

Torrance, California  
December 7, 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, December 7, 1954, at 5:30 P.M., Mayor Drale presiding.

Those responding to roll call by City Clerk Bartlett were: COUNCILMEN: Benstead, Blount, Isen, Schwab and Drale. ABSENT: COUNCILMEN: None. Also present were City Manager Stevens and City Attorney Hall.

At the request of Mayor Drale, Mr. A. E. McVicar led the salute to our Flag.

Rev. Taylor opened the meeting with an invocation.

Councilman Benstead moved the minutes of November 30, 1954, be approved as written. Motion, seconded by Councilman Isen, carried.

This being the time and place fixed for the opening of bids for the \$450,000 bonds of the City of Torrance, California, designated MUNICIPAL IMPROVEMENT Bonds, 1954, and numbered 1 to 450, inclusive, the following bids received pursuant to the notice of sale were publicly opened, examined and read:

1. AMERICAN TRUST COMPANY, 464 California Street, San Francisco 20, Cal.:

"For the Four Hundred Fifty Thousand Dollars (\$450,000.00) par value legally issued CITY OF TORRANCE MUNICIPAL IMPROVEMENT BONDS, 1954, Los Angeles County, California, which are offered for sale in accordance with your published Notice of Sale, we hereby bid you Four Hundred Fifty Thousand Dollars (\$450,000.00), being the par value thereof, and accrued interest to the date of delivery, together with a premium of Four hundred fifty and no/100 (~~\$450.00~~)----- said bonds to be dated December 15, 1954 and bear interest and mature as follows:

"\$105,000.00 par value bearing interest at the rate of 6% per annum, maturing \$15,000.00 each year, December 15th, 1955 to December 15th, 1961 inclusive.

"\$240,000.00 par value bearing interest at the rate of 2½% per annum, maturing \$15,000.00 each year, December 15th, 1962 to December 15th, 1977, both inclusive.

"\$105,000.00 par value bearing interest at the rate of 2% per annum, maturing \$15,000.00 each year, December 15th, 1978 to December 15th, 1984, both inclusive.

"The above bid is for all or none of the herein described bonds and is made with the understanding that if successful we shall be furnished at no expense to ourselves with the satisfactory opinion of Messrs. O'Melveny & Myers, Attorneys at Law, Los Angeles, California, approving the legality of the above described bonds in all respects.

"As evidence of our good faith, we attach hereto Cashier's Check for Fourteen Thousand Dollars (\$14,000.00), with the understanding that this check is to be applied as part payment if our bid is accepted, otherwise it is to be promptly returned to us.

"In the event we are the successful bidders we would appreciate receiving the name of the firm that is to print the bonds."

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2. BANK OF AMERICA, San Francisco 20, California.

"For the \$450,000 par value CITY OF TORRANCE MUNICIPAL IMPROVEMENT BONDS, 1954; dated December 15, 1954; of the denomination of \$1,000 each; interest payable annually for the first year on December 15, 1955, and semi-annually thereafter on June 15 and December 15 in each year, and maturing: \$15,000 par value on December 15 in each of the years 1955 to 1984, both years inclusive; we bid as follows:

\$ 105,000.	par value maturing December 15, 1955 to December 15, 1961 inclusive, bearing interest at	6%,
\$ 30,000.	par value maturing December 15, 1962 to December 15, 1963 inclusive, bearing interest at	2½%,
\$ 30,000.	par value maturing December 15, 1964 to December 15, 1965 inclusive, bearing interest at	2%,
\$ 210,000.	par value maturing December 15, 1966 to December 15, 1979 inclusive, bearing interest at	2½%,
\$ 75,000.	par value maturing December 15, 1980 to December 15, 1984 inclusive, bearing interest at	2%,
\$ ---	par value maturing December 15, 19 19 inclusive, bearing interest at	--%,

and we will pay par and accrued interest to date of delivery, plus a premium of \$19.00.

"This bid is for acceptance not later than 24 hours from and after the date and hour at which bids are to be opened and is made subject to our obtaining, at no cost to us, from Messrs. O'Melveny & Myers, attorneys, a satisfactory opinion approving the validity of the above described bonds in all respects.

"Enclosed is our Cashier's check in the amount of \$13,500 which is to be held by you uncashed and is to be returned to us in the event you are unable to award the bonds to us or deliver the bonds to us in accordance with the terms of our bid. In the event the bonds are awarded and delivered to us, the check may be cashed at the time of delivery and the proceeds applied on the purchase price of the bonds."

3. HELLER, BRUCE & COMPANY, Mills Tower, San Francisco 4, California.

"For all, but not for any part less than all, of FOUR HUNDRED FIFTY THOUSAND DOLLARS (\$450,000.), par value, legally issued bonds of the City of TORRANCE which are designated MUNICIPAL IMPROVEMENT BONDS, 1954, being four hundred and fifty (450) bonds of the denomination of One Thousand Dollars (\$1,000.) each, dated December 15, 1954, and maturing:

\$225,000,	par value, to bear interest at the <u>rate of 6% per annum,</u> payable \$15,000 each year December 15, 1955 to 1969, inclusive;
\$75,000,	par value, to bear interest at the <u>rate of 2 1/2% per annum,</u> payable \$15,000 each year December 15, 1970 to 1974, inclusive;
\$150,000,	par value, to bear interest at the <u>rate of 1% per annum,</u> payable \$15,000 each year December 15, 1975 to 1984, inclusive;

interest to be payable annually for the first year and semi-annually thereafter, we bid you for prompt acceptance, in accordance with the terms of your Notice of Sale, the sum of PAR and accrued interest to date of delivery, together with a premium of SIX HUNDRED and no/100ths DOLLARS (\$600.00).

"As evidence of our good faith and to comply with your Notice of Sale, we hand you herewith cashier's check on the California Bank, of Los Angeles, for Thirteen Thousand Five Hundred Dollars (\$13,500.); same to be applied against the purchase price in case we are awarded the bonds, otherwise to be returned to us promptly.

"In the event the bonds are awarded to us, we are to receive a certified copy of the approving opinion of Messrs. O'Melveny & Myers, of Los Angeles, as to the legality of these bonds, as advertised in your Notice of Sale.

"In the event we are the successful bidders we would greatly appreciate receiving the name of the firm that is to print the bonds."

4. SECURITY-FIRST NATIONAL BANK OF LOS ANGELES, Sixth and Spring Streets, Los Angeles 54, Cal.

"For the proposed issue of \$450,000 TORRANCE MUNICIPAL IMPROVEMENT BONDS 1954, dated December 15, 1954, in the denomination of \$1,000, bearing interest as follows:  
 \$150,000 Maturing December 15, 1955 to December 15, 1964, Inclusive, at 2½%  
 90,000 Maturing December 15, 1965 to December 15, 1970, Inclusive, at 2¼%  
 150,000 Maturing December 15, 1971 to December 15, 1980, Inclusive, at 2½%  
 60,000 Maturing December 15, 1981 to December 15, 1984, Inclusive, at 2 3/4%

interest payable annually for the first year and semi-annually thereafter, both principal and interest payable at the office of the City Treasurer, City of Torrance; said bonds maturing \$15,000 annually December 15, 1955, to December 15, 1984, inclusive as set forth in your Notice of Sale, which Notice of Sale is hereby made a part of this bid, we will pay you \$450,000, being the par value thereof, together with accrued interest to date of delivery, plus a premium of \$81.00

"This bid is for prompt acceptance, subject to your furnishing us prior to delivery of said bonds, the opinion of O'Melveny & Myers, attorneys, of Los Angeles, approving the validity of said bonds in all respects.

"We enclose Cashier's Check of the Security-First National Bank of Los Angeles in the sum of \$13,500.00, payable to the order of the City of Torrance, to be held by you pending the delivery of the bonds to us under the terms and conditions set forth in your Notice of Sale if this bid is accepted, or to be returned to us promptly in the event that we are not awarded the bonds or said attorneys refuse to approve the issue."

5. TAYLOR AND COMPANY, 364 North Camden Drive, Beverly Hills, Calif.

"For all but no part less than all of \$450,000 par value City of Torrance Municipal Improvement bonds offered pursuant to your official notice of sale, which notice is herewith made a part of our bid, bearing interest at the following rates:

<u>1955</u> to <u>1962</u> maturities @	<u>2 1/2</u> %	per annum
<u>1963</u> to <u>1965</u> maturities @	<u>2 1/4</u> %	per annum
<u>1966</u> to <u>1971</u> maturities @	<u>2 1/2</u> %	per annum
<u>1972</u> to <u>1984</u> maturities @	<u>2 3/4</u> %	per annum

we will pay Four Hundred Fifty Thousand and No/100 (450,000.00) Dollars which is the par value thereof, and in addition thereto a premium of

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TWO HUNDRED AND SEVENTY-NINE - - - (\$279.00 ) Dollars, plus accrued interest to the date of delivery.

"Said bonds are to be dated December 15, 1954; and are to mature \$15,000 par value each year December 15, 1955 to 1984, all years inclusive.

"This bid is made for immediate acceptance, and with the understanding that the approving legal opinion of Attorneys, Messrs. O'Melveny & Myers of Los Angeles, will be furnished without cost to the successful bidder.

"We are enclosing herewith a cashier's check in the amount of Thirteen Thousand Five Hundred and No/100 (\$13,500.00) Dollars, to be retained by you to apply to the purchase price if we are the successful bidder for these bonds, otherwise to be promptly returned to us if our bid is not accepted.

"This bid is submitted in duplicate, one copy to be officially signed and forwarded to us promptly if we are awarded the bonds."

After considering the various bids, City Manager Stevens, recommended the bid of the American Trust Company be accepted as the lowest responsible bidder and that all other bids be rejected.

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

City Clerk Bartlett read title to:

RESOLUTION NO. 2656

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE AWARDING BONDS OF SAID CITY TO BEST BIDDER.

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

Councilman Blount moved for the adoption of Resolution No. 2656. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

APPOINTMENTS:

(a) Water Superintendent McVicar regarding water services to Tract No. 15926, now being served by Moneta Water Company

Mr. McVicar stated they are prepared to move at any time. The only thing is that they are holding out for a hold harmless agreement.

City Attorney Hall stated he had advised Mr. McCall, attorney for the Moneta Company, that the City has agreed to hold them harmless from any claims that might arise by virtue of the City taking over and that a Resolution would be presented later this evening confirming this.

Mr. McVicar said they needed their cooperation to read the meters, etc., and they must have some agreement as to when to take over.

Mayor Drale requested Mr. McVicar to meet with the Council next Tuesday night at 7:00 P.M. and report on this matter; he also requested City Attorney Hall to contact Mr. McCall and ask him to meet with the City Council at this same time.

Mr. McVicar said there was one other item in connection with this same company that should be worked out, and that was in reference to two other tracts, he said these definitely are covered by blanket easements and undoubtedly what will happen, if the City insists on serving them, is that they will not release their blanket easements.

(b) Regarding water service to the industrial area on the Torrance Municipal Airport.

City Manager Stevens said he had previously outlined to the Council the cost of supplying water service to the industrial tract of the airport. Most of these people want to, or have to, in order to pay their insurance premiums, have sprinkling systems, which requires a 10" main instead of what would normally be run. Mr. Stevens said he thought it only fair that the lessees should pay the difference between the standard installation and this other more expensive installation, and then pay the normal stand-by charge for the sprinkling system. He recommended Mr. McVicar be authorized to proceed with this installation as soon as the weather permits.

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

Mr. McVicar said it had never been discussed as to who would pay for this installation, which would amount to approximately \$7000. He said their policy has been to make the people who benefit pay the whole amount but that this airport property was a different matter as the City is leasing the property.

Councilman Blount moved the Water Department be directed to go ahead with the improvements and that the money come from the Water Department. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

#### WRITTEN COMMUNICATIONS

Petition containing 27 signatures from residents on Crenshaw Boulevard demanding the City of Torrance to cease and desist the use of the diagonal parking method in the block of Crenshaw Boulevard, bounded by 171st and 174th Streets.

Mr. John M. Wren, 17217 South Crenshaw, spoke at great length on the unfairness of this parking method and advised the Council that the residents were not satisfied with the method of parking as recommended by the Traffic Commission. He demanded this parking method be changed as set forth in the petition.

After a general discussion, Councilman Isen moved the three members of the City Council not on the Traffic Commission make a survey of this area and make their recommendation at the next Council meeting. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

Claim for damages filed on behalf of Mary Jo Mott in the amount of \$21,000.

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

Communication from the Recreation Commission regarding the rezoning of Torrance Beach frontage property for recreational purposes and recommending that Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 of Tract 10303; and Lots 1, 2, 3, 4, and a portion of Lot 5 of Tract 10307, be re-zoned for recreational use.

Councilman Blount moved this matter be referred to the Planning Commission and that they hold a hearing on the matter. Motion, seconded by Councilman Isen, no objections, so ordered by Mayor Drale.

Communication from Mrs. May Truair suggesting that a public parking space be reserved for City employees.

Councilman Schwab moved this communication be filed as a matter of record as Mr. Stevens was working on this at the present time. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

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Communication from the Recreation Commission recommending that the 5.722 acres be set aside for a park site in Tract No. 19103. The Commission felt it was not wise to spend the money necessary to purchase ten acres in view of the fact that playgrounds will be needed from time to time in other tracts as they come into being.

Communication from Harry B. Van Bellehem, Director of Recreation advising that after studying the park site in Tract No. 19103 it is his opinion that only a portion of the 10 acres available should be purchased by the City for recreational purposes.

City Manager Stevens explained the map to the Council, he advised the subdivider was paying for this with the \$100 per acre he had paid. He thought it would be well if the Council approved this idea so they could go ahead with their plans.

Councilman Benstead moved to approve this idea and that the City buy all they could with the money put up by the subdivider. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

Communication from Fire Chief Benner, dated December 1, 1954, recommending that the application for revision and/or amendment of the existing agreement between the City of Torrance and the John Wiley Jones Co., Inc., be denied.

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

Communication from John Wiley Jones Company, dated December 6, 1954, advising that arrangements are being made to remove their filling station from Torrance early next year. They propose to continue at the Torrance location with their office, chemical warehouse and cylinder reconditioning plant. They stated they felt this arrangement complies to the letter with the agreement entered into with the City Council, dated January 12, 1954, and requested acknowledgment of their compliance with said agreement.

After a general discussion Councilman Isen moved the City Attorney be requested to furnish the Council with an opinion as to what can be continued as per the original agreement. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

Request of James G. Crawford to rent a portion of his parking lot at the Torrance Fairway, for a Christmas tree lot, from December 10th to December 25th, 1954.

Councilman Blount moved the request be granted, providing the licensee is required to carry insurance. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

Request of James G. Crawford for permission to have the Coca Cola Company install a sign at Crenshaw and 101 Highway, per the drawing attached.

Councilman Blount moved this request be referred to the Planning Commission for their recommendation. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

Request of Torrance Boy Scout Troop #219 for a free license to sell Christmas trees at 3128 Pacific Coast Highway.

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

Request of Hope/Church for a free license to sell Christmas trees at 3347 West 174th Street, from December 10th through December 24th.

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

At 6:50 P.M., Mayor Drale declared a recess. The meeting reconvened at 7:00 P.M.

City Clerk Bartlett read title to:

ORDINANCE NO. 714

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE PROHIBITING CRIME COMIC BOOKS, HORROR COMIC BOOKS AND LICENTIOUS BOOKS IN THE CITY OF TORRANCE.

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

Councilman Isen moved for the adoption of Ordinance No. 714 at its first and final reading. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Councilman Isen referred to Councilman Benstead's previous motion regarding the outlawing of crime and horror comic books and requested that Mr. Hall have the necessary Resolution prepared, for the next meeting, requesting the proper State officials to have a section added to the Penal Code of the State of California which would prohibit these crime and horror comic books.

Recommendations of City Manager Stevens:

PERSONNEL:

That Margaret K. Beavers be appointed to serve her probationary period in the Administrative Department as a Stenographer-Clerk, effective December 1, 1954, at the first salary step. (Selected from the eligible list.)

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

APPROPRIATIONS:

For the purchase of two motorcycle radios for the Police Department, the sum of \$957, plus sales tax.

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

Communication from City Engineer Bishop, dated December 3, 1954, recommending that the Subdivision Bonds for Tract Nos. 15837, 16554, 18767, 19108 and 19245, be released as all fees have been paid, trees have been planted, street signs are in and centerline ties have been received and the subdivision improvements have been accepted.

Councilman Isen moved to concur with the recommendation of City Engineer Bishop for releasing Subdivision Bonds, as set forth in his letter of December 3, 1954, to the City Council. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Letter of transmittal from the Planning Commission and City Engineer recommending approval of Final Tract Map No. 17856, consisting of 7 lots to be developed by the Watt Construction Company, southerly of 166th Street and easterly of Crenshaw Boulevard.

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Councilman Blount moved to concur with the recommendation of the Planning Commission in approving Final Tract Map No. 17856, providing all requirements set forth in letter to the Planning Commission from Asst. to City Engineer Patrick, dated October 20, 1954, are complied with and made a part of this approval. Motion, seconded by Councilman Isen, carried unanimously by roll call vote.

Letter of transmittal from the Planning Commission and City Engineer recommending denial of Tentative Tract Map No. 18379, consisting of 211 lots to be developed by Don-Ja-Ran Construction Company, westerly of Palos Verdes Boulevard, easterly of the Pacific Ocean and northerly of Palos Verdes City limits. Denied for the reason that a school site is not yet incorporated in the map, as agreed at the meeting of November 21, 1954.

Councilman Schwab moved to concur with the recommendation of the Planning Commission in denying approval of Tentative Tract Map No. 18379. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Councilman Isen moved City Manager Stevens write a letter to the School Board advising that the City Council would like to see this school site donated, as per the original agreement. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

Letter of transmittal from the Planning Commission and City Engineer recommending denial of Tentative Tract Map No. 20772, consisting of 441 lots to be developed by Mr. Harry Kissel, northerly of Palos Verdes boundary line and easterly of Hollywood Riviera. Denied on grounds that the subdivider had not provided access to Pacific Coast Highway except through narrow streets of Hollywood Riviera. Also, no park site shown on map.

Councilman Blount moved to concur with the recommendation of the Planning Commission in denying Tentative Tract Map No. 20772. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

Councilman Isen left the meeting at 7:20 P.M.

City Clerk Bartlett read title to:

RESOLUTION NO. 2657

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN QUITCLAIM DEED TO TORRANCE MASONIC TEMPLE ASSOCIATION, A NON-PROFIT CORPORATION.

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

Councilman Benstead moved for the adoption of Resolution No. 2657. Motion, seconded by Councilman Blount, carried unanimously by roll call vote of those present.

RESOLUTION NO. 2658

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE PROCLAIMING DECEMBER 15th AS SAFE DRIVING DAY.

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

Councilman Schwab moved for the adoption of Resolution No. 2658. Motion, seconded by Councilman Blount, carried unanimously by roll call vote of those present.

RESOLUTION NO. 2659

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 2344; AMENDING DEFINITION OF WORDS AND PHRASES USED IN BUSINESS LICENSE NO. 624.

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

Councilman Blount moved for the adoption of Resolution No. 2660. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

RESOLUTION NO. 2660

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 2617 BY ADDING A HOLD HARMLESS AGREEMENT THERETO.

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

Councilman Blount moved for the adoption of Resolution No. 2660. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

ORAL COMMUNICATIONS

City Manager Stevens said that, due to an oversight, hearings on two vacation proceedings and the opening of bids for the paving of Crenshaw Boulevard, had been set at 8:00 P.M. instead of 5:30 P.M., on December 21st. He inquired if the Council desired to change their meeting time on this date.

The Council decided they would hold their meeting at the usual time, 5:30 P.M. on December 21st, and if necessary adjourn to 8:00 P. M.

City Manager Stevens recommended that the bid of R. E. Payne, who submitted a bid of \$193,400 for the Central Fire Station, be accepted as the lowest responsible bid, and that included in the contract be: Alternate D, asphalt concrete yard and parking area paving, and Alternate E: Aklo plate glass in place of plain plate; and that all other bids be rejected.

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

City Manager Stevens advised the Council that by changing the parking meter spaces they have picked up 35 additional spaces, making a total of 448 parking meter spaces; the Council had authorized the purchase of 400 parking meters and he recommended that the additional 48 be purchased and installed.

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: Blount, Schwab and Drale. NOES: COUNCILMEN: Benstead. ABSENT: COUNCILMEN: Isen.

City Manager Stevens suggested a moratorium be declared on the airport property for the next two or three months, or until the triangle negotiation is completed, in other words, no more leases along 101 Highway or Crenshaw until this is completed. Then we can have an appraisal made and lease on a frontage basis; he stated he thought this would put the airport property on a sound basis. Mr. Stevens stated this would not affect the leases now under negotiation.

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Councilman Blount moved this be made a matter of policy and that the Airport Commission be advised of the Council's action. Motion, seconded by Councilman Schwab, carried by those present.

City Manager Stevens explained in detail the problems encountered in obtaining comprehensive liability and property damage insurance. He strongly recommended that the City rewrite with the Pacific Indemnity Company, which is a continuing policy, and that they do not take a chance on obtaining a one-year coverage by a new company and possibly losing it at the end of the year.

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

City Manager Stevens recommended, in line with the policy of the Federal Government and private industry, that City employees be given a holiday on Friday, December 24th, 1954, and that the City Hall be closed on this date; that the City Hall remain open on December 31st, 1954, and that one-half of the employees take Friday off and the other half take Monday off.

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

City Manager Stevens said he had been talking with representatives of the Great Lakes Carbon Company and the Capital Company regarding the proposed annexation. They have agreed, if we can work out terms, that they would bring in about 1100 or 1200 acres of residential, 200 acres of commercial, 200 acres of M-1, approximately 300 acres of M-3, and some other commercial at the corner of Crenshaw and Palos Verdes, there would be a total of approximately 1800 acres the City could annex.

After a general discussion regarding this annexation, Mayor Drale requested City Manager Stevens to compile a report showing the advantages to the City if they did annex this property.

City Attorney Hall referred to a letter he had received (copies of which had been given to the City Council) from Mr. Gilman concerning the proposed lease agreement with Precision Equipment Company for airport property. Mr. Hall said he had the following suggestions to make:

Paragraph (1) Approved, provided we had a fixed value established in the way of paid for improvements so that there would be sufficient protection to the City; he suggested paid improvements to the extent of \$80,000;

Paragraph (2) No objections.

Paragraph (3) (a) No objections.

Paragraph (3) (b) He felt the C. A. A. will insist the clause we have used be inserted in the lease itself.

Paragraph (4) Not prepared to make a recommendation at this time.

Paragraph (5) He felt this was an insertion that Mr. Stevens would like in the lease and it will be taken care of.

Mayor Drale inquired if these changes were satisfactory to Mr. Gilman. Mr. Gilman said he had no objections to the proposed changes as stated by Mr. Hall.

Mr. Gilman said he would like to bring up the point of the drainage ditch on the West end of this property, which, by agreement with Mr. Stevens he has agreed to take less property so that the drainage ditch need not be covered. He said he thought Mr. Stevens intended to have an easement of some 70' wide to take care of the ditch. Mr. Gilman said this ditch did cut down the building site area and inquired if the Council would feel it reasonable to include that narrow strip of property to the West of the drainage ditch, in his present lease.

After a general discussion, Mayor Drale advised Mr. Gilman he would have the first opportunity to lease this property, but the Council indicated they would not be in favor of adding it on to his present lease.

Councilman Benstead inquired what was being done regarding the sidewalks and curbs on 203rd Street.

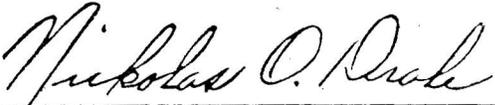
Mayor Drale requested City Engineer Bishop to have a complete report on this matter for the next Council meeting.

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

At 8:00 P.M., Councilman Blount moved to adjourn. Motion, seconded by Councilman Schwab, carried by those present.

  
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City Clerk of the City of Torrance

APPROVED:

  
\_\_\_\_\_  
Mayor of the City of Torrance

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