

Torrance, California  
January 11, 1955

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, January 11, 1955, at 8:00 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, Mr. J. W. Loughridge led the salute to our Flag.

Councilman Schwab opened the meeting with an invocation.

Councilman Blount moved the minutes of January 4, 1955, be approved as written. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

Mayor Drale announced this was the time and place set for the third and final hearing on CASE NO. 336, South Torrance Change of Zone, initiated by the Planning Commission.

City Clerk Bartlett stated he had the letter of transmittal from the Planning Commission recommending approval of Case No. 336; a petition containing 141 signatures protesting the proposed changes; and another petition containing 65 signatures protesting the proposed changes.

Mayor Drale called for oral communications.

Secretary to the Planning Commission George Powell explained in detail to the Council the 20 parcels affected by this change of zone. He explained this by use of map marked Exhibit "A", pages 1, 2 and 3.

Councilman Blount inquired if any withdrawals had been received on these numerous protests.

Mr. Powell explained that at the last Planning Commission everyone seemed to be satisfied with the Change of Zone, as per Exhibit "A", and providing the stipulation is made that there be no commercial frontage permitted on the 130' on Ocean Avenue.

Mr. W. M. Crowe, 24249 Ward Street; Clarence T. Hoyt, 24409 Park Street and Paul Slonecker, 24430 Neece Avenue, speaking on behalf of the residents in the area, advised the Council most of the objections had been overcome by the changes as explained by Mr. Powell.

There being no further protests, Councilman Blount moved the hearing be closed. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

Councilman Benstead moved to concur with the recommendation of the Planning Commission in approving Case No. 336, per Exhibit "A", pages 1, 2 and 3, with the stipulation that there be no commercial frontage permitted on the 130' of Ocean Avenue. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

WRITTEN COMMUNICATIONS

City Clerk Bartlett read the following:

Statement from Tide Water Associated Oil Company advising no permits issued and no pipe lines laid or removed during the period July 1, 1954, to and including December 31, 1954, under Franchise Ordinance No. 1014, Los Angeles County Ordinance within the City of Torrance.

Matter of record.

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Statement from Richfield Oil Corporation advising that no pipelines were laid, removed, or abandoned in place by Richfield Oil Corporation during the period from July 1 to December 31, 1954, inclusive, under Los Angeles County Franchise Ordinance Nos. 1358-1361 N. S., within the limits of the City of Torrance.

Communication from the State Board of Equalization advising the application of Wiljac, Inc. for transfer of an on-sale general license has been withdrawn and that there will be no necessity for holding a hearing on the protest filed by the City against issuance of a license to this company.

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

Communications from the following regarding the proposed annexation of Rolling Hills territory, all protests: Eleanor Schneider, 2062 238th Street; Mrs. Steven Spaas, 2112 238th Street; Dandoy Glass Company, 23406 Arlington; Helen E. Theobald, 22913 Evalyn Avenue; Mr. and Mrs. W. W. Dorman, 2058 238th Street; Frank E. Otterstein, 2068 Middlebrook Road; and Mrs. Nyle Lawrance, 23725 Eshelman.

Councilman Schwab moved these communications be filed as a matter of record and taken up when this comes before the Council. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

*Drale (See: Mins.: 1-18-55)*  
Mayor ~~Schwab~~ moved that if the question of annexing Rolling Hills territory becomes a question as far as the City Council is concerned that it be treated the same as a Change of Zone, in other words, two hearings before the Planning Commission and one hearing before the City Council. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

Communication from the Recreation Commission recommending that when the bids are considered for awarding the contract to construct the swimming pool, that the qualifications of both the contractor and his foreman be considered.

Councilman Isen moved the communication be referred to the City Manager for his files. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Communication from the Recreation Commission recommending that Ordinance No. 631, requiring \$100 per acre be reviewed, not only toward increasing the tax but suggesting another basis for it; i.e., a unit basis or lot basis.

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

Communication from the Southern California Edison Company requesting a meeting between representatives of the City and representatives of their company regarding easements across their rights of way within the City of Torrance.

Councilman Isen moved the matter be tabled until the next meeting and that in the meantime the City Clerk furnish each member of the Council a copy of the communication for study. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Memorandum from W. C. Bradford advising that the term of office of Mr. Charles Schultz, Jr., as a Commissioner on the Civil Service Board, will expire on January 15, 1955.

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

Communication from the Civil Service Board regarding the position of "Fire Inspector" which was vacated September 1, 1953, by the retirement of Walter Silence.

City Manager Stevens advised the Council the Chairman of the Civil Service Board had called him this afternoon and requested this communication be returned to the Board for further study.

Councilman Schwab moved the communication be returned to the Civil Service Board. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Communication from the Civil Service Board regarding the affidavit signed by members of the Board in the Dresser-Smith case and stating the affidavit signed by them did contain the complete original, and only decision of the Board; and further that City Attorney Hall did not avail himself of the opportunity given him to draft an affidavit containing the original decision of the Board.

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

Councilman Benstead moved this communication be referred to Mr. Hall for whatever action was necessary. Motion, seconded by Mayor Drale, was defeated by the following roll call vote: AYES: COUNCILMEN: Benstead and Drale. NOES: COUNCILMEN: Blount, Isen and Schwab.

Councilman Isen said he would like to give Mr. Hall a vote of confidence.

City Attorney Hall advised that the city had filed a counter-affidavit in the matter and that both had been excluded from the court record and therefore was of no issue in the matter.

#### AIRPORT COMMISSION MATTERS:

(a) Recommendation of the Airport Commission that the request of Lt. Allman, 43rd Squad, Civil Air Patrol, to move a quonset hut onto the property now leased, be granted, with the stipulations that the present buildings and this quonset hut be satisfactorily painted and the surrounding area brought up to standard, that the rent be increased from \$10 to \$20 a month and that the lease be brought up to date with the removal of the previous Commanding Officer's name and replaced with the new Commanding Officer's name. Also, that the particular method of lease be reviewed by the City Attorney and brought up to date.

Councilman Blount said he noticed in the meetings of the Airport Commission that they did talk quite a bit to Lt. Allman about the fact he was moving another used building onto the airport. Councilman Blount said he would like to make it a very pertinent part of the permission to move this quonset hut onto the airport that there be a stipulation that it be put in number-one condition and kept that way. He stated the Council has made it a matter of policy that there will be no more used materials on the exterior of buildings, or no more used buildings moved onto the airport, and he moved this be made a part of the record that when the Council concurs with these recommendations that this policy is understood. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

Councilman Blount moved to concur with the recommendations of the Airport Commission regarding request of the Civil Air Patrol. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

Councilman Isen moved to amend the motion to make the recommendation subject to the final approval of the City Manager to negotiate the time, amount and area to be covered by the lease, and that it be returned to the Council as soon as possible. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

(b) Communication from the Airport Commission recommending approval of the request of A. J. Schmidt, 22415 Redbeam Avenue, Torrance, to build a single aircraft hangar for private use for personal hangar, and that a lease for five years with a five-year option be granted.

City Manager Stevens recommended the option on the lease be done away with and that it be made a straight ten year lease.

Councilman Blount moved to concur with the recommendation of the Airport Commission, item (b), with the stipulation the lease be for a straight ten years instead of five years with a five year option. Motion, seconded by Councilman Isen, carried unanimously by roll call vote.

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(c) Communication from the Airport Commission recommending approval of the request of Mr. G. E. Gyllenswan to build an individual airplane hangar and that a lease for five years, with a five year option, be granted.

Councilman Isen moved to concur with the recommendation of the Airport Commission, item (c), with the stipulation the lease be for a straight ten years instead of five years with a five year option. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

(d) Communication from the Airport Commission recommending approval of the request of Henry T. Babcock, 9336 Sixth Avenue, Inglewood; Marion Dordby, 232-C Avenue F, Redondo Beach; Joseph Stasneck, 1613 Hill Street, Santa Monica; and Mr. Robert E. Schenbeck, 1629 West 65th Street, Los Angeles, to build a 60' x 60' hangar and to lease a plot of land 100' x 100', be granted, and that a lease for ten years, with a ten-year option, be granted.

Councilman Isen moved to concur with the recommendation of the Airport Commission, item (d). Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

(e) Communication from the Airport Commission recommending approval of the request of Mr. George Messall to build a standard "T" hangar, be granted, and that a lease for five years with a five year option be granted.

Councilman Isen moved to concur with the recommendation of the Airport Commission, item (e), with the stipulation the lease be for a straight ten years instead of five years with a five year option. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Communication from the North Torrance Civic Improvement Association, Inc. requesting something be done about the crossing at West 174th Street and Yukon as it is very dangerous for the children crossing these streets.

Councilman Blount moved the communication be referred to the Traffic Commission for their recommendation. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

At 8:50 P.M., Mayor Drale declared a recess. The meeting reconvened at 9:00 P.M.

## 12. Recommendations of City Manager Stevens:

### PERSONNEL:

1. J. Pauline Greer, who has been temporarily employed in the Engineering Department, has been appointed to serve her probationary period as a Typist Clerk in the Engineering Department, effective January 1, 1955, at the first salary step. (Selected from eligible list.)
2. Richard J. Ortega has been appointed to serve his probationary period as a Laborer in the Street Department, effective January 3, 1955, at the first salary step. (Selected from eligible list.)

Councilman Schwab moved to concur with the recommendations of City Manager Stevens, items 1 and 2, under Personnel. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

### PARKING METERS:

Mr. Stevens reported on the survey he had made due to the request for more parking meters on Cabrillo Avenue. He explained the situation to the Council by use of a map he had prepared and recommended that instead of parking meters being installed in the area that One-Hour Parking signs be installed and that it be strictly enforced.

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

Chief of Police Haslam reported the signs have been ordered for this area and as soon as they are received they will be posted and strictly enforced.

1 City Clerk Bartlett read the following communication from John R. Patrick, Assistant to City Engineer, Re: Chapter 47 Funds, Civic Center:

"On June 24, 1952, your Honorable Body passed Resolution No. 2282 asking the State of California under Chapter 47 to allow \$1,069.76 for reimbursement on plans for sanitary sewers in the Seaside Heights Sewer District, under their Application No. 47/1829. On February 24, 1953, you passed Resolution No. 2361 asking the State of California, under Chapter 47, to grant \$2,000.00 for sanitary sewers in the Hollywood Riviera Sewer District No. 1 under their Application No. 47/1956.

"In reviewing the application for the Seaside Heights Sewer District in the amount of \$1,069.76, the State Department of Finance found that they could not approve this full amount and it was necessary that it be cut to \$599.06. In the two projects, we were overdrawn in the amount of \$149.47, leaving a balance of \$2,920.02 available to the City of Torrance.

"Since the State has requested that the amount of the Seaside Heights Sewer project be reduced, and because such favorable bids were received on Hollywood Riviera Sewer District No. 1, I would like to recommend that both of these projects be cancelled and the full amount of \$2,920.02 be applied on the preparation of plans for the Civic Center buildings. I have discussed this with Mr. Bell of the State Department of Finance, and he has said that it is permissible to use this money for these plans.

"I am submitting herewith two resolutions; one rescinding Resolution No. 2282 and one rescinding Resolution No. 2361. I am also submitting a resolution making application to the Director of Finance of the State of California and designating the City Manager as authorized agent to negotiate with the Director of Finance."

Mayor Drale asked City Engineer Bishop if he concurred with this recommendation. City Engineer Bishop stated he had discussed this with Mr. Patrick and he concurred with his recommendation.

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

City Clerk Bartlett read title to:

RESOLUTION NO. 2671

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE WITHDRAWING APPLICATION TO DIRECTOR OF FINANCE OF THE STATE OF CALIFORNIA FOR PLAN PREPARATION REIMBURSEMENT FOR THE SEASIDE HEIGHTS SEWER DISTRICT, AND RESCINDING RESOLUTION NO. 2282.

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. 2671. Motion, seconded by Councilman Isen, carried unanimously by roll call vote.

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RESOLUTION NO. 2672

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE WITHDRAWING APPLICATION TO DIRECTOR OF FINANCE OF THE STATE OF CALIFORNIA FOR PLAN PREPARATION REIMBURSEMENT FOR THE HOLLYWOOD RIVIERA SEWER DISTRICT NO. 1, AND RESCINDING RESOLUTION NO. 2361.

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. 2672. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

RESOLUTION NO. 2673

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE MAKING APPLICATION TO DIRECTOR OF FINANCE OF THE STATE OF CALIFORNIA FOR PLAN PREPARATION REIMBURSEMENT FOR THE TORRANCE CIVIC CENTER, AND DESIGNATING THE CITY MANAGER AS AUTHORIZED AGENT OF THE CITY WITH AUTHORITY TO CONDUCT ALL NEGOTIATIONS WITH SAID DIRECTOR OF FINANCE.

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

Councilman Schwab moved for the adoption of Resolution No. 2673. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Letter of transmittal from the Planning Commission and City Engineer recommending approval of Tentative Tract Map No. 21131, consisting of 10 lots to be developed by Property Management Company, southerly of 171st Street and westerly of Ainsworth Avenue, subject to Special Condition No. 13: Approved by Planning Commission with stipulation that Lot 7 be eliminated from Tract Map and that Lots 8, 9 and 10 be modified per Exhibit "A".

Councilman Isen moved to concur with the recommendation of the Planning Commission in approving Tentative Tract Map No. 21131, subject to Special Condition No. 13. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Letter of transmittal from the Planning Commission and City Engineer recommending approval of Tentative Tract Map No. 18379, consisting of 170 lots to be developed by Don-Ja-Ran Construction Company, westerly of Palos Verdes Boulevard, southerly of Calle Miramar and Via Riviera, northerly of Palos Verdes boundary line and easterly of Pacific Ocean; subject to Special Conditions, Item 14: (a) Masonry wall to be erected along P.V. Boulevard as approved by City Engineer. (b) Grading plan to be submitted to Planning Commission prior to approved plans being re-submitted to builder.

Councilman Isen inquired if there is going to be any change in the contours, as they had a problem with one of their other tracts. He stated he thought that should be one of the Council's recommendations of policy to the Planning Commission.

City Manager Stevens stated there are existing streets in this area, the old Hollywood Riviera subdivision and they will have to be vacated later to arrange for this new plan. Mr. Stevens stated they have the plans and they will be submitted to the Planning Commission.

Councilman Schwab moved to concur with the recommendation of the Planning Commission in approving Tentative Tract Map No. 18379, subject to the Special Conditions. Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Isen, Schwab and Drale. NOES: COUNCILMEN: Blount.

Letter of transmittal from the Planning Commission and City Engineer recommending approval of Revised Tentative Tract Map No. 20562, consisting of 9 lots to be developed by Landbar Construction Company, southerly of Tract No. 20561, westerly of Arlington Avenue, subject to Special Condition No. 13: Approved by Planning Commission with the recommendation that the portion of 178th Street to the East be given consideration for widening to a 54-ft. street.

A discussion was held regarding Special Condition No. 13 and whether or not it even applied to this tract. Councilman Blount inquired if this map was drawn to scale and whether, as shown on the map, this tract protruded into the street.

City Manager Stevens said he thought a former subdivision covers the first 38' and this is the last 16'.

Mr. Richard Barclay, representing Landbar, stated this map was a compromise of what they had hoped to do, they were going to subdivide 10 acres but the owner would not sell, he said they felt they were helping a situation, they are building 81 homes to the North and they had a half street there, 38', that extends for about 660' and this map reduces that down to 150' and they felt they are helping a bad situation. Mr. Barclay said that although there is only a 38' dedication 28' of that is paving and the rest parkway so there will be an adequate roadway there.

Councilman Isen said he would vote for it if there was a full street. Mr. Barclay advised that within the limits of the tract there will be a full street.

City Engineer Bishop said we will end up with a full street to the easterly end of the new tract and from there on we will have a 38' dedication to Arlington.

Councilman Schwab moved to concur with the Revised Tentative Tract Map No. 20562. Motion, seconded by Mayor Drale, carried unanimously by roll call vote.

Letter of transmittal from the Planning Commission and City Engineer recommending approval of Tentative Tract Map No. 21173, consisting of 16 lots to be developed by Howard S. Miller, located along the southerly prolongation of Fonthill Avenue between 187th Street and 190th Street, subject to Special Condition, item 14: Approved by Planning Commission on condition that a recognized cul-de-sac be placed at the southerly end of Fonthill Avenue in this tract provided the City is unable or does not desire to acquire the remaining easement through to 190th Street.

Councilman Blount and Councilman Isen remarked on only having 1250 sq. ft. for 4 bedrooms.

Councilman Benstead remarked the map did not show a cul-de-sac.

A discussion was held regarding the maps accompanying the transmittal forms. City Manager Stevens explained the streets that were in and the ones that were not in. He said he interpreted Item 14 to mean the cul-de-sac would be required if the Council or the Planning Commission decided they did not want to make a through street out of it.

Mayor Drale moved to concur with the recommendation of the Planning Commission in approving Tentative Tract Map No. 21173, subject to the Special Conditions. Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Schwab and Drale. NOES: COUNCILMEN: Blount and Isen.

Letter of transmittal from the Planning Commission and City Engineer recommending approval of Tentative Tract Map No. 21189, consisting of 29 lots to be developed by Kauffman Construction Company, easterly of Anza Avenue and westerly of Inglewood Avenue and Deelane Street.

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Mayor Drale moved to concur with the recommendation of the Planning Commission in approving Tentative Tract Map No. 21189. Motion, seconded by Councilman Isen, carried by the following roll call vote: AYES: CCOUNCILMEN: Benstead, Isen, Schwab and Drale. NOES: CCOUNCILMEN: Blount.

Letter of transmittal from the Planning Commission and City Engineer Bishop recommending approval of Final Tract Map No. 20623, consisting of 48 lots to be developed by Stanford Construction Company, westerly of Crenshaw Boulevard, southerly of Southern California Edison Company Right-of-Way, northerly of Tract No. 19626.

Communication from Asst. to City Engineer Patrick accompanied this transmittal form stating this map was tentatively approved by the City Council on October 13, 1954, with the stipulation that 178th Street right-of-way be obtained across the Edison property to Glenburn Avenue, for which the subdivider had agreed to pay the cost. The subdivider has placed with the City of Torrance a check in the amount of \$400 to cover this acquisition.

Councilman Benstead moved to concur with the recommendation of the Planning Commission in approving Final Tract Map No. 20623. Motion, seconded by Councilman Schwab.

Councilman Isen inquired about the \$400 check and whether this would cover the cost.

City Engineer Bishop stated this was for a piece of land 19' wide and sufficiently long to go the length of Glenburn, about 150', and was computed on the basis of \$4000 per acre.

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

Mayor Drale advised Mr. Bishop it was the recommendation of the City Council that Mr. Parravano pay all the expenses incurred in the acquisition of this land from the Edison Company.

City Engineer Bishop said the Council recommended Mr. Parravano pay all the improvements to widen the street and also, if and when the City acquired the 19' strip he was to take care of any costs involved in the acquisition.

Councilman Isen said he had asked Mr. Parravano if he was willing to pay the fair market price for this and he said "yes".

Councilman Isen moved Final Tract Map No. 20623 be tabled until such time as the City acquires the right-of-way from the Edison Company as per agreement with Mr. Parravano.

Councilman Blount said if he thought the Council had the right map he would second his motion but he seriously doubted if the map was the correct one.

Councilman Isen withdrew his previous motion and moved the Tract Map be held over until next week. Motion, seconded by Mayor Drale, carried unanimously by roll call vote.

Transmittal form from the Planning Commission recommending disapproval of CASE NO. 333, application of Waidco Trailer Park for a Variance to construct and operate a trailer park at 220th Street, between Abalone and Western Avenue.

Councilman Isen moved to concur with the recommendation of the Planning Commission in disapproving Case No. 333. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

City Clerk Bartlett read title to:

Councilman Blount moved that, before the Resolution regarding the Rules and Regulations of the Personnel System was given a number, they be put over for at least another week for further study. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

City Attorney Hall advised these were just for the Council to evaluate, that the Civil Service hasn't had a chance to review them yet.

RESOLUTION NO. 2674

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK  
TO EXECUTE THAT CERTAIN EMPLOYMENT AGREEMENT  
WITH JOHN V. RUSSELL.

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

Councilman Isen moved for the adoption of Resolution No. 2674.  
Motion, seconded by Councilman Blount, carried unanimously by roll call  
vote.

ORDINANCE NO. 726

AN ORDINANCE OF THE CITY OF TORRANCE GRANTING  
THE NATIONAL SUPPLY COMPANY, A PENNSYLVANIA  
CORPORATION, A FRANCHISE TO MAINTAIN AND OPER-  
ATE RAILROAD TRACKS ACROSS CERTAIN STREETS IN  
THE CITY OF TORRANCE.

City Attorney Hall advised he had just handed City Clerk Bartlett  
a corrected copy of this ordinance which provides that traffic warning  
signals be installed at 213th Street.

Mayor Drale requested Clerk Bartlett to read the insertion. Clerk  
Bartlett read the following:

SECTION 3. That a traffic warning signal be installed at the  
expense of National Supply Company at the 213th  
Street crossing.

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

Councilman Benstead moved for the adoption of Ordinance No. 726,  
as corrected, at its first reading. Motion, seconded by Councilman  
Blount, carried unanimously by roll call vote.

Councilman Isen moved the City bill National Supply Company for  
\$450.00 for three years franchise payment for past years. Motion,  
seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

ORDINANCE NO. 727

AN ORDINANCE OF THE CITY OF TORRANCE AMENDING AND  
REPEALING CERTAIN OF ITS CIVIL SERVICE ORDINANCES  
AND ADOPTING A SINGLE COMPREHENSIVE PERSONNEL ORDINANCE.

Mayor Drale moved this ordinance be set aside until such time as the  
Rules and Regulations are ready. Motion, seconded by Councilman Benstead,  
was defeated by the following roll call vote: AYES: COUNCILMEN;  
Benstead and Drale. NOES: COUNCILMEN: Blount, Isen and Schwab.

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

Councilman Isen moved for the adoption of Ordinance No. 727 at its  
first reading. Motion, seconded by Councilman Blount, carried by the  
following roll call vote: AYES: COUNCILMEN: Blount, Isen and Schwab.  
NOES: COUNCILMEN: Benstead and Drale.

ORAL COMMUNICATIONS

City Manager Stevens reported that he has been negotiating with  
CCMO, at the instructions of the Council, for the purchase of the Civic  
Center property. He stated the City had engaged a very competent appraiser and he has appraised the property at \$7500 per acre as of March

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1954, which is the time the City filed their condemnation action. CCMO had originally quoted a price of \$6500 per acre to the City, but because of the increased value of land and because of the delay in purchasing this property CCMO has agreed to sell this property to the City for \$6500 per acre providing the City assumes the price of the oil well, which will be approximately \$9700; the cost of moving the pipe line, which has been estimated at \$2440; and that the City repay them for the 1954-1955 taxes, approximately \$1700.

City Manager Stevens stated that because of the delay in purchasing and because of the increased value of the property he felt this was a very fair deal and would recommend the City go into escrow on the property on the conditions outlined above.

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

City Attorney Hall reported that Mr. Elmo Buttle, Chief of the Surplus Real Property Branch of the General Services Administration for this area had come down from San Francisco and met with City Manager Stevens and that Mr. Buttle had told them that he would approve the City's request to clear oil and mineral rights on the 35-acre airport triangle proposed for commercial development. Mr. Hall said this confirmation was given orally and there was only one question which came up in the discussion and that related to the right to drill on the airport property. The U. S. Government reserved the oil and gas rights and other minerals and that reservation carried with it the express right to drill, prospect for, mine, etc. All that Mr. Buttle asks is that the City cooperate with the U. S. Government if at some future date they should like to go ahead and utilize a portion of the airport for such purposes. Mr. Hall said they do have that right, they are not asking for anything they do not already have. Mr. Buttle was very gracious, and Mr. Hall stated he did want it a part of the record that this matter was brought to the attention of the City Council and also the fact that they have approved orally the City's request.

Councilman Blount said that while Mr. Hall and Mr. Stevens were showing the surrounding property to Mr. Buttle they attempted to enter Rolling Hills but were not admitted, he said he was certainly happy that Mr. Buttle was kind enough to grant the City's request even though he was not permitted to see the surrounding area.

Councilman Isen inquired about the ordinance repealing the hold-harmless ordinance with Moneta Water Company. City Attorney Hall stated it would be ready for next week.

Councilman Isen reported that at the request of several homeowners he and Mr. Stevens viewed the homes in the Ellinwood Tract and the problem which has resulted in the area immediately in back of the houses facing on 101 Highway, in which the building of the grammar school has caused the contours of the land to change and everything is set up about 7' higher than they originally were. Mr. Isen said the people stated they would never have bought homes there had they known this. Councilman Isen said he thought the Council should go on record as recommending to the Planning Commission that the contours should be inquired into and determined before the tract is given final approval. He said a letter should be written to the Planning Commission telling them it will be a matter of policy that they determine contours and that No. 15 on the transmittal forms would be contours.

Councilman Isen moved such a letter be sent to the Planning Commission setting forth the policy of this Council that the contours be determined. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

Mr. Robert Werley, President, Ellinwood Homeowners Assn., 4926 Pacific Coast Highway, Torrance, handed City Clerk Bartlett a letter dated January 10, 1955, regarding this drainage problem.

Councilman Blount moved the letter be read. Motion, seconded by Councilman Isen, no objections, so ordered by Mayor Drale.

City Clerk Bartlett read the letter which stated in part "a serious drainage problem caused by a fill and grading <sup>condition</sup> now under construction behind the houses fronting on Pacific Coast Highway in the Ellinwood Tract, Torrance, California. The fill, which will reach approximately 14 ft. in height when completed, is part of the ground work preliminary to the construction of a Torrance Grammar School in this area."

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

Councilman Isen moved the City Manager be instructed to write a letter, forthwith, to the Torrance Unified School District Board advising of the problem and of the Council's wishes to cooperate with the people who live in this area and request that they give this their prompt attention to see that the drainage problem is immediately taken care of and that the contractor make restitution for the damages which have occurred to date. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Mrs. Charles D. Peebles, 4938 Pacific Coast Highway, presented a letter to Clerk Bartlett regarding this same matter. The Council ordered the communication filed.

Mr. Werley explained the problem in detail to the City Council. A lengthy discussion was held regarding this matter after which the Council advised all they could do is write the letter as they had suggested and advised the people they should appeal to the School Board. Mayor Drale advised the City Engineer would make a study of this and have it ready for the next Council meeting.

Councilman Isen read the following communication from Chief of Police Haslam:

"In compliance with your request of recent date I make a recommendation to you that this City adopt the system of envelope citations now in use in the City of Santa Monica, as per sample enclosed, and that all such citations be processed through the Municipal Court, that a complete check may be made of them. This will avoid all charges of discrimination or of laxity in the handling of bail posted on citations. I further recommend that the Purchasing Agent arrange with the Postal authorities for the printing of the necessary envelopes bearing prepaid postage."

Councilman Isen moved to concur with the recommendations of Chief of Police Haslam as outlined in his letter. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Councilman Isen referred to the matter of the School Board's policy regarding traffic signals and suggested the Council consider adopting a policy that if any future petitions come in here for the installation of this type of traffic signals that the petitions and petitioners be referred to the Board of Education for their recommendation and instructions to the City Council. He stated he felt this was a school matter and the recommendations should come from the Board of Education.

Councilman Isen requested City Manager Stevens to make a survey of the possibility of leasing City owned property at Torrance Boulevard and Western Avenue. He moved this survey be presented to the City Council as soon as possible. Motion, seconded by Mayor Drale, no objections, so ordered by Mayor Drale.

Councilman Schwab stated that Mr. Black's term has expired as a member of the Planning Commission and that the name of John Mulville had been suggested by residents of North Torrance. Councilman Schwab presented the name of John Mulville, 3765 W. 171st Street as a member of the Planning Commission and suggested a letter of thanks be addressed to Mr. Black for his splendid work while serving on the Commission.

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Mayor Drale requested City Attorney Hall to write a letter of thanks to Mr. Black and the appropriate letter to Mr. Mulville.

Councilman Schwab stated the Resolution is worded so that the Council should concur with any recommendation made, that when a name is presented it should be concurred with by the Council.

A short discussion was held after which Mayor Drale withheld the appointment of Mr. Mulville until the Resolution was checked.

Mrs. Clifford Nelson, typist-clerk in the City Clerk's office and recording secretary to Local 1135, Government Civic Employees Association, inquired why the personnel ordinance was considered an urgency measure and if there would be a hearing on this ordinance. Councilman Isen advised her this ordinance was not an urgency ordinance, the reason it was urgent to pass the ordinance is that there is now no Appeal Board. Mayor Drale advised her it is customary to have the hearing with the passing of the ordinance. The next reading of the ordinance will be two weeks from tonight.

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

At 10:30 P.M., Councilman Benstead moved to adjourn. Motion, seconded by Councilman Isen, carried.

  
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City Clerk of the City of Torrance

APPROVED:

  
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Mayor of the City of Torrance