by the Pacific Union Metal Company and we are able to obtain them at this greatly reduced price.

The Marbelite B8H Brackets are to be used in installing additional mercury vapor lights on the old P. E. poles along Cabrillo Avenue.

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

PERSONNEL:

That Herbert R. Burgess be promoted to the position of Power Equipment Operator III, commencing November 1, 1954, in the third salary step. (Selected from eligible list).

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

Communication from the Recreation Commission recommending pay raises for certain hourly employees of the Recreation Department.

Mayor Drale inquired if this was in accord with the other pay increases. City Manager Stevens said he would like a chance to study this request before making any recommendation.

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

Communication from the Recreation Commission recommending that Mrs. Herma Tillim be seriously considered as a replacement for Mr. Parrish who resigned from the Commission at the meeting of October 26th.

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

Communication from the Recreation Commission bringing to the attention of the City Council, for future reference to inquiries, the established policy that all park and recreation facilities are for the public, and that the City give primacy to people as a whole, and at no time to the exclusive use by individual persons or groups.

Councilman Benstead moved the Recreation Commission set the policy and request the City Council to concur with their recommendation. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

PLANNING COMMISSION AND ENGINEERING MATTERS:

Communication from the Planning Commission recommending approval of front yard waivers requested by G & G Construction Company in Tract No. 18406 (as outlined in letters dated November 1st and November 12th from the G & G Construction Company to the Planning Commission).

Councilman Isen moved to concur with the recommendation of the Planning Commission in granting the front yard waivers and that the letters from the G & G Construction Company, dated November 1, 1954, and November 12, 1954, both of them which set forth the waivers requested, be made a part of this recommendation. Motion, seconded by Councilman Benstead.

Councilman Blount inquired why these waivers were necessary. He said he had no objections to the waivers but he thought the Council had a right to know why they were requested.

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

City Engineer Bishop advised the architect had redrawn the plans to allow a sufficiently large rear yard.

As the tract file was not available for inspection Councilman Blount moved this request be referred to the next Council meeting. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

At 9:00 P.M., Mayor Drale declared a recess. The meeting reconvened at 9:10 P.M.

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

"The Planning Commission approves the Pride of Torrance Hotel be built, carrying the stipulation that approval of a cross-deeding procedure be approved by the City Attorney, to guarantee off-street parking. A vacant lot has been purchased and will forever be used for parking purposes only."

CAAOIC

"The Planning Commission approved the 5' waiver of front yard to permit the Pride of Torrance Hotel consisting of 41 units to be built, carrying the stipulation that the building shall be moved five feet North to allow a 15' area between the two buildings and further, that the City Attorney approve a cross-deeding procedure whereby the parking lot purchased by the builder shall for all time be used as a parking lot."

Mayor Drale read the Planning Commission minutes of November 17th regarding this matter.

Mr. Monte Robson, contractor for the hotel which they plan on building at the corner of 218th Street and Cabrillo Avenue, stated the Planning Commission had appointed a committee to study this and they had recommended approval. He said they had proved to the Commission that the apartment next door had only a 6' set-back and the house West of the site had only a 2' set-back, and that they will have 15' between buildings. This hotel will cost approximately \$80,000 and the owner has purchased the lot across the alley for parking purposes so there will be adequate parking facilities. Mr. Robson stated he had talked with Mr. Powell and Mr. Katz, the owner, talked to the City Attorney, and the lot for parking will go with the hotel, they will cross-deed the property and it will be so stipulated that it can never be used for anything but parking while the hotel is there.

Councilman Isen inquired about an agreement with the City that this lot will never be used for anything but parking.

Mr. Robson said Mr. Powell had talked to Mr. Hall before he left and Mr. Hall said as long as it is cross-deeded the property will be here forever more for parking. He stated Mr. Hall has approved this.

Councilman Isen inquired if he would be willing to execute another document which could be recorded, an agreement between the owner and the City that this lot will never be used for anything but parking.

Councilman Schwab suggested this be held over until next week so Mr. Hall could speak for himself. He also stated this communication from the Planning Commission was dated today and should not even be on the agenda.

Councilman Schwab moved this be referred to the meeting next week. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Communication from J. H. Hull, Superintendent of Schools, addressed to the Planning Commission, stating his letter to them of October 25th should be withdrawn, if it is established that the proposed hospital near the North Torrance Elementary School is not for dipsomaniacs.

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

Transmittal form from Planning Commission and City Engineer recommending approval of Tentative Tract Map No. 20651, consisting of 65 lots, to be developed by the Barclay Surveying Company, northerly of the easterly prolongation of 186th Street, easterly of Amie Avenue, southerly of Tract No. 19891.

Councilman Blount moved to concur with the recommendation of the Planning Commission and City Engineer in approving Tentative Tract Map No. 20651. Motion, seconded by Councilman Isen, carried unanimously by roll call vote.

Transmittal form from Planning Commission and City Engineer recommending approval of Tentative Tract Map No. 20803, consisting of 59 lots, to be developed by the Grand Construction Company, Inc., easterly of Ardath Avenue, southerly of 166th Street at Dominguez Channel, subject to the Special Conditions: The portion of Tentative Tract No. 20803 North of the channel be recommended to the City Council for approval, providing the drainage requirements meet with the specifications of the City Engineering Department.

Councilman Blount moved to concur with the recommendation of the Planning Commission and City Engineer in approving Tentative Tract Map No. 20803, providing the following special condition is made a part of the approval: that a chain link fence along Dominguez Channel be installed. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

Transmittal form from the Planning Commission and City Engineer recommending approval of Final Tract Map No. 18911, consisting of 81 lots to be developed by Hipoint Homes, Inc.; Rosa Linda Homes, Inc.; and Grande Vista Homes, Inc., northerly of revised 182nd Street, easterly of Faysmith Avenue, westerly of Crenshaw Boulevard and southerly of Tract No. 19626, subject to Special Conditions: Final Tract Map No. 18911 recommended to the City Council for approval with the recommendation that the alley-way adjacent to Crenshaw Boulevard marked "NOT A PART OF THIS SUBDIVISION" be acquired through condemnation.

City Clerk Bartlett read two letters dated September 27, 1954, and October 6, 1954, from Attorney Edwin M. Rosendahl, addressed to City Attorney Hall, regarding this particular tract.

Councilman Isen moved this be held over until next week so Mr. Hall could explain the matter to the Council. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Transmittal form from the Planning Commission and City Engineer recommending re-approval of Final Tract Map No. 20561, consisting of 81 lots to be developed by Landbar Construction Company, easterly of Casimir Avenue, westerly of Arlington Avenue, southerly of Edison Company right-of-way.

Councilman Blount moved to concur with the recommendation of the Planning Commission and City Engineer in the re-approval of Final Tract Map No. 20561. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

City Clerk Bartlett read title to:

RESOLUTION NO. 2653

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO VACATE CERTAIN PORTIONS OF 244th STREET IN THE CITY OF TORRANCE; FIXING A TIME WHEN THE CITY COUNCIL WILL MEET TO TAKE FINAL ACTION THEREON; AND PROVIDING FOR THE PUBLICATION OF THIS RESOLUTION.

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. 2653. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

ORDINANCE NO. 713

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ORDINANCE NO. 677.

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

Councilman Schwab moved for the adoption of Ordinance No. 713 at its first reading. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

CAV010

ORAL COMMUNICATIONS

City Manager Stevens read a telegram received from City Attorney Hall: "Preliminary discussions with C. A. A. highly favorable. Defense will require five weeks to process. Surface drilling restrictions will have to be cleared through San Francisco. Will report fully on return Wednesday." Matter of record.

Councilman Blount suggested that "THIS BUSINESS LICENSE IS NON-REFUNDABLE" be printed on all business licenses.

Mayor Drale referred the matter to City Clerk Bartlett and City Attorney Hall for their recommendation.

Councilman Isen referred to the business license that was issued to the old brick yard area on Western Avenue to operate as a dump. He said there were a lot of restrictions, which should be shown on the license, such as making tests to see that the ground was going to be substantial, etc. He inquired if this matter was being checked.

City Manager Stevens said he knew that it was checked as to what is being dumped out there.

Mayor Drale requested City Clerk Bartlett to have License Inspector Weber make a report on this matter.

Councilman Isen referred to the ordinance he had requested outlawing crime and horror comic books. He requested Mrs. Giaquinto to write to the City of Salinas and obtain a copy of their Ordinance No. 792 dealing with this subject as it appeared from the synopsis in the latest Western City magazine that this is a far superior ordinance to that adopted by the City of Redondo Beach.

Councilman Isen inquired if a condemnation action has been filed with reference to the 30 acres for the Civic Center site. City Manager Stevens advised him this action had been filed sometime ago.

With reference to this Councilman Isen requested two things. First, when the appraiser appraises the market value that he appraise the market value as it existed as of the date of the filing of the Lis Pendens; and, secondly, he requested a legal opinion from Mr. Hall, as he believed the law will show the market price which prevailed as of the date of the filing of the Lis Pendens is the market price to govern the appraisal.

Mr. Herb Lieberman, 5428 Palos Verdes Boulevard, inquired what recommendations had been made by the Traffic Commission regarding the stop signs requested by the Allied Gardens Homeowners Association at the intersections of Linda Drive and Clearsite, Linda Drive and Sunnyview, and also the extension of the load limits which exists on Palos Verdes Boulevard to include Linda Drive.

Chief of Police Haslam advised the stop signs at the intersections of Clearsite and Linda Drive had been approved; there was no action taken on the Palos Verdes load limit until the right-of-way was cleared there, action was delayed on that until the matter of removing the barricades is settled.

Mayor Drale assured Mr. Lieberman that the Traffic Commission would take up the matter of the load limit on Linda Drive and Stop signs at Sunnyview and Linda Drive at their next meeting.

Mr. Lieberman said they knew there have been plans made for the development of Anza in Sepulveda Gardens and that they have been given to understand that the same thing that is done to Anza, as far as eliminating the dirt in the parkway, widening the drive part of it and planting a cover, that the same thing was going to be done to Palos Verdes and inquired when this would be done.

City Manager Stevens said this was on the schedule but Mr. Perkins was, of necessity, doing all the work on adobe soil before the rainy season sets in.

Mr. Lieberman inquired if the Council had received a recommendation from the Planning Commission regarding the formation of a street light ordinance amending the Subdivision Ordinance.

Mayor Drale advised him that the Planning Commission appointed a committee to study this matter and their recommendation will be forwarded to the City Council.

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

At 9:50 P.M., Councilman Blount moved to adjourn. Motion, seconded by Councilman Isen, carried unanimously.

A. H. Bartlett
City Clerk of the City of Torrance

APPROVED:

Nicholas O. Pugh
Mayor of the City of Torrance

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