

Torrance, California  
June 28, 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 June 28, 1955, at 8:00 p.m., Mayor Isen presiding.

Those responding to roll call by Deputy City Clerk Hallanger were: COUNCILMEN: Benstead, Drale, Schwab and Isen. ABSENT: COUNCILMEN: Blount. Also present were City Manager Stevens and Deputy City Attorney Remelmeyer.

At the request of Mayor Isen, Sgt. D. C. Cook led the salute to our Flag.

Reverend Northrup of the First Baptist Church opened the meeting with an invocation. On behalf of the Council, Mayor Isen thanked Rev. Northrup for his attendance at the Council meetings during this past month, and expressed his hope that other members of the Ministerial Association will be present at future meetings, so that there may be spiritual guidance at each and every City Council meeting.

Deputy City Clerk Hallanger stated that there was a correction to be made in the minutes of the meeting held June 21, 1955. On page 18 under "Oral Communications", in the paragraph referring to the Bond Issue, lines three and six, the name "Jeffrey Bank Note" should be changed to "Jeffries Banknote". Councilman Benstead moved the minutes of the meeting held June 21, 1955, be approved as corrected. Motion, seconded by Councilman Drale, no objections, so ordered.

BIDS:

Grading of Civic Center Site:

Mayor Isen announced that this was the time set for the opening of bids on the grading of the Civic Center Site and Deputy City Clerk Hallanger stated he had the affidavit of publication.

On inquiry by Councilman Benstead, City Manager Stevens explained that Alternate "A" was the bid on the complete grading of the site and Alternate "B" was for rental of equipment to do the grading; that the Engineering Department will study the bids and determine which method will be the most economical.

City Manager Stevens opened and Deputy City Clerk Hallanger read the following bids, each of which was accompanied by a Bidder's Bond in the amount of 10% of the amount bid:

<u>Bidder:</u>	<u>Alternate "A"</u> <u>Total</u>	<u>Alternate "B"</u> <u>Total per week</u>
Earl Brown	\$ 10,920.00	\$ 3,570.00
L. A. & R. S. Crow Co.	15,120.00	3,662.50
S. A. Cummings	13,020.00	3,600.00
E. J. Gould	17,640.00	3,065.00

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<u>Bidder:</u>	<u>Alternate "A" Total</u>	<u>Alternate "B" Total per week</u>
J. & R. Construction Co.	\$ 13,566.00	\$3,680.00
Watson E. Jarrett Co.	14,238.00	No Bid
Parks & MacIntosh	12,180.00	3,390.00
The Shea Co.	12,285.00	No Bid
Stecker & Scott	17,850.00	3,980.00
Sheets Construction Co.	16,800.00	3,460.00
J.A. Thompson & Son, Inc.	13,440.00	3,680.00
Warren Southwest, Inc.	14,070.00	3,940.00

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

Cast Iron Pipe for Water Department:

Deputy City Clerk Hallanger stated he had the Affidavit of Publication, which was ordered filed by Mayor Isen.

City Manager Stevens opened and Deputy City Clerk Hallanger read the following bids:

<u>Bidder</u>	<u>6,000 Lin. Ft. 6"</u>	<u>2,000 Lin. Ft. 4"</u>
Pacific States Cast Iron Pipe Co. --	\$1.613 per ft.	\$1.085 per ft.
U.S. Pipe and Foundry Co. -----	1.629 " "	1.096 " "
American Cast Iron Pipe Co. -----	1.693 " "	1.135 " "

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

HEARINGS:

Second Hearing on the 1955-56 Budget:

Mayor Isen asked for comments regarding the Budget, but received no reply.

Councilman Drale moved the hearing be closed. Motion, seconded by Mayor Isen, carried unanimously by roll call vote of those present.

Councilman Drale said that should we adopt the Use Tax and Sales Tax, we should cut the real property tax three cents on the dollar. Mayor Isen: It should be pointed out that Governor Knight did sign what will be a uniform sales and use tax, giving the County the right also to tax. Around next April everybody will pay a sales tax on anything they buy in California of one percent, while at the present time some cities have a tax of one percent, some one-half of one-percent and others none. This will put the city in a very important position tax-wise, and I am sure the tax rating the Council was looking forward to will be accomplished. Please keep in mind this only applies to the tax rate of the City of Torrance as such. You still have your County tax, which is going up, you still have your School tax, which is going up; this only applies to the local City government.

City Manager Stevens advised that because we have to start operating under this budget next Friday, it should be adopted at this time.

Councilman Schwab moved the 1955-56 Budget be adopted as submitted. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Hearing on Assessment - North Torrance Sewer District No. 2:

The hearing on the Assessment for the improvement of Falda Avenue and certain other streets and intersections in the City of Torrance, known as the North Torrance Sewer District No. 2, was held at 8:30 p.m. in the Council Chambers, City Hall, Torrance, California.

Mayor Isen announced that this was the time and place fixed for the hearing of appeals from or objections to any act or determination of the Street Superintendent or Engineer, or the quality of work performed, or the legality of additions to or omissions from the contract or the correctness of the assessment or diagram.

Deputy City Clerk Hallanger presented the affidavits as to Mailing, Publishing and Posting Notices of Filing of Assessment.

Councilman Benstead moved that the affidavits be received and filed, seconded by Councilman Drale and duly carried by unanimous roll call vote of those present.

Mayor Isen then inquired if any written protests had been filed with the Clerk. Deputy City Clerk Hallanger reported that no protests had been filed with him prior to the time set for the hearing. Mayor Isen then asked if anyone present desired to be heard in this matter. No verbal protests were made from the floor. An opportunity having been given to all persons desiring to be heard, and a fair and impartial hearing having been granted and the City Council having before them the Assessment diagram with Assessment attached, and being familiar with the assessment district, and also having no written appeals or objections filed and no verbal protests made, the following action was taken:

Councilman Drale moved that the hearing be declared closed, seconded by Councilman Benstead and duly carried by unanimous roll call vote of those present. Councilman Drale moved that any and all appeals and objections be denied, seconded by Councilman Benstead and duly carried by unanimous roll call vote of those present.

City Engineer Bishop presented the Resolution Confirming Assessment and Deputy City Clerk Hallanger read title to:

RESOLUTION NO. 2768

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, CONFIRMING THE ASSESSMENT LEVIED UPON THE LAND WITHIN THE NORTH TORRANCE SEWER DISTRICT NO. 2 TO PAY THE COSTS OF THE IMPROVEMENT OF FALDA AVENUE AND CERTAIN OTHER STREETS AND INTERSECTIONS IN THE NORTH TORRANCE SEWER DISTRICT NO. 2 BY THE CONSTRUCTION AND INSTALLATION THEREIN OF A SANITARY SEWER SYSTEM.

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

Councilman Benstead moved for the adoption of Resolution No. 2768. Motion, seconded by Councilman Drale, carried unanimously by the following roll call vote: AYES: COUNCILMEN: Benstead, Drale, Schwab and Isen. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: Blount.

Hearing on Ordinance No. 744, Amending Ordinance No. 612, Regarding Minimum Building Site Area to 6,500 Square Feet:

Councilman Drale moved the Ordinance and letter of protest from Mr. Robert B. Jahn be referred to the joint meeting of the City Council and Planning Commission next Tuesday.

Mayor Isen asked that this motion be held until those wishing to speak on the matter could be heard.

Mr. James H. Mulligan, 2208 West Eighth Street, Los Angeles, asked if this Ordinance would include any tracts up for approval at the present time and Mayor Isen replied that it would not.

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Mr. Don Wilson, 24 Portuguese Bend Road, Rolling Hills, stated that he had seen only a brief draft of this Ordinance; that he understood that it set a minimum on building sites of 6,500 square feet with a minimum width of sixty feet, and wondered if the people preparing the Ordinance had taken into consideration the situation that will arise where there are cul-de-sacs or curving streets of any kind with a sixty foot frontage. He said what he thought they were trying to get was a sixty foot width at the minimum setback, and the way it stands it will force some lots to 7,000 square feet and some to 7,500 square feet; that he thought this was a step in the right direction, but there is a possibility of going overboard on it. This was the only objection he had to the Ordinance.

Councilman Drale rescinded his motion.

There being no further oral communications, Councilman Benstead moved the hearing be declared closed. Motion, seconded by Councilman Drale, no objections, so ordered by Mayor Isen.

Councilman Drale moved the Ordinance and the protest from Mr. Robert B. Jahn be referred to the joint meeting of the City Council and Planning Commission. Motion, seconded by Mayor Isen, no objections, so ordered.

Hearing on Resolution No. 2740, Rolling Hills Addition to the City of Torrance:

Mayor Isen said that several weeks ago, when the "reluctant bridegroom said no", the City Council ordered that a bill of particulars, as to the expense incurred in preparing for this annexation, be presented to them.

Deputy City Attorney Remelmeyer advised that the Legal Department is preparing such a bill and Deputy City Clerk Hallanger said his office is also working on it.

Mayor Isen said he believed the Resolution should be continued until the cost has been determined.

Mr. J.R. O'Malley stated that he is a member of the law firm of Musick, Peeler and Garrett, who represent the parties characterized as the "reluctant bridegroom". Mr. O'Malley said he did not wish to comment upon the policy involved; however, he did wish to say that City Attorney Hall has been in touch with Mr. Evans, a partner in the law firm, who had expressed to him that when all the details of this expense are in, it will be promptly taken care of. He said he assumed the formal protest against annexation had been received, which intended to implement the policy expressed by Mr. Hanson here some two weeks ago. There was no one present who had any knowledge of this formal protest and Mr. O'Malley said he had a copy he wished to file with the Clerk at this time. Upon request of Mayor Isen, Mr. O'Malley read in full the "Protest Against Annexation", dated June 22, 1955, signed by Ivar Hanson, General Manager of Palos Verdes Properties, a partnership; D.L. Marlett, Vice President of Great Lakes Carbon Corporation; Ivar Hanson, Vice President of Rancho Palos Verdes Corporation and P.W. Anderson, Vice President of Capital Company.

Mayor Isen ordered the document filed and referred to the City Attorney.

Councilman Drale asked what would happen if we went ahead with the annexation. He said all the documents were in order and we have their consent to annex. Deputy City Attorney Remelmeyer said a hearing would have to be held, which had been scheduled tonight pursuant to Resolution No. 2740, and if the Council found that a majority of the people owning the subject land were in favor of annexation, then we could annex. However, we have the reverse.

After further discussion, Councilman Drale moved the hearing be continued to the next regular meeting. Motion, seconded by Mayor Isen, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Drale and Isen. NOES: COUNCILMEN: Schwab. ABSENT: COUNCILMEN: Blount.

Mayor Isen asked Mr. Remelmeyer to have the bill of expenses ready for the next Council meeting.

WRITTEN COMMUNICATIONS

1. County of Los Angeles Health Department giving notice that, pursuant to the Agreement for Health Services effective July 1, 1954, between the County of Los Angeles and the City of Torrance, the rate per inspection or visit in relation to the enforcement of ordinances, for the fiscal year July 1, 1955 to June 30, 1956, will be \$2.70.

There being no objections, Mayor Isen ordered the communication filed.

2. Mrs. Wendell Forgie, stating the unsanitary condition of the Torrance Bus Depot, and requesting that it be cleaned up.

Councilman Benstead moved a copy of the letter be sent to the Bus Superintendent for a report and that a copy also be sent to the operator of the Depot. Motion, seconded by Mayor Isen, no objections, so ordered.

Deputy City Clerk Hallanger stated as a matter of information, that copies of any communication referring to a certain department are forwarded to the Department Head by the City Clerk's office, and that it is not necessary to take official action on such a matter.

3. Communication from Rose Craig, 1204 Kornblum Avenue, stating that she had applied for a City License in order to operate from her home as a realtor and, according to the Real Estate Code, she would have to display a sign with her name and stating that she was a licensed Real Estate Broker. She said her request was denied by the Planning Commission on March 23, 1955, and advised that the sign on residential property was contrary to ordinance. She pointed out that there are many signs on residential property in Torrance and was told that all violators would be notified to remove their signs. Two and one-half months have elapsed since this hearing and the same signs are still up. "I do not understand why I cannot display a sign if others are allowed to do so. If there is an ordinance it should apply to everyone, not just a chosen few. Anything that your Honorable Body can do in this matter would be appreciated".

Mrs. Craig was present and said the letter set forth her feelings on the matter.

Mayor Isen asked Mr. George Powell for any information he might have and Mr. Powell replied that Form A has been used by the Planning Commission in considering all applications for Business Licenses in residential zones. He said he remembered the meeting of the Commission, at which this and another application had been denied, and he would have to agree with Mrs. Craig that there were perhaps many signs in violation of our ordinances.

Mayor Isen asked if there were any real estate offices operating in residential zones and Mr. Powell replied there were none doing so with the permission of the Planning Commission. He said there were peculiar violations all the way from Hollywood Riviera through North Torrance and would like some specific directive as to who is to enforce the sign ordinance. He said the only signs he recalled that had ever been granted were those installed prior to 1952, when the ordinance was put into effect, and that many had been put up since that time.

Councilman Benstead asked if Mr. Powell was the Land Use Man. Mr. Powell said he sometimes wondered, he was given one title, a second one without the benefit of Council action and a third one he holds was given on a temporary basis. The first and official title, Mr. Powell stated, is the Assistant Director of Civil Defense, which is the Civil Service position he holds; the second is one suggested by Mr. Earle Lloyd and the Planning Commission of Land Use Investigator; the third was given on a temporary basis and is Secretary to the Planning Commission.

Councilman Schwab moved the matter be referred to the next Agenda meeting, at which time the Council might be able to come up with an answer on the signs, and at the same time give Mr. Powell a title. Motion, seconded by Councilman Drale, no objections, so ordered.

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4. Request of Verne Hansen, a blind man, to vend notions on the City streets.

Mayor Isen asked Police Chief Haslam if Mr. Hansen had contacted him and Chief Haslam replied that he had received a copy of this same letter, which had been mailed from Phoenix, Arizona, but had not been contacted by Mr. Hansen in person.

It was decided that the communication should be referred to Police Chief Haslam, who should write Mr. Hansen and advise him that he must apply for such permission in person. Chief Haslam is to report back to the Council.

5. Request of Jack S. Kinsey and Warren G. Lee for a license to operate an automobile driving school in the city of Torrance.

Mayor Isen asked Police Chief Haslam if he was acquainted with these men and Chief Haslam replied that he would recommend approval of the request; that these gentlemen are both Instructors at the Lynwood High School; that this is an instruction school for anyone who wants to learn to drive; these men have a complete set-up in the Lynwood High School and are recommended by the Lynwood Police Department. Chief Haslam said he has received a number of inquiries from local residents asking if there is such a school in Torrance; that in his opinion this is a worthy project and would be of great benefit to the youth in the area.

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

6. Recommendation of John V. Russell, Superintendent of Building, to refund 80% of the \$38.00 fee paid by Mrs. Despina Chalekson, 208 Avenue "F", Redondo Beach, California, on a Building Permit for a store building at 3548-50 Redondo Beach Boulevard. The reason given for the request for refund was that the contractor doing the work did not know that the owner had already taken out a permit and he took out a second one.

Councilman Drale moved to concur in the recommendation of Mr. Russell. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

7. Claim for damages against the City of Torrance filed by Robert S. Norman, et al, as a result of collision with City-owned vehicle driven by John G. Cox, on May 10, 1955, at the approximate location of 333-337 Via Pasqual.

Mayor Isen moved the claim be denied and referred to the Legal Department. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

8. Communication from the Board of Education, Torrance Unified School District, stating their regret that it is not possible to allocate for recreation more than the \$4,000 already budgeted.

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

9. Hi-Shear Rivet Tool Company, forwarding check in the amount of \$2,800 for the year commencing July 1, 1955, in accordance with the lease agreement dated July 1, 1954, and requesting that the final date for starting their building be extended to September 30, 1955.

City Manager Stevens said, in view of the known difficulty in financing, he would recommend the extension be granted.

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

10. Communication from Fire Chief Benner, recommending that the bid of Lee Miller Company, for installing aluminum louvers in the new Fire Department Headquarters, in the amount of \$1,742.00 including sales tax, be accepted.

When questioned by Mayor Isen, City Manager Stevens said he recommended also that the bid of Lee Miller Company be accepted; that there are only two firms manufacturing these louvers and our Architect states that either firm would be very good. The other bid was received from Green Company, in the amount of \$1,992.00 including sales tax.

Councilman Benstead moved to concur with the recommendation. Motion, seconded by Mayor Isen, carried unanimously by roll call vote of those present.

11. Deputy City Clerk Hallanger read a memorandum he had addressed to City Manager Stevens, stating that according to instructions from O'Melveny & Myers, the City Council should, by motion, designate one bank in New York City and one bank in Chicago to act as fiscal agents for Bank of America in connection with our 1955 Bond Issue. Per recommendation of Bank of America, as selected from those listed in our agreement with them, the banks to be named are The Chase Manhattan Bank of the City of New York and the First National Bank of Chicago.

Councilman Drale moved to concur in the recommendation. Motion, seconded by Mayor Isen, carried unanimously by roll call vote of those present.

12. Recommendation of City Manager Stevens that the bid of R.E. Payne, for counter desk in Central Fire Station, in the amount of \$827.00, be accepted.

City Manager Stevens explained this is the counter where the Dispatcher serves the public and is not a standard piece of furniture, but has to be built in to fit the building. The other bid received for this counter was \$973.00.

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

13. Police Chief Haslam, stating that, in compliance with the request of the City Council, the following recommendations are submitted:

- (a) That J.B. Miles be appointed to the rank of Sergeant, effective July 1, 1955. Said appointee being Number One on the present eligible list as presented by the Civil Service Board from recent examination.
- (b) That P.G. Bennett be appointed to the rank of Assistant Police Chief, effective July 1, 1955. Said appointee being Number One on the eligible list as presented by the Civil Service Board from recent examination.
- (c) That Officer A.L. Jackson be appointed as Motorcycle Officer, effective September 1, 1955, and that a contract be entered into with said Officer, similar to, or the same as, those now in effect with two other Motorcycle Officers.

Councilman Benstead moved to concur with the recommendations of Police Chief Haslam. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

At 9:00 p.m. Mayor Isen declared a recess and the meeting reconvened at 9:10 p.m.

14. Recommendations of City Manager Stevens:

PERSONNEL:

1. Appointments:

- (a) Milton F. McEachran was employed as Assistant Building Inspector, in a temporary capacity, pending Civil Service

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examination, effective June 20, 1955, at the first salary step. (No eligible list.)

- (b) Donald C. Loy was promoted to the position of Fire Engineer, effective June 20, 1955, at the second salary step.
- (c) Teddy N. Drake was employed as Fireman, effective June 27, 1955, at the first salary step. (Selected from eligible list.)
- (d) Charles V. Riggio was employed as Laborer in the Water Department, effective June 27, 1955, at the first salary step. (Selected from eligible list.)
- (e) David L. Baker was employed as Laborer in the Street Department, effective June 14, 1955, at the first salary step. (Selected from eligible list.)
- (f) Robert G. Bell (former Laborer in Street Department; resigned August 5, 1954) was re-instated as Laborer, effective June 16, 1955, at the first salary step.
- (g) Virgil H. Plunkett was employed as a Laborer in the Street Department, effective June 27, 1955, at the first salary step. (Selected from eligible list.)

Councilman Drale moved to concur with the recommendations, Items (a) through (g) under Appointments. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

## 2. Salary Increases:

That a one step salary increase for all personnel on the three-step salary plan, with a two step increase for Department Heads and key personnel who have assumed added responsibilities, be granted effective July 1, 1955. That the compensation of Bus Operators be increased to \$1.94 per hour, \$2.01 per hour, and \$2.10 per hour.

Councilman Drale moved to concur with the recommendation regarding salary increases. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

City Manager Stevens explained that this would be a raise of approximately 4.7%; that everybody on the payroll would go up one step, with the exception of Department Heads who would go up two, which meant that every employee would receive a substantial raise in pay.

Mayor Isen commented that working for the City is becoming attractive enough to get the right kind of help and keep it.

City Manager Stevens stated that our three-step program now compares favorably with any other city in the County of Los Angeles.

## 3. Vacations:

That personnel who have served the City for twelve years or more be granted an annual vacation period of three weeks. (Former period of service for three weeks vacation was fifteen years.)

Councilman Schwab asked if this period was in line with other cities, as is the case in the salary schedule, and City Manager Stevens replied that it seemed to be the trend to lower the period of service; that we have lowered it from fifteen years to twelve years.

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

AWARD OF BIDS:

1. That the bid of Kingdon Sheet Metal Company, for furnishing ten recreation carts for the sum of \$1,080.00 plus sales tax, be accepted and all other bids be rejected.

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

2. That the bid of Mills Engineering Company, for supplying ten Aluminum Waste Receptacles complete in the amount of \$541.63, including sales tax and delivery charges, be accepted. No other bid submitted for these items.

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

TRANSFER OF FUNDS:

That the following sums be transferred from the General Fund to the Fund indicated, effective June 29, 1955:

Water Department -----	\$100,000.00
Major Streets -----	40,000.00
County Aid to Cities -----	30,000.00
Airport Improvements -----	10,000.00
Library -----	15,000.00
Park and Recreation -----	35,000.00
	<u>\$230,000.00</u>

Councilman Drale moved to concur with the recommendation of City Manager Stevens regarding the transfer of funds. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

RECREATION COMMISSION MATTERS:

1. Communication from Recreation Commission, recommending a minimum of \$750 be included in the budget for members of the Commission to attend conferences during the coming year.

Councilman Benstead moved that City Manager Stevens write the Commission a letter, informing them of the policy in the past, and advising that it still stands at the present, which policy provides for two members to attend a conference once a year. Motion, seconded by Councilman Drale, no objections, so ordered by Mayor Isen.

2. Communication from Recreation Commission, stating that upon receipt of a letter from Mr. R.E. Collins, Principal of Torrance Adult Education, clarifying the request of Mrs. Marjorie Weller for use of El Retiro Park Recreation Building, to hold parent education classes relative to child nurseries, on Monday through Friday from 9 a.m. to 12 noon throughout the school year, the following recommendation was made: That this request be granted with the reservation that should the recreation program have to be held there at that time, a notice would be given in due time for them to change their meeting place.

After discussion as to whether this is a free service, Councilman Benstead moved the request be granted, providing it is a free service. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

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AIRPORT COMMISSION MATTERS:

1. Communication from Airport Commission, recommending approval of application by Robert Jahn to erect a hangar as per the accompanying sketch and that a lease be granted for ten years.

Councilman Drale said his understanding was that our Airport Ordinance provides that no one on the Commission can have any financial interest in the Airport. Further discussion was held, in which City Manager Stevens read an excerpt from a letter received from Mr. Flaherty, District Airport Engineer of the C.A.A., regarding the need for a new Airport Master Plan, as follows: "Until the necessary planning has been completed to achieve this goal, we are hesitant to issue approval of any proposed lease on the Airport proper, whether for Airport or non-Airport purposes".

Councilman Drale moved the request be granted, subject to approval of the Legal Department. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

2. Recommendation for approval of applications by Rodman Close and Leon Jones, each to build "T" hangars, with grant of ten-year lease.

Councilman Drale moved to concur with the recommendation in both cases, subject to approval of C.A.A. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

3. Request of the Airport Commission to require the Airport Management to submit, in writing, an informal status report to the Airport Commission at its regular meeting each month and that this monthly report be supplemented by an audited report every six months.

Councilman Benstead asked City Manager Stevens if he thought this request was unreasonable and Mr. Stevens replied that in his opinion such a detailed report once a month is unreasonable; that the City receives a report quarterly; that getting out such a report monthly would be quite a burden.

Mayor Isen moved the Council concur in the recommendation of the Airport Commission, except that the report be requested quarterly. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

4. Communication from Airport Commission stating that it was the unanimous desire of the Airport Commission that a communication be addressed to the City Council requesting cooperation in strengthening the lines of communication between the City Council, City Manager, Airport Manager and the Airport Commission; also stating that the Council would help the Commission by requesting all parties and departments to keep them informed immediately on all matters pertaining to the Municipal Airport and to aviation matters in general that come to their attention.

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

City Manager Stevens said that it might be well to hold a meeting of all the people and bodies named, so that they could come to an understanding, and that the C.A.A. might also attend. He said he believed it was time for such a meeting of the type the Council is holding with the Planning Commission.

Mayor Isen said that if there were no objections City Manager Stevens should arrange such a meeting.

ENGINEERING AND PLANNING COMMISSION MATTERS:

1. Final Tract Map No. 20473: Transmittal from Engineering Department and Planning Commission, recommending approval of Final Tract Map No. 20473, located southerly of Torrance Boulevard, northerly of Sepulveda

Boulevard, easterly of the westerly Torrance City Limits and westerly of the prolongation of Anza Avenue; containing 558 lots and submitted by Milton Kauffman Construction Company; with the special conditions that turn-around driveways be required on Torrance Boulevard and that tract conform to Ordinances No. 440 and No. 593. The Transmittal stated that it would be necessary that a sump be constructed in that area shown on the map as "Not A Part Of This Tract", which is located southerly of Torrance Boulevard and easterly of our westerly boundary line.

Councilman Drale moved the Council concur with the recommendation. The motion was seconded by Councilman Benstead.

Councilman Benstead asked to see the map showing the sump and a lengthy discussion followed, after which Councilman Drale's motion carried unanimously by roll call vote of those present.

2. Final Tract Map No. 21588: Transmittal from Engineering Department and Planning Commission recommending approval of Final Tract Map No. 21588, located easterly of Tract No. 16701 and northerly of 186th Street, containing 57 lots and submitted by Cimarron Land Company, subject to Exhibit "B", which is a letter from Watt Construction Company dated June 13, 1955, regarding additional ten feet on southerly side of 186th Street to be condemned.

On request of Councilman Schwab, City Engineer Bishop explained the drainage.

Discussion was held on who was to pay the cost of condemning the land for the street, and whether or not Mr. Watt could be required to pay the total cost. Deputy City Attorney Remelmeyer said if Attorney Hall were present tonight, he would request that the City discontinue its practice of condemning drainage rights and other pieces of property for the subdivider, and let the subdividers acquire them. On the other hand, if it is shown that it is impossible and highly impracticable, and the City is forced to condemn this land, that the subdivider deposit with the City in advance sufficient funds to cover all costs. He said we were faced with the problem with Mr. Gianni right now where we agreed to go ahead and do this and we have not recovered the cost. We think we may be able to recover them in the future, but for the City's protection we think they should at least be made to deposit the costs. Mr. Remelmeyer said that Mr. Hall had asked him to present this to the Council for their consideration. Mayor Isen asked if he meant in connection with this particular tract and Mr. Remelmeyer replied that this brought it to a head.

Councilman Benstead said he didn't see why this tract should be approved until the subdivider has acquired the property himself.

Mayor Isen suggested the map be held up until the subdivider makes the adequate arrangements that meet with the City Attorney's approval.

A representative of the subdivider, from Barclay Engineering, stated that he was sure Mr. Watt would post the necessary fees if the Council will pass the map, previous to the condemnation procedure.

Further discussion was held, after which Mayor Isen said, "If there are no objections, the approval of Final Tract Map No. 21588 will be held over until such time as the City Attorney reports that in his opinion he has adequate deposit. Also in that connection, as a matter of policy, Mr. Remelmeyer, I think the City Council will agree with you, that in determining the estimated amount, all court costs, including the proration of the time of the City Attorney's office, should be considered, together with appraisal fees and the cost of the condemnation of the particular property involved". He said he had stated that policy subject to the approval of the Council.

Councilman Benstead said he didn't believe the City Council should take such action; that the subdivider should acquire the land himself.

Mayor Isen said in this particular instance, the Council had gone this far in the approval of the Tentative Map, and he didn't think they could change the policy right in the middle of the consideration of this particular tract.

CAAO10

The representative of the subdivider said they had been willing to give a forty-foot street, the only problem had been the alignment with the existing thirty-foot street on the west.

Mayor Isen said he believed they could make the proper and necessary arrangements with the Legal Department.

3. Tentative Tract Map No. 19517: Transmittal from Engineering Department and Planning Commission, recommending approval of Tract Map No. 19517, located southerly of 226th Street and westerly of Ocean Avenue, containing 27 lots and submitted by James H. Mulligan, subject to the special conditions of (a) that all streets within the tract be 54 feet in width and (b) that lots 14 through 25, inclusive, have common corner points.

Councilman Drale said as far as he is concerned the tract will have to be brought up to the 75-foot level, and City Engineer Bishop replied that this is not in the main basin, but is over the hump; that in the Planning Commission discussion it was not mentioned that the lots be raised to the 75 contour.

Mr. Mulligan was present and stated that he did not recollect at the Planning Commission meeting any requirement that the land be brought to the 75 contour; that it was his understanding that this was outside the so-called Walteria Lake.

Mayor Isen asked City Engineer Bishop if he could recommend this as not presenting a drainage problem in the future and Mr. Bishop replied that he could not. Mayor Isen said he believed this matter should be referred back to the Planning Commission because of the drainage problem.

Councilman Benstead said he thought that sewers should also be considered, as it was stated they are available.

There being no objections, Mayor Isen ordered the matter referred back to the Planning Commission for reconsideration regarding drainage and sewers.

Mr. Mulligan said he didn't know too much about these matters, but he is supposedly going to move about 16,000 yards of dirt in there; that he thought everything had been cleared at the Planning Commission meeting.

#### REPORTS:

Deputy City Clerk Hallanger read a report from Recreation Director Van Bellehem, regarding the use of drainage sumps for extra playgrounds for Little League parks, stating that he believed the one near 190th Street and the Redondo Beach City Limits has the greatest potential of any sump, because of its size.

Councilman Benstead moved Mr. Van Bellehem make a further study of the sump at 190th Street. Motion, seconded by Councilman Drale, no objections, so ordered by Mayor Isen.

Deputy City Clerk Hallanger read title to:

#### RESOLUTION NO. 2769

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE REQUESTING THE BOARD OF SUPERVISORS  
TO ORDER THE CANCELLATION OF TAXES ON CERTAIN  
PROPERTY ACQUIRED BY THE CITY OF TORRANCE FOR  
PUBLIC USE.

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

Councilman Drale moved for the adoption of Resolution No. 2769. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

RESOLUTION NO. 2770RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE CHANGING THE NAME OF A CERTAIN STREET  
IN THE CITY OF TORRANCE.

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

Councilman Benstead moved for the adoption of Resolution No. 2770. Motion, seconded by Mayor Isen, carried unanimously by roll call vote of those present.

RESOLUTION NO. 2771RESOLUTION 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 Schwab moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Councilman Schwab moved for the adoption of Resolution No. 2771. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Mayor Isen said he believed he was speaking the thoughts of the Council in saying that they were very pleased with the work of Mr. Russell, Superintendent of Building.

RESOLUTION NO. 2772RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE ESTABLISHING SALARY OF CITY MANAGER FOR  
FISCAL YEAR 1955-56.

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

Mayor Isen stated, so the public would know, that by Resolution the salary of the City Manager is raised to \$14,200 per year.

Councilman Benstead moved for the adoption of Resolution No. 2772. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

Mayor Isen: May I speak what I think are the thoughts of this Council regarding Mr. Stevens. We think he is indispensable to the City. He has done a wonderful job, he has the interests of the City at heart and we are very happy to have him continue in our employ as City Manager.

ORDINANCE NO. 751AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE ADOPTING A REVISION AND CODIFICATION OF  
THE ORDINANCES OF THE CITY OF TORRANCE, CALIFORNIA,  
ENTITLED "THE CODE OF THE CITY OF TORRANCE, CALI-  
FORNIA, 1954", PROVIDING FOR THE REPEAL OF CERTAIN  
ORDINANCES NOT INCLUDED THEREIN, WITH CERTAIN  
EXCEPTIONS, AND FOR OTHER PURPOSES HEREINAFTER  
SET OUT.

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

Councilman Schwab moved for the adoption of Ordinance No. 751 at its second and final reading. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

CAACIO

ORDINANCE NO. 753

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
 TORRANCE IMPOSING AN EXCISE TAX ON THE USE OR  
 OTHER CONSUMPTION OF TANGIBLE PERSONAL PROPERTY.

City Manager Stevens pointed out that on page 4, Section 12, sub-Section (c) the date of August 1, 1954, should be changed to August 1, 1955. It was decided to change this date to August 1, 1955.

Mayor Isen commented that there has been some discussion regarding changing the Sales and Use Tax Ordinances to 1%, instead of the present 1/2%. Mr. Stevens said his idea would be to amend both Ordinances.

Mayor Isen moved to dispense with further reading of Ordinance No. 753. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Mayor Isen moved for the adoption of Ordinance No. 753 at its first reading. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

ORAL COMMUNICATIONS

Councilman Schwab said he had received two calls relative to the parking at Torrance Boulevard and Crenshaw Boulevard; that the curbs have been painted so there is no parking along the Jim Dandy Store and on the south side. He said he thought this should be referred to the Traffic Commission for study regarding the parking at the Shell Oil Station.

Councilman Drale advised that he had mentioned this matter to Police Chief Haslam.

Mayor Isen said if there were no objections it would be so ordered.

Mayor Isen asked City Manager Stevens if there has been anything done regarding the proposed terminal on the Airport for the Catalina Airlines. Mr. Stevens replied that any conversations they have had must have been with the Commission only, as he was not familiar with it at all, and neither is the C.A.A.

Mayor Isen said if it was appropriate he would like to write a communication to the authorities, urging that they use the Airport and stating our cooperation in the event they decide to use it as a terminal for the airplanes to and from Catalina. He said he thought we should do what we can to bring this about if possible, and if no objections, he would write that type of letter.

Mayor Isen said that almost a year ago there was talk regarding the outlying areas as business districts and the part the downtown Torrance is going to play in the future business development. "Since then there have been several large business enterprises that have opened in South and North Torrance, all of which appear to be very successful. Those areas do have the advantage of unlimited parking. We are tackling the parking problem here, which is very, very difficult. In the meantime, I am suggesting, if there are no objections, since the newspapers and Chamber of Commerce seem to be sleeping on the idea, and in all regard to the outlying areas which I think are well able to take care of themselves, that as Mayor I write letters to the papers and Chamber of Commerce suggesting they conduct a campaign urging purchases in downtown Torrance. Time after time in the newspaper advertisements they make no reference to it. There could be concerted effort directing people to downtown Torrance, and the variety of things located here. I think the time has come to have that type of propoganda. If there are no objections, I will write such a letter."

Mr. Hall B. Laudeman, 1304 Greenwood Avenue, said he would like to register a violation of the R-1 Zone Ordinance. He has a neighbor who has a Building Permit to make an addition to the back part of his house.

with an offset of 3'3" on the side line. The first he knew about it was when they started an excavation the other day. "About a year ago this neighbor asked me about this and I told him I would not agree to it, that an R-1 Zone requires a five-foot setback. When I built my addition I adhered to that and I expected him to do the same. Some way a waiver was granted by the Planning Commission last August 4, approving this setback of 3'3", with the provision that he build a concrete block fence six feet high along the side of the house. The part I am objecting to is the setback of 3'3", because the houses are too close together."

Discussion was held and Councilman Benstead moved that construction at 1308 Greenwood Avenue be stopped, until Deputy City Attorney Remelmeyer is able to determine the matter. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present. Mayor Isen asked Mr. Remelmeyer to notify the Superintendent of Building of this action the first thing in the morning.

Mr. William Boyle of 4231 West 174th Street stated there has been a new building constructed at the intersection of 174th Street and Hawthorne Boulevard, adjacent to the Manor Poultry and across from the Standard Oil Station. The feeling of those living out there, as well as the people who own the building, is that with the present alley running parallel to 174th Street the way it does, it presents a potential hazard and a nuisance. The people who own the building feel they can get along without the alley and we feel it is going to be a hazard, inasmuch as parking lots will have to be operated in conjunction with the market. The parking lots will send a lot of traffic down the alleys and we don't believe they were ever constructed to stand the traffic, nor is it safe for them to stand that traffic. We would like to recommend a suitable barricade, if it can legally be done, be put across the upper end of that alley, so it would be sufficient to deny access to the alley by patrons of the parking lots, but yet would not be of such construction to deny access by City vehicles for trash collections, fire trucks, etc. A suggestion would be a chain with locks, the keys to which would be furnished to the trash collectors and others who have business in the alley.

Councilman Drale said he was familiar with the location and pointed it out on the map.

Mr. Ed Roberts, 4224 - 173rd Street, said that by denying Manor Poultry the use of the alley, they would leave them somewhat confined. He recommended that along with the chain suggestion, the City of Torrance surface Ashley Avenue, as it has been cut down to where it would take minor grading.

Mr. Boyle said he had also intended to make this recommendation; that it met the wholehearted approval of the people living in the area.

Mayor Isen said he would like to see this alley before reaching a decision and suggested that Mr. Remelmeyer check the legality of the proposal. He also suggested that this matter could appear on the agenda for next week. He asked what the address would be and Mr. Boyle replied that to see the area one should enter the alley from Amie and go west, that it runs parallel to 174th Street.

Mr. Schoonover, 3546 Senefeld Drive, representing the Pacific Homeowners Association, stated they would like to go on record at this time as opposing the dump going in on top of the hill above their area, which is proposed by the County. He said if they couldn't stop it, they at least wanted to fight the prospect of the trucks going through their area.

Councilman Drale advised that the County has already taken the necessary steps to condemn the pit for a dump site. He said that Torrance is a part of the County and if we are to solve the rubbish collection problem, we are going to have to have some place to dump the rubbish. We are now paying 2¢ per \$100 for these particular sites and this is one that is going to be condemned and purchased. Presently fourteen acres of it are being used for a dump.

CAROLIC

Mayor Isen said he didn't think any objections from the City of Torrance, or anyone else, could take the jurisdiction away from the County.

Mr. Schoonover said nevertheless the organization wanted him to make this report, and he does think something can be done about the trucks using the streets in that area.

Mayor Isen said that as sympathetic as the Council is, they are powerless to do anything about it, that possibly the City Attorney could investigate the matter at the proper time.

Mr. Schoonover also reported that there is a deep ditch on Rolling Hills Road with a culvert at Dalemead. The subdivider has put in sidewalks up to the ditch, but the school children are having to walk up to the culvert and then out into the street, in order to get to the schoolhouse. It is approximately three blocks from the school. Mr. Schoonover said he believed the subdivider should have provided a walk across this culvert.

Mayor Isen asked City Engineer Bishop to make an investigation and report at the next meeting.

Mr. Schoonover also reported on a ditch in South Torrance, which should be moved back on City property. Mayor Isen asked that he take this up with City Engineer Bishop, as well as other engineering matters that could be settled without coming before the Council.

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

Councilman Drale moved the meeting adjourn. Motion, seconded by Mayor Isen, carried and the meeting adjourned at 10:25 p.m.

A. H. Bartlett  
CITY CLERK OF THE CITY OF TORRANCE

By *J. A. Wallen*  
Deputy City Clerk

APPROVED:

*Albert Isen*  
Mayor of the City of Torrance