

Torrance, California
October 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 Chamber, City Hall, Torrance, California, on October 11, 1955, at 8:00 P. M., Mayor Isen presiding.

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

At the request of Mayor Isen, Mr. Irvin Levin led the salute to our Flag.

The Reverend Pocorova opened the meeting with an invocation.

Mayor Isen asked to make a statement before any matters of business were taken up. He explained that at the ceremonies of dedication for the new Armory when he introduced the City officials he had lost the notes he prepared for the introductory speech. Through sheer inadvertance, he overlooked introducing City Clerk Bartlett, who has served the City of Torrance longer than any other official. He wished to apologize publicly for this oversight, which was entirely unintentional.

City Clerk Bartlett thanked Mayor Isen for his apology.

Mayor Isen then introduced Mr. Don Mansfield, who is to become Assistant to Mr. George Stevens, City Manager, on October 24, 1955. The Mayor expressed the hope of the entire Council that this would work out satisfactorily for all concerned, and extended their best wishes to Mr. Mansfield.

Councilman Benstead moved that the minutes of the Council Meeting of September 13, 1955, be approved. Motion, seconded by Councilman Schwab, carried by the following vote: AYES: COUNCILMEN: Benstead, Schwab, Isen. NOES: COUNCILMEN: Blount, Drale. ABSENT: COUNCILMEN: None.

Councilman Blount moved to approve the minutes of the Council meeting of September 27, 1955, and October 4, 1955. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Councilman Drale suggested the adoption of a Resolution thanking Assemblyman Vincent Thomas for his help in establishing the new Armory in Torrance. There were no objections, and Mayor Isen asked City Attorney Hall to prepare such a Resolution and have it ready for the Council meeting of October 18.

Mayor Isen said with reference to National Guard Day, the second Saturday in October, it was his thought that since we have a Community Fair Day, perhaps the two could be combined into one celebration which would grow larger with the City. He expressed the hope that if this could be done some day all of Southern California would look forward to this day. He said he was sending this suggestion to the Junior Chamber of Commerce, the Chamber of Commerce and all service clubs to think over for the coming year.

YUKON AVENUE IMPROVEMENT DISTRICT - HEARING ON RESOLUTION NO. 2810

Mayor Isen pointed out that there were quite a few people in the audience who were interested in the Yukon Avenue Improvement District so as an accommodation to them asked that this matter be brought up as the first order of business.

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The Mayor announced that this was the time and place fixed for the continued hearing of protests or objections against the work proposed to be done or the district proposed to be assessed as described in the Resolution Determining the Nature, Location and Extent of the Proposed Improvement.

City Engineer read the following to the Council:

"The proper procedure at this time is to act on the report and diagram as submitted since there is no provision in the "Debt Limitation Act" to modify or change the boundary of the district at this point in the proceedings. Later on, as we proceed under the "Improvement Act of 1911", the Council may order such changes in the boundary as seem justified.

The amount of the work proposed to be done may be decreased any amount or increased up to 10% of the total estimated cost at this time, but the boundary change can and will be properly made later. At present, proposed changes in the design of the work amount to less than 2% of the estimate of cost contained in the Debt Limitation Report. These changes involve including within the district all the multiple units on 168th Street easterly of Yukon Avenue.

I hereby request that I be authorized to proceed with the preparation of final plans and specifications."

This was the text of a letter which City Engineer Bishop had sent to the Council.

City Clerk Bartlett read Paragraphs a to j inclusive of the Debt Limit Report, omitting the tabulations of figures and the plat or diagram.

Mayor Isen asked City Clerk Bartlett if any written protests had been filed with the Clerk.

City Clerk Bartlett replied that he had received a protest from Donald Armstrong, of Armstrong, Mewborn & Hitchcock, Attorneys at Law, which he read in full. This was in behalf of four clients.

At this point, Councilman Blount said he had two questions to ask. He asked City Engineer Bishop if the list of some 59 parcels of land included the entire District, and if the list showed the true owners.

City Engineer Bishop replied yes, to the best of his knowledge.

Councilman Blount said that he had found the names of Mae Wechsler and the B & A Investment Company (both clients of Mr. Armstrong) listed, but that he had not been able to find the Bernal Corporation or B. A. Wechsler, the other two clients of Mr. Armstrong, on the list.

Councilman Blount then asked Mr. Armstrong if he was sure of his clients.

Mr. Donald Armstrong, who practices law at 2211 Torrance Boulevard in Torrance, said he was at the meeting primarily to be sure that the rights of his clients were not waived, because, he said, it was obvious that some of them might very well be waived unless the clients did protest formally at every step of the proceedings.

Councilman Blount said that he had been misunderstood; that he could not find the names of two of Mr. Armstrong's listed clients on the list of land owners in the proposed district. He asked specifically about the Bernal Corporation and B. A. Wechsler.

The Mayor agreed that he could not find the Bernal Corporation in its place alphabetically on the list, and Councilman Blount said, "It isn't there, period."

Councilman Blount repeated that the only clients of Mr. Armstrong's that he could find on the list were the B & A Investment Company and Mae Wechsler.

Mr. Armstrong agreed with Councilman Blount that he wanted the record straight, and if the property owned by his clients was not included on the list, he was perfectly satisfied.

Mayor Isen rejoined that the Council was not. He explained that more than a month ago the Council had postponed action on this to allow time to include everyone in the Assessment District. He asked City Engineer Bishop for confirmation of this, and the City Engineer replied that he was correct.

Mayor Isen asked the City Attorney if this action was actually to determine the tentative boundaries of the District.

City Attorney Hall answered that he believed this to be the case. He said that it did seem to him that the tentative boundaries of the District were set at a meeting back in July or August; he went on to say that now, having received the Engineer's Report, the approval of the Council would allow the City Engineer to go ahead and firmly outline the boundaries of the District and set the specifications.

City Engineer Bishop said that this was his understanding also, and that the Council can order the boundaries changed after this action.

Councilman Drale asked Mr. Armstrong if his clients were the people who had developed the apartment houses on Yukon, and Mr. Armstrong replied that they were.

Mayor Isen then called for verbal protests. There were none.

The Mayor then questioned City Attorney Hall about the limitation shown on Page 5 of the Report where the Debt Limit is exceeded. Mr. Hall replied that the Council would have to over-rule this by a four-fifths vote.

City Attorney Hall said that the reason for leaving these lots in the District was probably for the sake of having all property in the proposed District served.

Mayor Isen said that it seemed to him that some property in the area was not included, and asked Mr. Bishop why some of the property owners had been left out when they should not have been.

The question was referred to City Attorney Hall, who replied that the boundaries could be fixed to include all properties in the District who would be benefited.

Mayor Isen asked then about Mr. Armstrong's clients, who have apparently already "bought the service" and want to be left out.

Mr. Armstrong interjected that he had been misunderstood. His clients are perfectly willing to be included in the District and to be assessed for streets, curbs, and sidewalks, but not for sewers because they are already served by a sewer.

The Mayor asked the City Attorney if this could be done, and received an affirmative answer from Mr. Hall.

Councilman Drale said that this was one thing the Council did not want to do; he said that those property owners would get the full advantage of the assessment without paying for it. He explained that these people had tied into the sewers by special permission of the City of Torrance without paying for it; without the sewers they could not have used their rentals.

It was brought out that this was a legal point.

Mrs. Alfred Morassie spoke to the Council, and said she lived across the street from the apartment properties being discussed. She reported that no one else had the privilege of using the sewer in the area, and that when these people had wanted sidewalks they had paid for them. Under the circumstances, she protested the free use of the sewers by the apartment owners.

Councilman Drale said he understood from Mr. Bishop's letter that some properties not now included in the Assessment District could be added later. Mr. Bishop said this was correct.

Councilman Benstead asked City Engineer Bishop why these apartment buildings were not included on the list of properties which he had given to Council.

City Engineer Bishop said the sewers which were now serving the subject apartments would not last for the "long run". He said that on taking a second look at it and realizing this improvement to be necessary, he would need a manhole for permanent cleaning. He said that only temporarily they have a "cheaper deal".

Mayor Isen asked the Council what they would think of continuing this for another week until everyone in the District is included.

Councilman Drale said that he felt the property owners in the District wanted the improvements and needed them.

Councilman Drale moved that the protests be denied. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Councilman Benstead moved that the hearing be closed. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

City Clerk Bartlett read title to:

RESOLUTION 2837

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, FINDING AND DETERMINING THAT THE PROPOSED IMPROVEMENT OF YUKON AVENUE FROM REDONDO BEACH BOULEVARD TO THE SOUTH LINE OF TRACT NO. 16211 AND 168TH STREET FROM YUKON TO PATRONELLA AVENUE IN THE CITY OF TORRANCE, BY THE CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS AND A SANITARY SEWER SYSTEM, IS REQUIRED BY THE PUBLIC INTEREST, CONVENIENCE AND NECESSITY; DENYING PROTESTS AGAINST THE PROPOSED IMPROVEMENT; FINDING THAT THE LIMITATIONS UPON THE AMOUNT OF ASSESSMENTS, AS IMPOSED BY PART 5 OF DIVISION 4 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, TO THE ASSESSMENTS OR ASSESSMENT PROCEEDINGS MAY BE DISREGARDED; AND INSTRUCTING THE CITY ENGINEER TO PREPARE FINAL PLANS AND SPECIFICATIONS:

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

Councilman Benstead moved for the adoption of Resolution No. 2837.

Councilman Blount demurred at this point. He said that the Council had a list of the property owners within the limitations of the District, and he wished to ask a direct question now. He asked if the Council was limiting themselves to the people named on the list given Council tonight or if the list could have the rest of the property owners in the District added, and if so, when?

City Attorney Hall advised that the City Engineer would have to be expressly directed to include the additional properties in the area.

City Engineer Bishop said that he had been advised that the Debt Limitation Act must be acted on, and then when the City goes into the Act of 1911 and passes on this same District, the City could come back with a Resolution of Intention which must also bear directly on this Report. After that is passed, under the same district boundaries, the 1911 Act allows for a Resolution of Modification in which the Resolution of Intention can be modified, and at that time the final boundaries of the District can be outlined. He said that the Council can instruct the City Engineer to modify the boundaries by Resolution. He emphasized that the Resolution of Intention must tie in with this report.

Mayor Isen asked whether, if the Council passed this, they would still be able to modify the boundaries later, and Mr. Bishop said yes.

Councilman Blount asked to be allowed to read to the Council an excerpt from the minutes of September 27, and did read as follows: "Councilman Drale went on record as not being in favor of acting on this until the Council has a report from City Engineer Bishop that everyone in the District was being assessed fairly, and that according to the preliminary report everyone is not now included in that District. Councilman Blount moved to refer the matter back to the City Engineer for such action."

Councilman Blount said that he did not feel that he could vote on this now.

The Mayor said he had not been inclined to do so, but tonight he had been advised that the Council would have to act on this to get it under way.

Councilman Blount asked why the Council had not been able to have the entire District included tonight.

City Engineer Bishop replied that according to the best interpretation of the best attorneys in the State on the 1911 Act, this could be changed properly later, but could not be changed now.

Councilman Benstead asked to hear from City Attorney Hall on the matter.

The City Attorney replied that it was his understanding that the Council could correct the boundaries later.

The Mayor asked if the Council could null their proceedings later if they felt it necessary.

The reply given him by City Engineer Bishop was in the affirmative.

Councilman Drale said he thought that the people on Yukon Avenue want the improvements, and ask only that everyone be treated equally. He said that inasmuch as the Council has Mr. Bishop's word that this will be done, he felt that Council should act on the matter.

Mayor Isen seconded Mr. Benstead's motion for adoption of Resolution No. 2837.

The motion carried by the following vote: AYES: COUNCILMEN: Benstead, Drale, Schwab and Isen. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None. ABSTAINING: COUNCILMEN: Blount.

Mayor Isen took this opportunity to instruct Mr. Bishop to keep firmly in mind, at all times, the wishes and instruction of the Council in this matter.

TENTATIVE TRACT MAP NO. 22024: RESUBMITTED, as requested by the Council at their meeting of September 27, 1955. This tract is presented by Harry Kissel and located northerly of Palos Verdes Estates and easterly of Tract 20772.

The Council took this item up at this time because there were a number of people in the audience who were waiting for the action, and representatives of the Kissel Company were also waiting.

The Mayor asked to correct the title of the item as given on the Agenda, because the word "FINAL" should have been used instead of "TENTATIVE" in all parts of the letter of transmittal.

Councilman Blount asked why, when the Council had approved a master plan of the area, the Tract was not under the same number, with a letter such as (a) or (b) designating the section. City Manager Stevens replied that the County does not allow maps to be filed numbered in that fashion.

Mayor Isen asked Mr. Kissel if he agreed to expedite the road which was discussed at the Pre-Council meeting, and Mr. Kissel said he did.

Mr. Kissel elaborated, saying that he was willing to make this one of the specifications in the event that the Council did approve Final Tract Map 22024. Mr. Kissel agreed to do absolutely no work on the Tract until the road is done.

The Mayor said with that in mind, and the agreement that no building permit is to be issued for the Tract until that time, he would move that Final Tract Map No. 22024 be approved.

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

At 8:45 P. M., the Mayor declared a 7-minute recess. The Council re-convened at 8:52 P. M.

COMMUNICATIONS:

~~1. Request of Manuel R. and Robert S. Beaver for license to operate a Used Car Lot at 1961 Torrance Boulevard.~~

~~City Clerk Bartlett recommended that this item be referred to the Chief of Police for his study and suggestions.~~

~~Councilman Benstead asked if it should not also go to the Planning Commission. Mayor Isen replied that there has been a used car lot in that location for many years.~~

~~Councilman Drale moved to approve the request, subject to the recommendation of the Chief of Police.~~

~~Motion, seconded by Mayor Isen, carried by the following vote: AYES: COUNCILMEN: Blount, Drale, Schwab, and Isen. NOES: COUNCILMEN: Benstead. ABSENT: COUNCILMEN: None.~~

2. A complaint from E. R. Stevenson about the condition of the lot adjoining his property at 1962 Carson Street.

Councilman Drale asked Fire Chief Benner if his department was still looking after lots that need cleaning, and the Chief replied that in regard to this particular property, his Department has followed it up and the proper forms have been mailed to take care of the weed situation.

This entire matter was referred to Fire Chief Benner to follow through and be sure that the condition is improved.

3. Acknowledgments from California Highway Commission and Assemblyman Charles Edward Chapel of the receipt of Resolution No. 2830 in regard to construction of a portion of the San Diego Freeway.

There were no objections, and the letters were ordered filed.

4. A request for advice with reference to partial reimbursement of the home owners for sewers paid for and installed by the property owners of Tract #15397. This letter was signed by Frank W. Callahan of 5245 Bindewald Road, Torrance.

City Attorney Hall said there was no question that if they should be qualified under Ordinance 605 they should receive such reimbursement on a pro-rata basis.

Mayor Isen said that they were now asking only for advice, and requested City Manager Stevens to see that Mr. Bishop, City Engineer, received a copy of Mr. Callahan's letter and answered it as fully as he can at this time. Mr. Stevens agreed.

5. A letter from the Hi-Shear Rivet Tool Company requesting an extension of starting date for construction on their Airport lease, accompanied by letter from Buttress & McClellan, Inc.

Mayor Isen asked City Manager Stevens for his recommendation. The City Manager replied that he would recommend granting the delay. He said that everyone was having trouble of financial kinds in building at the Airport because of the recapture clause.

Councilman Drale moved to concur with the recommendation of the City Manager.

Motion, seconded by Mayor Isen, carried unanimously by roll call vote.

The Mayor asked Mr. Stevens to notify the Hi-Shear Rivet Tool Company of the action of the Council.

6. A letter from Kemp-Albright & Company on behalf of Hody's Restaurants, concerning rental on the 70' parcel of land immediately adjoining the westerly boundary of the parcel now under lease to Hody.

This letter was not received in time to mail with the Agenda.

At this point, the Mayor made the following recommendation: Any matter that comes in to the Clerk's office on Friday before the Tuesday, should be placed on the following Tuesday's Agenda, because Council does not have time to consider such matters beforehand, and unless there is a great urgency on the matters coming in that late, they should be postponed so that the Council does have time to study them.

City Clerk Bartlett replied that his office would be glad to do this, but that everyone bringing anything in felt that it was of an urgent nature.

The Mayor directed the City Clerk to act as judge of the urgency, saying that his years of service qualify him to judge.

There were no objections, and it was so ordered.

7. Request from W. H. Haslam, Chief of Police, for permission to assign Officer J. H. Hahn to duty at Police Pistol Range from October 16 to October 30, 1955, his wages for such time to be reimbursed to the City.

Councilman Benstead moved to concur with the request. Motion, seconded by Mayor Isen, carried unanimously by roll call vote.

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8. A letter from the Torrance Civil Service Board stating that with regard to the position of License and Tax Inspector, "the temporary appointee failed to have the necessary qualifications to take the civil service examination, and there now being an eligible list available it was recommended that the position be filled by an appointment from this list."

City Manager Stevens was asked for his recommendation. He replied that there is one eligible man, and that he has been interviewed and is ready to go to work.

Councilman Drale moved to concur with the recommendation of the Civil Service Board. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Councilman Drale then asked City Manager Stevens if the temporary appointee now in the job would be transferred back to the work he formerly did.

City Manager Stevens replied that he could be. He said that the City would like to use this man on the Use Tax.

Councilman Drale replied that he and, he believed, the rest of the Council would be glad to use Mr. Stevens' good judgement on that point.

9. Communication from the Civil Service Board recommending that existing personnel be used on a part-time basis to clean the main corners in Torrance, in reply to the wish of Council as expressed at the meeting of September 13.

There was no objection, and it was so ordered.

Councilman Benstead asked that the Civil Service Board be notified of the action of the Council in these two matters, and Mayor Isen directed City Clerk Bartlett to attend to such notification.

10. A request for permission from the Council to enlarge the store room and kitchen area of the HALFWAY HOUSE; this letter from the Verde Corporation, and signed by Melvin Raymond, Manager, HALFWAY HOUSE COFFEE SHOP.

Upon being asked for his recommendation, City Manager Stevens said that he would recommend granting this request. He explained that in accord with the terms of their lease, the Verde Corporation must have the approval of the Council for any such work. Mr. Stevens said that they wish now to add a 16' x 16' store room.

Councilman Benstead asked that a copy of the letter from Verde Corporation as well as a record of any action taken by Council be forwarded to the Airport Commission.

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

11. Recommendations of the City Manager

PERSONNEL:

1. Stanley M. Fogarty, having passed the Civil Service Examination, has been appointed to serve his probationary period as Draftsman in the Engineering Department, effective October 1, 1955, at the first salary step. He has been employed on a temporary basis since August 8, 1955.
2. Vera M. Jones was employed as a Typist Clerk in the Administrative Department May 23, 1955, on a temporary basis, but from an eligible list, and has now been appointed to serve her probationary period, effective October 1, 1955, at the first salary step.

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3. Donald W. Mansfield has been employed as an Administrative Assistant effective October 24, 1955, at a compensation of \$600 per month.

Councilman Benstead moved to concur with Items 1 through 3 inclusive of the recommendations of City Manager Stevens. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

APPROPRIATIONS:

1. For the purchase of a 15" Remington Rand electric typewriter for the use of the Recreation Department, the sum of \$425 plus tax.

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

2. To the Chamber of Commerce for the period July, August and September, 1955, the sum of \$4,250 in accordance with the terms and conditions of the contract.

Councilman Drale moved to concur with the recommendation of the City Manager. Motion, seconded by Mayor Isen, carried by the following roll call vote: AYES: COUNCILMEN: Blount, Drale, Schwab and Isen. NOES: COUNCILMEN: Benstead. ABSENT: COUNCILMEN: None.

Councilman Benstead asked that when the Chamber of Commerce breaks down their expense figures for the year they include the free rent, lights, water, janitor service, and other services they receive from the City.

3. That the proposal of Emmett J. Malloy to furnish labor and equipment to rip and crush asphaltic surfacing in alleys in North Torrance, for the sum of \$2,460 be accepted. There are only two or three companies engaged in this type of work and the other companies were not interested in submitting a bid. By crushing the existing material in the alleys and re-using as a base material a saving of at least \$1,000 will be made.

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

4. For the purchase of various Building Department Permits, the sum of \$1,352.53.

City Manager Stevens reported that this was a quadruplicate form which cut down on the amount of time and work for each permit. He said bids had been obtained, and the lowest was from the Automatic Printing Company.

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

AWARD OF CONTRACT:

1. That the bid of R. E. Payne for modernizing Torrance Fire Station No. 3, in the amount of \$14,617.00, and his bid of Alternate "A" in the amount of \$2,407.00 be accepted as the lowest responsible bid and all other bids be rejected. Further, that if legally possible the job be done under a maximum guarantee of the above bid prices with a net cost of labor and materials plus a fixed fee of \$1,700, as outlined in a letter from R. E. Payne, Inc., dated October 4, 1955.

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

MISCELLANEOUS:

1. That the City's fire insurance be modernized by re-writing, on a five-year budget plan, which would include the multiple location credit plan recently made available, in accordance with the letter from Torrance General Insurance Agency dated October 1, 1955.

There was some discussion among the Council on this matter, and City Manager Stevens explained to the Council that this would make the City's rates lower in accord with the present downward trend of fire rates, and that the City would be able to change their insurance at any time it would be favorable, and assure interim benefits.

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

City Manager Stevens made the following oral recommendations:

1. A change order at McMaster Park to provide for attaching the present facilities at the park to a sewer system in the amount of \$328.44.

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

2. That an additional work order be issued to the present contractor to build a retaining wall and drainage structure and a sidewalk to provide access to the Seaside School, all to aid in restraint of floods onto private property in the area, in the amount of \$2300.00.

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

3. It has been found that the native soil under the swimming pool cannot be compacted to the density required by the specifications, and so it is recommended by the soil engineers and the architects that we excavate one foot deeper under the entire slab of the swimming pool, and two feet below the walls, that this be compacted with the Emsco tamper and on top of that one foot of disintegrated granite be placed and it again be compacted with the Emsco tamper. The City Manager added "I would recommend that this extra work be authorized so that they can proceed without delay."

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

Councilman Drale commented to City Manager Stevens that the City had been short of dirt at the site of the new Civic Center, and now he has noticed a sign at the swimming pool advising that they have free dirt available.

There was some discussion among the Council members on this, and Councilman Benstead moved that the excavator be notified to remove the sign and the City assert its right to the dirt.

Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

12. A letter from Heinly and Heinly in behalf of the Veterans Industries, Inc., of Long Beach, asking to withdraw their client's application for a free license.

The letter was ordered filed, and, there being no objection, the Veterans' Industries Incorpor. was permitted to withdraw their application for a free license.

13. Recommendation from Harry B. Van Bellehem that the Council deny the request of Mrs. Marjorie Peterson for free use of the auditorium for a benefit dance concert.

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

Mayor Isen directed City Clerk Bartlett to send Mrs. Peterson a copy of the letter from Mr. Van Bellehem and advise her of the action of the Council.

14. A letter from George W. Stevens, City Manager, reporting on the Torrance Bus Depot at 1014 South Hill Street in Los Angeles and recommending the renewal of the contracts for operation of that bus terminal by Maybel C. Banks, and the Torrance Depot by Charles Gotts, be extended to September 21, 1956, under the terms of the existing agreement and at the same commission of 10%.

Mayor Isen asked that this be held over until the meeting of the Council to be held October 18, there being no objections, it was so ordered.

ENGINEERING AND PLANNING COMMISSION MATTERS:

- 1. Letter of Transmittal for Final Approval of Subdivision 20829: This Tract, submitted by John E. Kettler, is located westerly of Western Avenue, Easterly of Walnut Street and along the prolongation of 238th Street, consisting of 46 lots, is recommended for approval with Special Conditions shown.

Councilman Drale moved to concur with the stipulation that the Special Conditions of the Planning Commission be adhered to in every detail. Motion, seconded by Mayor Isen, carried unanimously by roll call vote.

City Manager Stevens said that he had a letter from Mr. Kettler, requesting that we begin proceedings on annexation of the subject lots. Councilman Benstead asked if Mr. Kettler would pay for those proceedings. City Manager Stevens said he felt that to be a reasonable request.

Councilman Drale moved that the letter be filed and that the City Manager be instructed and authorized to begin the necessary procedure of determining the proper boundaries of the subject properties, and that Mr. Kettler be notified that this would be done at his expense. Motion, seconded by Mayor Isen, carried unanimously by roll call vote.

AIRPORT COMMISSION MATTERS:

- 1. Letter from the Airport Commission recommending approval of the request of Mr. Kavalaris and Mr. Duntley to lease frontage on Pacific Coast Highway for a super-service station and minute car wash.

Mayor Isen asked City Manager Stevens if he was correct in his understanding that leases in this particular area were not affected by other holdings, and that the entire revenue would come to the City. The City Manager said he was correct in his belief.

Mr. Kavalaris was in the audience, and spoke to the Council. He showed them the sketches which have been prepared of the projected installation. The drawings have been seen and approved by the Airport

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Commission. There was considerable discussion between Mr. Kavalaris, City Manager Stevens, and the Council members about the site. The matters of access roads, both front and back, space available, the approval of the CAA, and attendant approval were mentioned.

Councilman Drale moved to refer the entire matter to the City Manager, this for study and recommendation. Motion, seconded by Mayor Isen, no objections, so ordered.

2. Recommendation for approval from the Airport Commission on the request of Collins-Dietrich to erect a shop building as a lean-to on the north side of their present hangar.

Councilman Blount moved to concur with the recommendation. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

3. Advice from the Airport Commission that a committee has been appointed to study the discrepancies between the Audit Report, Torrance Municipal Airport, dated April 21, 1949 to September 30, 1954, and the Distribution Report from May 1949 to January 1, 1955, Mr. Brittle, Auditor.

Councilman Blount moved that the letter be filed. There were no objections, and it was so ordered.

City Clerk Bartlett read title to:

RESOLUTION NO. 2838

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 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 adoption of Resolution No. 2838. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

ORDINANCE NO. 780

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING CERTAIN TRAFFIC CONTROL MEASURES PURSUANT TO ARTICLE IV, ORDINANCE NO. 446.

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

Councilman Blount moved for adoption of Urgency Ordinance No. 780 at its first and final reading. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote.

~~City Clerk Bartlett read the following letter to the Council:~~

~~"Gentlemen:~~

~~Your attention is directed to the fact that funds will be needed in the fiscal year 1955-56 for the immediate requirements of this City to pay obligations lawfully incurred in such fiscal year and before the receipt of income for such fiscal year sufficient to meet such payments. The undersigned estimate that a sum of not to exceed \$250,000.00 will be needed for such purposes.~~

~~The undersigned respectfully recommend that your Honorable Body issue and sell, pursuant to Section 53820-53832 of the Government Code of the State of California, tax anticipation warrants in the sum of not to exceed \$250,000.00, date of maturity to be not later than December 31, 1955, for the purpose of providing funds to meet such obligations."~~

~~The letter was signed by A. H. Bartlett, City Clerk of the City of Torrance and Harriett V. Leech, City Treasurer of the City of Torrance.~~

~~Councilman Drale asked if this should not have come from City Manager Stevens and bear his recommendation. The City Manager replied that he had been instrumental in having the letter prepared and would so recommend.~~

~~Councilman Schwab moved to concur with that recommendation. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.~~

ORAL COMMUNICATIONS:

City Attorney Hall said that we had at one time received a communication from the Regional Planning Commission with reference to a request from the Chandler Company for a Change of Zone to build a block building on 101 Highway. The City filed a protest at that time because it was feared that this would be detrimental to the Triangle area. He now finds that what is proposed is to build a display room which would be a marked improvement over the present yard arrangement. The City Attorney said that on this basis it does not appear that the protest was well taken and he recommended that the Council withdraw the protest.

Mayor Isen asked that it be shown the objection is withdrawn without prejudice. There was no objection, and it was so ordered.

Councilman Benstead asked if there was an ordinance prohibiting running a business from a residential area, and said he had discussed this earlier in the day with Mr. Hall and Mr. Stevens.

Mr. T. K. Millstead of 2112 Gramercy arose from the audience and asked that the City investigate a business which he said was being run in his home neighborhood.

There was some discussion of the matter between the Council and it was agreed that Chief of Police Haslam should be instructed to investigate this complaint and correct any violations that are taking place.

Councilman Drale moved that in the future before tract maps are given final approval, a copy of the map should be sent to the Torrance Board of Education for their perusal and recommendations. Motion seconded by Councilman Blount.

Mayor Isen suggested that the City Attorney write to the Board of Education and ask if such maps would be helpful to them and that action be taken upon reply from them. There were no objections and it was so ordered.

Councilman Drale brought up the matter of the Madison Avenue storm drain. He said that the people in that area are concerned about it, and have not been able to get a concise direction as to what they can do to improve their situation. He asked if the City Engineer could be instructed to write a letter to those residents and give them a course to follow to improve the situation.

There was no objection and it was so ordered.

Mayor Isen brought up the matter of the sign at Highway 101 and Crenshaw not having been removed as agreed, and asked the City Manager to check into this. Mr. Stevens said he would do so.

Mayor Isen then read a Proclamation, proclaiming Sunday, October 23, 1955, as United States Day.

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Councilman Benstead brought up the Convention of Mayors at Miami, Florida. He asked if the City would not like to send a representative to this Convention, saying that it was his understanding that our neighboring cities are doing so. He suggested that the Chamber of Commerce, as the publicity and promotional agent of the City, send the Mayor to this convention.

Mr. Ted Kolehis arose from the audience, to protest the present zoning of the land he owns in what has been designated the "Walteria Lake District."

The Council regretted that there was nothing they could do, but in the interest of equal treatment for all they could not change the Ordinance governing the land in the area.

Mr. Schoonover asked what could be done to help a man in his neighborhood in whose rear yard the Edison Company has two poles, and is now putting up a pole directly in front of his house in such a way that the guy wires hinder the use of his front door.

The Mayor asked City Attorney Hall to talk to a representative of the Edison Company and attempt to work out a reasonable arrangement of some kind.

Mr. Schoonover asked what could be done to persuade the Board of Education to exercise some kind of flood control on the bare banks of their property in his area.

Mayor Isen suggested that the property owners present their protest to the Board of Education.

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

Councilman Schwab moved to adjourn. Motion, seconded by Councilman Drale, carried unanimously and the meeting adjourned at 10:15 P. M.


 City Clerk of the City of Torrance

APPROVED:


 Mayor of the City of Torrance