

Torrance, California
March 15, 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, March 15, 1955, at 5:30 P.M., Mayor Drale presiding.

Those responding to roll call by Deputy City Clerk Hallanger 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. Jahn led the salute to our Flag.

Councilman Blount opened the meeting with an invocation.

Councilman Benstead moved the minutes of the regular meeting held March 8, 1955, be approved as written. Motion, seconded by Councilman Schwab, no objections, so ordered by Mayor Drale.

Mayor Drale announced that this was the time and place set for the opening of bids for the construction and improvements of four recreation areas for the City of Torrance.

Deputy City Clerk Hallanger stated he had the Affidavit of Publication and opened and read the following bids, each of which was accompanied by a Bidder's Bond in the amount of 10% of the price bid:

<u>BIDDER</u>	<u>BID NO. 1</u>	<u>BID NO. 2</u>	<u>BID NO. 3</u>	<u>BID NO. 4</u>
John L. Meek	\$169,105.00	\$14,776.00	\$ 7,837.00	\$11,108.00
J. H. Lipow Const.	184,373.00	16,500.00	14,000.00	12,100.00
K. E. C. Company	No Bid	15,969.00	No Bid	No Bid
A. H. Dohrman Co.	155,986.00	17,570.00	19,455.00	10,989.00
Moulder Brothers	No Bid	16,435.00	No Bid	No Bid
John Volz	149,863.00	17,188.00*	25,770.00*	10,800.00*
Packard Const.	157,498.00	17,580.00	23,660.00	11,100.00

*Bid Nos. 2, 3 and 4 submitted by John Volz not qualified unless Bid No. 1 is accepted.

Alternate Bids "A" through "O" are listed on page 2.

Councilman Benstead moved the bids be referred to City Manager Stevens, Director of Recreation Van Bellehem and the Recreation Commission for study and recommendation. Motion, seconded by Councilman Isen, no objections, so ordered by Mayor Drale.

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ALTERNATE BIDS ON FOUR RECREATION AREAS:

	<u>John Meek</u>	<u>J.H. Lipow</u>	<u>K.E.C. Co.</u>	<u>Dohrman</u>	<u>Moulder</u>	<u>John Volz</u>	<u>Packard</u>
	\$						
"A"	8,097	\$7,391	--	\$8,340	--	\$7,565	\$8,030
"B"	2,104	980	--	1,150	--	1,320	684
"C"	2,000	1,300	--	800	--	990	966
"D"	2,625	2,450	--	2,320	--	2,436	2,552
"E"	6,878	4,459	--	4,668	--	4,787	5,610
"F"	300	--	--	756	--	950	645
"G"	--	250	--	--	--	100	220
"H"	600	900	--	1,000	--	600	540
"I"	150	1,000	--	300	--	--	458
"J"	150	150	--	210	--	150	220
"K"	400	675	--	825	--	575	550
"L"	550	470	--	980	--	450	713
"M"	2,500	2,600	--	2,890	--	2,890	2,664
"N"	550	600	--	1,200	--	750	1,500
"O"	100	70	--	50	--	60	70

Mr. M. Varner, Architect, presented the completed plans on the new Police Station and explained them in detail to the City Council.

City Manager Stevens recommended the final plans and specifications, as presented, for the new Police Station, be approved.

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

WRITTEN COMMUNICATIONS

Deputy City Clerk Hallanger read:

Communication from City of Palos Verdes Estates requesting copy of Council minutes.

Councilman Benstead moved this be referred to the City Attorney. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Communication from Barney O. Hroza expressing the appreciation of the residents on Andreo Avenue for the removal of the old pepper trees.

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

Communication from License Inspector Weber setting forth the applications received for licenses to operate "Fireworks Stands", under Ordinance No. 692.

Councilman Isen moved the requests for licenses be granted, subject to the approval of the Fire Department and the Police Department, and subject to all conditions of Ordinance No. 692. Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Isen, Schwab and Drale. NOES: COUNCILMEN: Blount. ABSENT: COUNCILMEN: None.

Request of Ferraro Accordion Center for permission to use the Civic Auditorium for a free public concert on Sunday, March 27, 1955, from 1:00 to 4:00 p.m. The request has been cleared with the Recreation Department.

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

Request of the Young Women's Christian Association for permission for the Delta Y-Teen Club to solicit door-to-door in Torrance Gardens, North Torrance, Sepulveda Gardens and Seaside for their special Y-Teen Centennial Fund. No dates specified.

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

Request of the Crippled Children's Society of Los Angeles County, Inc. for permission to conduct a "Lily Sale" in Torrance on April 2, 1955.

Mayor Drale moved the request be granted, subject to the approval of the Chief of Police. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Communication from Stiles & Robert Clements presenting a perspective for remodeling the existing theatre building at the corner of Sartori and Marcelina Avenues for a bank building for the California Bank and requesting permission to extend the projecting band 2½" over the property line.

Councilman Isen moved the request be granted, subject to the approval of Superintendent of Building Russell. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

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Communication from George Binder regarding lots he would like to lease to the City for parking purposes.

Councilman Isen said that in this regard there was left over from the last meeting the report of the off-street parking committee and he suggested this communication from Mr. Binder be held over and that a special meeting be arranged for the purpose of getting this Off-Street Parking Assessment District going.

Mayor Drale requested City Manager Stevens to arrange a meeting for this purpose.

Communication from George Powell regarding hazards in the Torrance Oil Fields. Mr. Powell stated: "I have at this date made a preliminary survey of the Oil Fields and have picked out nine specific violations which I would like to use in the prosecution of Ordinance No. 593. These cases represent oil and/or brine sumps which are not properly fenced and I consider them to be specific hazards. I would like to recommend first that formal action be taken against the presumed owners or responsible parties as per list and map attached. Second, that the entire field be surveyed to locate and post the other questionable sumps. Third, that Ordinances No. 440 and 593 be subjected to amendments so that they might more completely cover the conditions in our Oil Fields and to enable us to correct them by legal means."

A lengthy discussion followed regarding the oil fields.

Councilman Isen moved Mr. Powell be authorized to proceed as he outlined and report back to the City Council when he has taken the necessary initial steps. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Councilman Benstead moved the City Attorney be authorized to prepare an ordinance with "teeth" in it, not only to include protection from sumps, but also bad rigs, unprotected pumping units, etc. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Mr. Powell gave the following five points that he thought should be taken care of:

1. Use of Sumps.
2. Guard around pump and equipment.
3. Penalty fee for derrick over an abandoned well.
4. Clean-up of lease within 60 days.
5. Performance Bond be required in 1956.

Councilman Benstead amended his motion to include the above five points. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Councilman Isen moved the City Attorney prepare this ordinance with as much dispatch as possible and that he prepare it as an urgency ordinance. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

Communication from the Civil Service Board advising that the County Civil Service Commission refuses to give examinations for any classification unless a vacancy already exists in that classification, or it is known that a vacancy will exist in the immediate future. Therefore, it is impossible for them to maintain an eligible list for all classifications.

Also advising that the Civil Service Board has been considering the advisability of contracting civil service functions with some other agency and suggesting the Council give this matter consideration.

Councilman Isen moved the Civil Service Board be requested to look into the matter of contracting with some other agency and to report back to the City Council regarding the availability of other agencies. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

Communication from Earl W. Shaw requesting permission to solicit for two days, during the week of March 16, 1955, for the purpose of selling tickets for his daughter who is entered in a baby show.

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

Communication from Assemblyman Vincent Thomas acknowledging receipt of copies of our Resolutions No. 2510 and 2683 regarding tideland moneys for the development of beaches and parks. Mr. Thomas advised it is his desire to get a definite statement from the Division of Beaches and Parks and the County of Los Angeles as to whether or not beach property in the City of Torrance will be purchased this year and that his only interest is to see that Torrance is included in whatever program is adopted this year.

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

Communication from the Regional Water Pollution Control Board No. 4 regarding Recreational beaches in Los Angeles County, together with report entitled "A Study of the Use of Coastal Waters of the Pacific Ocean and Adjacent Beaches within the Boundaries of the County of Los Angeles"; also their Resolution No. 54-3 entitled "Adopting Long Range Waste Disposal and Water Quality Objectives for Los Angeles County and Ventura County Coastal Waters of the Pacific Ocean within the Boundaries of the Los Angeles Region, Excluding Waters of Harbors, Rivers, and Tidal Estuaries."

Councilman Isen moved the communication, report and Resolution be filed and that the file be made available to the Director of Recreation and the Recreation Commission. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

Deputy Clerk Hallanger asked if it was expected of the City Clerk's office, in cases where there are lengthy reports such as this, to reproduce copies for each individual Councilman. He stated they did not have the force to copy everything that came in.

Mayor Drale said he thought it was a good idea for the Council to receive copies of everything, however, some of these resolutions and reports that are attached he did not think that would be necessary.

Councilman Isen said he felt the Council should be furnished with copies, however, he did not think it necessary that they be read in their entirety, or even briefed unless it was a matter of local interest, but that the Council should have copies of everything so they will be able to read them at their leisure and know what is going on, at least that is the policy he would like to see enacted.

Mayor Drale said he believed it was the desire of the Council that they be furnished copies.

Communication from the Chamber of Commerce enclosing copy of a resolution adopted by the Board of Directors regarding the Rolling Hills Annexation.

Councilman Schwab moved the communication and resolution be filed and taken up at the hearing. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Communication from the City Clerk of Manhattan Beach enclosing copy of their Resolution regarding the discharge of raw sewage into the Ballona Creek Flood Control Channel.

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

CAAO10

Communication from the California Highway Commission transmitting copy of a resolution adopted by the California Highway Commission on February 18, 1955, restating its procedure for determination of freeway routings.

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

17. Communication from Richard H. Holmes, 23077 Doris Way, requesting ordinances be adopted to control the following:

- "(a) That manually, electrically, or mechanically operated bells or chimes presently existing on some commercial vehicles be banned from operating in any residential area in Torrance.
- "(b) That blimps or any other aircraft be excluded from flying over any residential area in Torrance when displaying any type of commercial advertisement.
- "(c) That all private and commercial aircraft legally operated must remain 1000 feet over any Torrance residential areas. In no case should any aircraft carry passengers on sight seeing tours over any Torrance residential area. Further, that practice flying be restricted over open fields only."

City Manager Stevens advised the Council that the C. A. A. has jurisdiction over the aircraft, also the County Sheriff's Department.

Councilman Blount moved the License Inspector be instructed to look into the matter under (a) above, particularly regarding the Good Humor trucks. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

Communication from Mrs. W. L. Tockey, Corresponding Secretary, Seaside Parent Teacher Assoc. advising the Association adopted the following motion at their meeting held on March 10, 1955: "I move that the Parent Teacher Association send a letter to the Torrance City Council protesting the putting in of a golf course in Seaside Park." The motion carried unanimously.

Mayor Drale stated this was put on the ballot on the recommendation of the Recreation Commission, it was voted on by the people and he did not believe anything should be changed now. Mayor Drale moved the communication be referred to the Recreation Commission for their consideration. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Drale.

Mr. Nelson Goodyear, 22638 Draille Drive, Mr. Ross, 4802 Milne Drive, and Mrs. Nelson Goodyear, all protested the driving range in this park.

Director of Recreation Van Bellehem explained why this park had been planned the way it was and Mr. Olson, member of the Recreation Commission, invited anyone opposed to this to attend the Recreation Commission meeting and the Commission would be very willing to go over this matter with them.

Mr. Ross stated he had a petition bearing 102 signatures who were opposed to the development as now planned.

After a general discussion, Mayor Drale requested these people to meet with the Recreation Commission as they are the ones who will have to decide on the issue.

Communication from Mr. William B. Duncan, 2011 West 231st Street, written on behalf of the residents of 231st Street West of Eshelman Avenue, regarding their street and alley.

Councilman Schwab moved the first three paragraphs of Mr. Duncan's letter be referred to the Superintendent of Streets and that he report back at the next meeting as to what has been done and what he intends to do. Motion, seconded by Councilman Isen, no objections so ordered by Mayor Drale.

Councilman Schwab moved the last paragraph in Mr. Duncan's letter be referred to the Traffic Commission. Motion, seconded by Councilman Isen, no objections, so ordered by Mayor Drale.

20. Communication from the Airport Commission recommending that a portion of the premises now leased to Vegas Air, Inc. be sub-leased to Mrs. Arlene Schaeffer of Redondo Beach, subject to the following provisions and recommendations:

1. That the southerly or backside of the hangar be landscaped and kept in constant maintenance and repair acceptable to and subject to the inspection of either the Airport Commission of the City of Torrance or such agent as may be selected by the City of Torrance, and that the property in general be maintained in a condition acceptable to the City of Torrance under the general provisions set forth in previous lease agreements.
2. That the property be properly covered by all necessary insurance coverage and that the City of Torrance be held not responsible for any possible suits or other type indebtedness due to the sub-lease.
3. That no manufacturing be conducted within the area covered by the sub-lease.
4. That it be made a matter of record that the sub-lease was granted due to the relationship between the sub-lessee, Mrs. Arlene Schaeffer, and the principal stockholders of Vegas Air, Inc. and that the sub-lease be non-transferrable.

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

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

ENGINEERING AND PLANNING COMMISSION MATTERS:

1. Communication from City Engineer Bishop clarifying the City's policy regarding street lights. ✓

Mayor Drale said there had been an inquiry from someone at one of the Council meetings and this communication should be referred to him.

Councilman Isen moved the City Clerk's office forward a copy of this communication to whoever had requested it, they would have to check the minutes to find out who it was. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

2. Tentative Tract Map No. 15570: Subdivided by Louis Lesser Enterprises, located northeasterly of Tract No. 15397, southerly of Tract No. 15569, northerly of Calle Mayor, containing 148 lots and approved by the Planning Commission with the following stipulations: (1) That the City make a road on Lot 16, Block 2, of Tract No. 15397 (said lot owned by the City); (2) That Lot 121 or Lot 122 and the lot immediately to the North of it be dedicated to the City for street purposes; (3) Request recommendation of the City Engineer on the improvement of the western side of Calle Mayor.

CAA010

This tract map was held over from the meeting of March 8, 1955, for clarification as to who would stand the expense of the road, recommended by the Planning Commission, and whether or not the subdivider should pay the City for the lot.

City Manager Stevens advised that the lot referred to is an easement, that the City owned it by a dedication. Mr. Stevens said he did not think we should expect anyone to pay anything for an easement but he would recommend the developer should improve the easement, as suggested, and at the developer's expense.

Mayor Drale moved to concur with the recommendation of the Planning Commission in approving tentative tract map 15570, subject to the Special Conditions, and subject to the recommendation of City Manager Stevens. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

3. Transmittal form from the Planning Commission recommending approval of Tentative Tract Map No. 21246, containing 39 lots to be developed by the Stanford Construction Company, northerly of 168th Street, southerly of Redondo Beach Boulevard and approximately 500 feet westerly of Yukon Avenue, subject to sewers being provided.

(This tract map was held over from the meeting of March 8, 1955, until the Engineering Department has a recommendation on the sewers).

Mr. Jack Spahns of Barclay Engineering Company, representing the subdivider, stated Mr. Parravano would be more than happy to put in sewers along Redondo Beach Boulevard, as it had been suggested, if the people would pay their proportionate share of it, not over a 10 year period as he couldn't afford that and wait 10 years for his money, but if the people were not able to pay for it now he would be glad to take their note for one year. The closest sewer he could connect to would be on 168th Street near Patronella Avenue.

City Attorney Hall suggested the ordinance on sewer refunds be made available to the subdivider.

Councilman Blount moved this tract map be tabled until arrangements are made to comply with our sewer ordinance as the Council cannot pass any more cesspools in this area; and that a letter be forwarded to the City Council from the Stanford Construction Company and Mr. Parravano advising sewers will be made available. Motion, seconded by Councilman Isen, no objections, so ordered by Mayor Drale.

4. Transmittal form from the Planning Commission recommending approval of Tentative Tract Map No. 21512, consisting of 43 lots to be developed by Hazel F. Norris, northerly of 166th Street, westerly of Tract No. 19472, easterly of Casimir Avenue, subject to the Special Condition that letter be written from the Engineering Department to the City Council clarifying drainage situation.

This tract map was held over from the meeting of March 8th for clarification.

City Engineer Bishop advised this was held over for lack of sufficient information as to whether the subdivider had sufficient land to give the City a full street. Mr. Bishop said it showed a full street but he did not know if it connected solidly with the street to the North.

Councilman Schwab moved this be held over for another week. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

5. Transmittal form from the Planning Commission recommending approval of Final Tract Map No. 18778, consisting of 816 lots, to be developed by Altena Homes, Inc., et al, between Torrance Boulevard and Sepulveda Boulevard, westerly of Hawthorne Avenue.

This tract map was held over from the March 8, 1955, meeting. Mayor Drale inquired if City Attorney Hall had a recommendation for the Council regarding this tract map.

City Attorney Hall recommended that Tract Map No. 18778 be approved and that the Council's approval show: No approval of the subdivider's proposed arrangements for water service.

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

Councilman Isen said that on the water problem he thought it would be in order for the City Attorney to report back as soon as possible as to what steps, if any, could be taken to the purpose that Torrance might serve this particular subdivision.

City Attorney Hall said he thought it would be of more value if the Council would meet with Mr. McVicar and outline a complete policy and be governed accordingly and that it not be handled on a piece-meal basis.

Councilman Isen stated that time is of the essence.

City Attorney Hall stated he would be willing to meet with the Council at any time but to coordinate the planning it should be done in conjunction with Mr. McVicar.

Mayor Drale requested City Attorney Hall to get all the information and the action necessary for the Council to take.

6. Transmittal form from the Planning Commission recommending approval of Revised Tentative Tract Map No. 20772, consisting of 437 lots to be developed by Harry Kissel, easterly of the easterly boundary of Hollywood Riviera and northerly of Palos Verdes Estates, subject to the following conditions:

1. A minimum of one 4' sidewalk the full length of Marlesta Drive.
2. Two or more additional turn-arounds on Calle Mira Mar and the street a minimum of 44' width.
3. Four foot standard sidewalks throughout the balance of the tract.
4. That narrow portion southerly of Calle Mira Mar from Lot 402 to Lot 403 and from Lot 394 to 393 be designated as slope easements and planted by subdivider.
5. All cut and filled slopes shall be planted by subdivider according to Park Department requirements.
6. The unused North slope in the area East of the Park site shall be planted with shrubs and small trees by the subdivider according to the Park Department requirements.
7. Trees shall be planted on each lot on a planting and utility easement 5' wide on the 44' width streets.
8. All streets, without exception, shall have a minimum of 34' of pavement, including Marlesta Drive.
9. Portion of Via El Portal opposite Lots No. 51 and 78 shall be a 54' width street instead of 50' as shown on Exhibit "A".

Councilman Blount moved to concur with the recommendation of the Planning Commission in approving Tentative Tract Map No. 20772, subject to the 9 Special Conditions listed above. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

Deputy City Clerk Hallanger read title to:

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RESOLUTION NO. 2700

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN CONTRACT BY AND BETWEEN THE CITY OF TORRANCE AND WARREN SOUTHWEST, INC.

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

Councilman Schwab moved for the adoption of Resolution No. 2700. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

ORDINANCE NO. 733

AN ORDINANCE OF THE CITY OF TORRANCE AMENDING ORDINANCE NO. 397 BY ADDING A PROVISION THERETO EXEMPTING THE SALE OF PROPERTY BY MANUFACTURERS FROM SALES TAX WHERE SUCH PROPERTY IS TO BE TRANSPORTED OUTSIDE THE CITY OF TORRANCE WITHOUT UNDUE DELAY.

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

Councilman Blount moved for the adoption of Ordinance No. 733 at its first reading. Motion, seconded by Councilman Schwab.

Councilman Isen said he would like to speak against this motion. He stated he thought this is absolutely discriminatory legislation to benefit individual interests and if you are going to exempt one type of item that is sold and title passed in the City of Torrance then any group or organization would be entitled to the same legislation. Secondly, he doubted its legality.

City Attorney Hall stated that primarily this ordinance is more restrictive than the City of Los Angeles ordinance, however, it does have a novel feature in that it applies only to manufacturers. Mr. Hall said their problem is not one of escaping taxes but they have a competitive problem and as he understood the facts he thought the ordinance was valid.

Motion to adopt Ordinance No. 733 at its first reading carried by the following roll call vote: AYES: COUNCILMEN: Blount, Schwab and Drale. NOES: COUNCILMEN: Benstead and Isen. ABSENT: COUNCILMEN: None.

FOR DISCUSSION:

Planning Commission matters regarding:

1. Minimum lot sizes.
2. Ornamental street lights.
3. Waiver of setbacks on proposed Tract Map No. 21173.
4. Recommendations on proposed amendments to Land Use Ordinance No. 612.

Mayor Drale suggested these matters be referred to the next Agenda meeting unless the Council was prepared to vote on these matters tonight.

Councilman Isen moved the Council try and take care of these matters next week. Motion, seconded by Councilman Blount, no objections, so ordered by Mayor Drale.

Mayor Drale said he had one other matter to bring up and that was regarding CASE NO. 335. He stated the Council had closed a hearing which should have been adjourned to another date, the reason being the maps were not available at the time the hearing was closed. He inquired if he could set another hearing date for next Tuesday.

City Attorney Hall advised it would not comply with the notice provisions, however, under the circumstances the Council could reopen the hearing and accept the maps. If another hearing is held it will have to be republished.

Councilman Blount said he knew of several people that want to be present when this Case comes up and he thought the hearing should be set for March 29th.

Mayor Drale inquired if Mr. Powell could clarify this matter.

Mr. Powell said the whole controversy over the delay was based on one particular parcel of land owned by Mr. H. O. Barton, he wanted his land included in the rezoning. Mr. Powell said he again took this matter up with the Planning Commission at a Special Meeting, he showed the Commission the map, which was the same map the Commission had at their hearings and the same map that went to the City Council, and the Planning Commission instructed him to tell Mr. Barton the Planning Commission would institute a Change of Zone and carry it through as a separate case so it would not distort Case No. 335. Mr. Barton has made his application for a Change of Zone.

Councilman Blount moved a hearing be held on Case No. 335 on March 29, 1955.

Mayor Drale declared March 29, 1955, at 5:30 P.M., in the Council Chambers, as the time and place for the third and final hearing on CASE NO. 335.

ORAL COMMUNICATIONS

City Manager Stevens recommended the moratorium on the Airport property be lifted, in areas which appear to be outside of any possible guided missile site.

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

City Manager Stevens reported that sometime ago the Council authorized him to negotiate with Mr. Kissell for the acquisition of a South Torrance Fire Station site. Mr. Kissell assured him the day the map is adopted, which was adopted tonight, that he would enter escrow proceedings. Mr. Stevens advised they will go to escrow tomorrow.

City Attorney Hall reported he had received a bill from Mr. S. Prichard, who represented the City in defense of the mandamus actions brought with reference to Dresser and Smith, his bill is in the amount of \$2500. Mr. Hall said this is rather high compared to what we normally pay but it was a very complicated case and he would recommend payment.

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

Councilman Isen inquired about the codification of the ordinances. City Attorney Hall advised this was held up anticipating we would have a revised civil service ordinance, however, as this does not appear imminent he has told them to proceed.

Mayor Drale moved City Attorney Hall be authorized to prepare the necessary ordinance providing for a Two-Hour parking limit on the City owned lot on Cravens and El Prado. Motion, seconded by Councilman Isen, no objections, so ordered by Mayor Drale.

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Mr. Kemp inquired if the Hody lease had been prepared and made acceptable to the City Council.

City Attorney Hall said it was more a matter of policy than it was legal advice, he said there were certain matters to be discussed but he thought they could be readily agreed on, for instance, on page 8, he would knock out the last paragraph of Section 14, on page 9, he would recommend the last paragraph of Section 16 be deleted as he could not approve it. Mr. Hall said he offered these suggestions as general discussion as this particular lease which Hody has presented is patterned somewhat after the one that Store Properties, Inc. has submitted and he thought that form should be used sparingly in that it was a special arrangement to encourage development and he would want the Council to decide if they want the lease with Hody in the same category, as this is a matter of policy. Mr. Hall said he would tighten up Mr. Hody's right of assignment and use of property, beyond these suggestions he wouldn't make any changes.

Councilman Benstead inquired if Mr. Hall would make the necessary changes and get this lease before the City Council.

Mayor Drale said these gentlemen should be given some consideration and requested City Attorney Hall to have the lease for the Council next week.

Mr. Schoonover reported a hazardous condition at 101 and Rolling Hills Road, caused because there is no light at this intersection.

Mayor Drale requested City Manager Stevens to check this condition.

Mr. Schoonover inquired as to what happens to abandoned water lines. City Manager Stevens advised him to make an offer to the City and it would be taken under consideration.

Mayor Drale requested Mr. Schoonover to make his offer to Mr. Stevens.

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

At 7:45 P.M., Councilman Blount moved to adjourn. Motion, seconded by Councilman Benstead, carried unanimously.

A. H. BARTLETT, City Clerk

By *J. Hallanger*
Deputy City Clerk

APPROVED:

Nicholas O. Drale
Mayor of the City of Torrance