

Torrance, California  
February 7, 1956

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 February 7, 1956, at 5:30 P. M.

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

At the request of Mayor Isen, Planning Commissioner Mulvihill led the salute to our Flag.

Reverend Percy opened the meeting with an invocation.

Councilman Benstead moved that the Minutes of the Adjourned Regular Meeting held January 25, 1956, be corrected as follows: Tract 16714 to read Tract 21588. Motion seconded by Councilman Schwab, no objection, so ordered.

Councilman Benstead moved that the Minutes of the Regular Meeting of the Council held January 31, 1956, be approved as written. Motion, seconded by Councilman Schwab, no objection, so ordered.

BIDS:

The Mayor announced that this was the time and place for opening of bids on truck chassis and cab to carry Garwood Load Packer. Deputy City Clerk Hallanger presented the affidavit of publication, then opened and read the following bids:

BIDDER	LOCATION	TOTAL AMOUNT
Oscar Maples	Torrance	\$3,839.99 plus tax and license
Cecil L. Thomas & Sons	San Pedro	\$4,261.93

Councilman Blount entered the meeting at 5:35 P. M.

Councilman Schwab moved the bids be referred to City Manager Stevens for his recommendation. Motion seconded by Councilman Benstead, no objection, so ordered.

HEARINGS:

Hearing on Assessment - 239th Street Sewer District (Continued)

The Mayor announced that this was the time and place fixed for the continued hearing on the assessment of the 239th Street Sewer District. (The assessment roll has been modified so that the assessment of \$92.87 against Mr. Bob L. Watson's property was cancelled).

There was no objection from the floor.

Councilman Blount moved the Hearing be closed.

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

Councilman Blount moved to deny any and all appeals or objections except that of Mr. Bob L. Watson to which relief was granted at the Council Meeting of January 31, 1956.

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

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Deputy City Clerk Hallanger read:

RESOLUTION NO. 2875

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, CONFIRMING THE ASSESSMENT LEVIED UPON THE LAND WITHIN THE 239TH STREET SEWER DISTRICT TO PAY THE COSTS OF THE IMPROVEMENT OF THE 239TH STREET AND CERTAIN OTHER STREETS AND INTERSECTIONS IN THE 239TH STREET SEWER DISTRICT 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 Drale, carried unanimously by roll call vote.

Councilman Benstead moved for adoption of Resolution No. 2875. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Mayor Isen said that with the permission of the Council, there were several matters which he believed should be taken out of order.

The first matter which the Mayor considered was Case 372, Item 11-c on the Agenda.

Planning Commissioner Mulvihill was present to report to the Council the results and recommendations of the meeting held between members of the Planning Commission and residents of the area in question.

In reply to a question from Councilman Drale, Mr. Mulvihill said no representative of MacDonald Brothers had met with this group.

Councilman Drale moved the responsible parties in MacDonald Brothers' organization be requested to meet with the committee appointed by the Mayor in this matter.

Motion died for lack of a second.

Mr. Mulvihill said he had met with the residents of the area, but that he had been unable to arrange a meeting with anyone from MacDonald Brothers.

After a discussion between the Council and Mr. Mulvihill, the Mayor asked Mr. Mulvihill to attend the meeting of the Council next week, with a comment that the Hearing might be continued at that time unless MacDonald Brothers' representatives had met with the other interested persons to work out a solution to their mutual problems.

The Mayor asked the Deputy City Clerk to notify MacDonald Brothers of the action taken tonight.

The Mayor then asked Mrs. Smith to come forward, saying she had asked for a continuance in a Planning Commission matter.

Mrs. Ethel Smith of 3617 Garden Street spoke in opposition to Item 10-f on the Agenda, being Tentative Tract Map No. 22696. She said the people who have chicken ranches in the area do not want a tract there, and added that they had just heard of this proposed tract, and wish to retain an attorney to protect their interests.

Mr. Bert Lynn, who presented this Tract, spoke to the Council, saying that he would suffer considerable financial loss if this was not acted on tonight.

Mr. Kenneth Cristofferson of 3516 Emerald spoke against the Tract, and presented a petition bearing about 20 names to the Deputy City Clerk, this protesting the Tract.

Mr. Lynn questioned the petition, saying he did not believe many of the signers lived within 300 feet of the area in question.

Mr. Jack Spahn of Barclay Engineering Company spoke to the Council, saying that in many cities in the area, housing tracts are built directly next to chicken farms, dairies, etc.

Leo Radford, of 3440 Emerald, spoke in opposition to the tract.

Councilman Benstead moved to hold this over until the next regular meeting of the Council.

Motion, seconded by Councilman Drale, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Drale, Isen. NOES: COUNCILMEN:

None. ABSTAIN: COUNCILMEN: Blount, Schwab. ABSENT: COUNCILMEN: None.  
George A. Packman of 3420 Emerald came forward to object to the tract being built, and was told by the Mayor that the matter would not be under any further consideration this evening.

At this time, Mr. Rizzo, representing the Firemen's Association, came forward, saying he wished to discuss Fire Chief Benner's report, which was Item 11-f on the Agenda.

Mayor Isen ordered Fire Chief Benner's report, in its entirety, made a part of the record, as follows:

"Gentlemen:

As per your request, in the minutes of the January 31, 1956 Council meeting, you will find attached hereto my reasons for invoking the rule of three as provided in Ordinance No. 249 in making my recent selection of two men to be elevated to the rank of Fire Captain.

Very truly yours,

S/

TORRANCE FIRE DEPARTMENT

J. J. Benner, Chief Engineer.

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1. Engineer Slonecker has shown a proficiency in the position he now holds and is entirely satisfactory in that position. However, his reluctance to willingly conform to routine orders or charges in departmental policies does not indicate that he is ready to assume a supervisory capacity at this time.
2. Engineer Langum has indicated some improvement in his proficiency during the past two years. However, through no fault of his own, he shows a great difficulty and hesitancy in attempting to express himself. This clearly would be a handicap and a serious detriment for a person in a supervisory capacity; particularly when such a capacity requires making snap decisions and giving instantaneous orders.
3. Captain Agapito has shown a steady increase in his overall proficiency in the past two years and a willingness to conform to routine orders regardless of their nature.
4. Captain Minor has shown a sincere effort to correct any personal weaknesses and also a willingness to conform to routine orders regardless of their nature.

Both of these men also strive to improve the maintenance and efficiency of the equipment to which they are assigned; over and above that which is required of them.

In view of the above, I felt and still feel fully justified in my selection of the names of Agapito and Minor from the eligible list to serve as Captains of the Torrance Fire Department."

Mr. Rizzo objected to the Fire Chief's report, saying that the Fire Department is a semi-military organization, and that if a man was not capable of obeying orders he could not long survive in such an organization. Mr. Rizzo explained at some length the interview method of rating men at examinations, saying both of the men involved had passed their examinations successfully and had received grades of "satisfactory" on all subsequent performance reports.

Mr. Rizzo decried the morale of the Department, and asked the Council to investigate the conditions there.

Councilman Benstead asked City Manager Stevens if he had a report.

City Manager Stevens replied that he had investigated the facts, and said the Chief was within his rights and following the rules and regulations of the City in making the appointments as he had. Mr. Stevens said the

appointing power has the privilege of appointing one of three names submitted as eligible. He said further that what the Chief has done is provided for within our Ordinances. The City Manager added that this is consistent with the practices of our City and our Civil Service Ordinance. The City Manager said that in promotions the problem is somewhat different than it is in appointing new employees; in this case, being that of promotional appointments, the Chief has knowledge of the people involved, and should consider that in making promotional appointments.

The City Manager added that he had not delved into the factor of morale.

Councilman Benstead expressed the view that the Fire Chief's reasons were very weak. He added that there was a six-month probationary period on the jobs, and that if the men did not work out well, they could be removed from the job.

Mr. Cecil Johnson, Secretary to the Labor Council in this area, spoke to the Council, saying that the Fire Fighters' Association is a part of the Labor Council, and that he had been asked to help in straightening out the appointments of firemen in the area. He said that he has never, in his experience, seen the No. 1 man on an eligible list bypassed as often as has been done in this instance. He added that he believed that under Civil Service, the No. 1 man on the list should be given an opportunity.

Milton Langum spoke to the Council at some length, saying that he was bypassed 7 times. He pointed out that the Fire Chief was within his rights in his method of making appointments, but said that as for the reason given in the letter which was read here, anyone in the Fire Department, and particularly the firemen, would give a different answer. Mr. Langum said that at one time he had served as Acting Captain in the Department, and so far as he knew had performed the duties satisfactorily. He asked that the men of the Department be questioned, saying that in many instances the men are afraid to speak their minds publicly.

Councilman Drale asked Mr. Langum if he held office in the Fire Fighters' Association, and Mr. Langum replied that he did not, but that Mr. Slonecker is Recording Secretary, and that he himself has served in the past as Treasurer of that Association.

Mayor Isen assured Mr. Langum that the Council felt grateful to him for speaking to them, and said that Mr. Langum was protected by complete freedom within the law and that what he said here should not be held against him.

Mr. Langum thanked the Mayor, and said he hoped this would give others the courage to speak their complaints.

Al Salcido, First Vice President of the local Fire Fighters' Association, spoke to the Council in favor of Mr. Slonecker and Mr. Langum. Mr. Salcido said things of this nature make it difficult to get the best men to come to the Department.

Mayor Isen asked if there was any intimidation of the men in the Department and said if so, it should be stopped.

Mr. Salcido suggested that the Council contact the men in the Department as well as the officers during their investigation.

Councilman Benstead asked Mr. Salcido if Mr. Minor and Mr. Agapito were members of the organization of Fire Fighters, and Mr. Salcido said Mr. Agapito is a member, but that he thinks Mr. Minor is not. He added that both of them realize the injustice of these promotions, feeling that the same thing could happen to them in other circumstances.

Mr. John Agapito came forward. He said he concurred with the other men who have spoken here tonight. He said he did take issue with one statement, which was that a man must agree with everything the Chief said to be promoted. He said he felt the principle involved was one with which he did not agree.

Mayor Isen moved that Firemen Slonecker and Langum, being No. 1 and No. 3 men on the Eligible List, be recommended by the Council for office of Captain in the Fire Department.

Motion seconded by Councilman Benstead.

Councilman Blount read to the Council that portion of the Ordinance which gives the power of appointment to the Department Head, with the power of confirmation only in the Council.

Councilman Blount said he is in agreement with the spirit of this motion, but that the Department Head does the appointing under our Ordinance. The Councilman then said that if the Chief is engaging in such pettiness as described here, the suggestion made by Mr. Langum should be carried out by the Council, that being to cause an investigation.

Mayor Isen withdrew his motion, and Councilman Benstead withdrew his second to the motion.

Mayor Isen moved to inform the Fire Chief and the City Manager that it is the recommendation of the Council that Firemen Slonecker and Langum be appointed Captains to serve their probationary periods.

Councilman Blount read that part of the Ordinance specifically prohibiting the Council or any member thereof from making such a recommendation.

Councilman Schwab said that if this is as serious as it seems to be, it is in order for the Council to meet with the Chief and go over this with him.

It was agreed, after a short discussion, that the Council should meet Thursday evening at 5:30 P. M. with the Fire Chief in open meeting in the Council Chamber to discuss this. The Mayor announced that it would, of course, be an open meeting.

Mayor Isen said his motion had been made to let everyone know the thinking of the Council.

Motion, seconded by Councilman Drale, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Drale, Isen. NOES: COUNCILMEN: None. ABSTAIN: COUNCILMEN: Blount, Schwab. ABSENT: COUNCILMEN: None.

Councilmen Schwab and Blount both expressed themselves as wishing to consult with the Fire Chief before voting on this in any way.

At 6:40 P. M., the Mayor declared a ten-minute recess, with the Council re-convening at 6:50 P. M.

#### WRITTEN COMMUNICATIONS:

1. A letter addressed to the City Council by the Mayor's office, Los Angeles, signed by Milton Offner, Secretary, with attached report of the office of the City Engineer, Los Angeles, denying the request of the County Engineer to outlet sewers from Tentative Tract 22282 into the sewer at 243rd Street at the Los Angeles City boundary; this dated February 1, 1956.

City Manager Stevens said he thought this should be referred to the Engineering Department to see how this will affect our City.

Councilman Drale moved that this be referred to the Engineering Department. Motion seconded by Councilman Benstead, no objections, so ordered.

2. Request from Women of the Moose, dated February 2, 1956, signed by Peggy L. Peacock, Senior Regent, asking permission for the ladies to hold a "bake sale" in downtown Torrance on February 18, 1956.

Councilman Benstead moved the request be granted; Motion, seconded Councilman Blount. No objections, so ordered. The Mayor commented that the City has no concern with what foods the ladies sell at this sale. The Mayor directed the City Clerk's office to notify the Women of the Moose that this action was taken tonight.

3. An invitation to the City Council and officials by the Fraternal Order of Eagles to attend a Crusade for Freedom Balloon launching at Redondo Horseshoe Pier February 11, 1956, at twelve o'clock noon. This was dated January 28, 1956, and signed by Stanley J. Bopp, Chairman.

Mayor Isen commented that all the Councilmen would be out of town that day, and so he had asked Mr. Ebbinghouse of the Chamber of Commerce to attend in his place.

No objections and it was so ordered.

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4. Invitation from Torrance Lodge No. 1948 of the Benevolent and Protective Order of Elks, asking the members of the City Government to an open meeting Wednesday, February 15, at 8:00 P. M. This was dated January 30, 1956, and signed by F. W. Fahnestock, Esteemed Leading Knight. Councilman Drale and the Mayor both said they were going to attend this function.

Mayor Isen instructed Deputy City Clerk Hallanger to notify the Elks, and the communication was ordered filed.

5. Letter from the American National Red Cross, Los Angeles Chapter, dated February 1, 1956, signed by Cameron Blake, Manager, asking permission to raise the Red Cross Flag on the City Hall flagstaff during the month of March.

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

Mayor Isen said that in connection with this request, he was asking Mr. Hallanger to accept the application of the Red Cross to campaign in Torrance during February, March and April, and said he urged the full support of this campaign by everyone.

Motion seconded by Councilman Benstead.

No objection, so ordered.

6. Request from North Torrance High School Parent-Teacher Association and the Student Body of North Torrance High School, for permission to paint house numbers on curbs in certain sections of Torrance. This was dated February 8, 1956, and signed by Mrs. C. L. Thompson, Jr., Corresponding Secretary of the North High School P. T. A.

Councilman Drale moved this request be granted. Motion seconded by Councilman Blount.

No objections, so ordered.

7. Letter dated February 1, 1956, from the General Telephone Company, signed by H. C. Vaupel, Manager, informing the Council of the installation of public telephones as the Council had requested, in the area between Sepulveda and Torrance Boulevards, west of Hawthorne.

Deputy City Clerk Hallanger read this letter in full at the request of the Mayor, and the communication was ordered filed.

The Mayor suggested to City Manager Stevens that he thought a letter of thanks would be in order.

8. A request from the Howard S. Miller Company for the pre-use of houses before street paving is in at Tract 21173, on Fonhill Avenue, this dated February 1, 1956, and signed by Howard Miller.

Councilman Schwab moved to refer this to the Staff for their recommendations.

Don Mansfield, Administrative Assistant, asked the Council if everything about the Tract seemed suitable, if the Staff should give the buyers permission to move into the subdivision.

Mr. Miller was present, and said the street should be paved within two or three days, but that this is a precautionary measure.

Councilman Schwab again moved that this be referred to the Staff for their recommendation and approval, and that in the future all such requests should be routed to the Staff for their recommendation before coming to Council.

Motion seconded by Councilman Benstead.

No objection, so ordered.

9. A request from the Torrance Branch No. 2207 of the National Association of Letter Carriers, dated February 1, 1956, and signed by Earl Sumpter, President, for the use of the Civilian Defense Room for their regular business meetings on the second Thursday of each month at 7:30 P.M.

In response to a question from the Council, Mr. Powell said the room is available on that evening and is being used for similar purposes by other groups.

Councilman Blount moved the request be granted.

Motion seconded by Councilman Drale, no objection, so ordered.

10. A letter from the Civil Service Board, dated February 2, 1956, and signed by W. C. Bradford, Secretary, requesting Council ratification of request for <sup>90 day</sup> leave of absence without pay for Ladeene Chamberlain, <sup>commencing</sup> which was granted at the Civil Service Board meeting of February 1, 1956. Feb. 1, 1956. Councilman Blount moved the request be granted. Motion seconded by Councilman Benstead, no objection, so ordered.

11. A claim of Lawrence and Ermanelle Benton against the City, for unlawful collection of surface waters. This dated February 3, 1956, and presented by Boris Woolley.

Councilman Benstead moved the claim be denied and referred to the City Attorney and the Insurance carrier. Motion seconded by Mayor Isen, no objection, so ordered.

City Attorney Hall asked that he be given a report from the City Engineer and Street Department in relation to this claim.

It was so ordered.

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12. Deputy City Clerk Hallanger read in full a letter from George Binder, dated February 2, 1956, advising that it is the wish of Mr. Binder and his associates to make other plans for Lots 13 and 14, Block 72, than that purpose for which they were leased to the City. The letter explained that the Parcel "B" named in the lease covering these two lots had proven to be sufficient for the City need, and that the City is not using the two lots named.

In response to a query from the Council, City Manager Stevens said that in the original agreement with Mr. Binder and Associates, the City had agreed to lease lots known as A, B, and C from him and we have improved the ones we use. He advised that we have not used Parcel C, and probably will not, as there is a building on it now.

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

Recommendations from the City Manager:

PERSONNEL:

1. Robert T. Beck was appointed to serve his probationary period as Timekeeper-Clerk in the Street Department at the first salary step, effective February 1, 1956. (From the Eligible List).
2. Jose G. Solis and Richard L. Spear were employed as temporary laborers (for a period of 60 to 90 days) in the Park Department at the first salary step, effective February 2, 1956. (From the Eligible List).
3. The following men were employed as temporary laborers (for a period of 60 to 90 days) in the Street Department at the first salary step, effective dates shown. All were from an Eligible List excepting Richard Cosgrove and Joe White, there being no more available for temporary work.

Philip F. Wall	February 1	1956
Richard J. Cosgrove	"	" "
John R. Cosgrove	"	" "
Don G. Sciarrotta	"	2 "
Raymond L. Ramsey	"	3 "
Joseph C. LaPorte	"	" "
Ernest Mata	"	" "
Joe G. White	"	" "

Councilman Drale asked if this large number of laborers had been hired to take care of conditions caused by the flood. City Manager Stevens said they had.

Councilman Benstead asked where Robert T. Beck stood on the list. City Manager Stevens said he thought he was the No. 3 man.

Councilman Drale moved to concur with recommendation 1 through 3 of the City Manager. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Councilman Benstead moved that henceforth the personnel recommendations of the City Manager show the standing of appointees on the Eligible List. Motion seconded by Mayor Isen, no objection, so ordered.

Mayor Isen directed the City Manager to notify each Department Head of this new policy.

#### APPROPRIATIONS:

1. For the purchase of a Remington-Rand calculating machine for the City Clerk's office, the sum of \$590.55. A Budget item.

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

2. To Sully-Miller Contracting Company for installing an 18-inch pressure run base and 6-inch plant mix and sealed paving on sewer in Crenshaw Boulevard, the sum of \$99<sup>00</sup>; this to be paid from Airport Fund, as the sewer serves only Airport leases.

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

3. To Barclay Surveying Company for Engineering Services during January, 1956, the sum of \$1,128.50

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

The next item on the Agenda was a recommendation from the City Manager outlining the recommended basis of fees for the collection of garbage and non-combustible rubbish, at the rate of \$6,162.01 per month, <sup>effective Jan. 1</sup> 1956 - June 30, 1956.

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

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

The next item was a recommendation from the City Manager with reference to the rental fee for the farm lease of Ardanaz Brothers at Torrance Airport for lease year from September 30, 1954, to October 1, 1955, in the amount of \$4,194.00 per year.

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

#### ENGINEERING AND PLANNING COMMISSION MATTERS:

1. CASE NO. 371: Transmittal form from Planning Commission, recommending approval of request of Harry L. Griffin for Variance to permit retail and wholesale cabinet shop in Zone A-1, situated between Garnet and Spencer in Tract 3458.

Councilman Blount complained that this referred to an "Exhibit A", which he said the Council did not get and never does get.

George Powell, Planning Director, showed a set of plans or sketches to the Council on this case.

Councilman Drale moved to concur with the recommendations of the Planning Commission. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

2. CASE NO. 374: Transmittal form from Planning Commission, recommending approval of request of Hayes Furnace Manufacturing and Supply Company for Change of Zone at 1860 West 174th Street.

Mayor Isen set February 28, 1956, at 5:30 P. M. as the date and time for the Public Hearing on this petition.

George Powell, Planning Director, presented to Deputy City Clerk Hallanger a letter from the Hayes Furnace Manufacturing and Supply Company in which they agree to conform with the stipulations of the Planning Commission.

3. A letter dated February 3, 1956, from R. W. Bishop, City Engineer, submitting letter from Engineering Service Corporation requesting permission to connect small Los Angeles County Tract to City of Torrance sewer. Attached: Copy of letter from Engineering Service Corporation.

Deputy City Clerk Hallanger read the letter from Mr. Bishop in full at the request of the Council.

After considerable discussion between Mr. Bishop, City Manager Stevens and the Council, it was decided that this was a policy matter.

Councilman Blount moved the request be denied. Motion seconded by Councilman Benstead.

Councilman Blount went on record as saying that he and Councilman Benstead had always voted against such requests.

Councilman Drale said similar permission had been granted before in other location.

Councilman Schwab moved to table this request pending City Engineer Bishop's investigation and recommendation of it.

Motion, seconded by Councilman Drale, carried by the following roll call vote: AYES: COUNCILMEN: Drale, Schwab, Isen. NOES: COUNCILMEN: Benstead, Blount. ABSENT: COUNCILMEN: None.

Mayor Isen directed City Engineer Bishop to bring this back to the Council when he has made a thorough investigation of the request.

Councilman Drale asked the City Engineer to present a sketch with his recommendation, and Mr. Bishop agreed to do so.

4. TENTATIVE TRACT MAP NO. 22413: Transmittal form from Engineering Department and Planning Commission recommending approval of Tentative Tract Map No. 22413, located on 179th Street between Crenshaw Boulevard and Casimir Avenue, containing 49 lots, presented by Anderson-Janssen. Attached: Excerpt of Planning Commission Minutes of January 18, 1956; copy of letter of R. W. Bishop, City Engineer, dated December 7, 1956; copy of L. A. County Flood Control District letter dated November 28, 1955; sketch of tract; copy of letter signed by N. J. Janssen re acceptance of Planning Commission recommendation.

There was quite a bit of discussion on this Tract, with it being brought out that the developer had bought land outside his tract to dedicate for a street. Councilman Schwab asked why the City was to improve this, and City Engineer Bishop said it was thought just for the City to improve this because it is outside the tract in question, not necessary for drainage or access to the tract, but that the subdivider had been asked to provide the land for a street.

City Engineer Bishop said this should be shown as a 40' street, and that the 30' shown was an error. He said that the street would be made as straight as possible, and the narrowing and widening of it should be eliminated where possible.

Councilman Blount asked who would serve this tract with water, and the

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developer, who was present, said it would be served by the Moneta Water Company, who have an easement on the land. Councilman Blount protested.

Councilman Drale moved to concur with the recommendations of the Planning Commission. Motion seconded by Councilman Schwab.

Councilman Blount objected, saying he did not believe it should be approved unless it is stipulated that the City of Torrance furnish the Tract with water.

Both Councilman Drale and Councilman Schwab expressed their wish that the City furnish water to the total area, but both felt it would be unfair to hold up the tract here before them to straighten this out.

City Attorney Hall said that holding this up until the City can determine who should serve water to the tract might delay it for some period of time, but that it could be made a test.

Councilman Schwab asked how long that might take, and the City Attorney replied that it might take a long time.

Motion carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Drale, Schwab. NOES: COUNCILMEN: Blount, Isen. ABSENT: COUNCILMEN: None.

5. FINAL TRACT MAP NO. 20252: Transmittal form from Engineering Department and Planning Commission recommending approval of Final Tract Map No. 20252, located southerly of the Dominguez Channel, westerly of Arlington Avenue and northerly of Tract No. 21645, containing 27 lots presented by Property Management Corporation. Attached: Excerpt of Planning Commission Minutes of January 18, 1956; letter of John R. Patrick Assistant to the City Engineer, dated January 18, 1956; sketch of tract.

Mayor Isen asked if anything had changed on this from the tentative map. City Engineer Bishop replied that it had not.

Councilman Schwab moved to concur with the recommendation of the Engineering Department and the Planning Commission.

Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Schwab, Isen. NOES: COUNCILMEN: Blount. ABSTAIN: COUNCILMEN: Drale. ABSENT: COUNCILMEN: None.

6. TENTATIVE TRACT MAP NO. 22696: Transmittal form from Engineering Department and Planning Commission recommending approval of Tentative Tract Map No. 22696, located northerly of the westerly prolongation of Maricopa Street, westerly of Madrona Avenue and southerly of Emerald Street, containing 33 lots, presented by Bert M. Lynn. Attached: Excerpt from Planning Commission Minutes dated February 1, 1956; letter of John R. Patrick, Assistant to City Engineer, dated January 31, 1956; sketch of tract.

This tract was continued until the next regular meeting of the Council by action taken earlier in the evening.

7. FINAL TRACT MAP NO. 16764: Transmittal form from Engineering Department and Planning Commission recommending approval of Final Tract Map No. 16764, located southerly of 174th Street, easterly of Arlington Avenue, and northerly of the Edison Company Right-of-way, containing 21 lots, submitted by Property Management Corporation. Attached: Excerpt from Planning Commission Minutes dated October 5, 1955; copy of Los Angeles County Flood Control letter dated May 17, 1955; copy of letter from J. R. Patrick, Assistant to City Engineer, dated October 5, 1955.

Councilman Drale moved to concur with the recommendation of the Engineering Department and Planning Commission.

Councilman Blount asked who is going to furnish water to this tract, and asked that the Planning Commission include that information in all future tracts submitted to the Council for action.

Mr. Powell told the Council that he always notified the Water Company when a tentative tract map came to his office.

Mr. Spahn of Barclay Engineering told the Council that the Moneta Water Company would furnish water to the tract.

Motion seconded by Councilman Schwab.

Motion carried by the following roll call vote: AYES: COUNCILMEN: Drale, Schwab, Isen. NOES: COUNCILMEN: Benstead, Blount. ABSENT: COUNCILMEN: None.

REPORTS:

1. A memorandum from James M. Hall, City Attorney, with reference to the improvement and widening of Aviation Boulevard and Pier Avenue.

The City Attorney recommended that as a matter of policy, the City should join with the six South Bay cities in requesting the Board of Supervisors to favorably consider the recommendation, and suggested the matter be handled by letter to the Board of Supervisors endorsing Resolution No. 1914 of the City of Hermosa Beach, adopted January 17, 1956.

Councilman Drale moved to concur with the recommendation of the City Attorney. Motion seconded by Councilman Benstead, no objection, so ordered.

Mayor Isen directed the City Attorney to write the necessary letters.

2. Memorandum from James M. Hall, City Attorney, regarding the letter received from the City of San Marino relative to the smog problem as relating to incinerator burning.

The City Attorney recommended that this be referred to the Fire Chief and City Manager for their recommendation as to adequate smog control measures to be instituted in the City of Torrance.

There was no objection, and it was so ordered.

3. A report by Mr. Mulvihill, Torrance Planning Commission, on the findings of Committee on CASE NO. 372, request of MacDonal Brothers for Change of Zone from R-3 and C-1 to M-1 at 2410 Carson Street, hearing on which is set for February 14, 1956, at 5:30 P. M.

This was heard out of order early in the evening, and action taken at that time.

4. Report from City Manager Stevens, with reference to the John Wiley Jones Company's move from their premises on Border Avenue as agreed.

A letter from the John Wiley Jones Company was read in full, saying that as of the close of business on February 7, 1956, they would discontinue using their 1904 Border Avenue plant and facilities for the filling, mixing, blending, manufacturing or otherwise using chlorine products or derivations of chlorine at that location.

This letter was dated February 7, 1956, and signed by W. P. Fitzgerald, Manager.

Mayor Isen referred this to the City Attorney to follow up and see that the stipulations of the City were complied with.

There were no objections, and it was so ordered.

5. Report from George W. Stevens, City Manager, with reference to investigation of property adjoining 23123 Arlington Avenue by the Building Department, Land Use Department and Health Department, as requested by the Council in the Minutes of December 13, 1955, under Communications, Item 2.

City Manager Stevens said he had letters from all Departments involved and the Mayor directed Mr. Stevens to hand these to George Powell, Planning Director, for his oral report.

Mr. Powell reported that the property in question was put to its present use before Ordinance 646 was in effect; he went on to say that the investigation showed no evidence of human habitation of the room connected to the garage on the adjoining property. The fence was replaced when it blew down, and this was in violation of Land Use Ordinance 646 and Building Code, Chapter 3, Section 301.

City Manager Stevens read a letter from the Health Department, which was filed with the Deputy City Clerk, signed by D. W. Colfelt. This gave their clean-up recommendations on the property.

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Councilman Blount asked that the complaints originally made to the Council be answered one at a time by Mr. Powell. He asked about the first complaint, and Mr. Powell said there was no ground for action because it was built prior to the Ordinance.

The second complaint was also regarding actions taken prior to the Ordinance.

Councilman Blount asked about the third complaint, and Mr. Powell replied that there is no evidence, such as a stove or bed, to indicate that the guest house is being used for human habitation.

Councilman Blount said he thought the complainants, Thomas and Jean MacDonald, at 23123 Arlington Avenue, should have a letter answering their complaints, and giving the results of the City's investigation.

Mayor Isen directed the City Manager to prepare this reply, and to give the MacDonalds copies of the Health Department letter and the report from the Building Department and Land Use Investigator.

#### ORAL COMMUNICATIONS

City Manager Stevens reported that in conformance with instructions from the Council, he had contacted the Flood Control office about the condition of Glenburn Street. He was unable to reach Colonel Hedger, but talked to Mr. Salsbury, the Chief Assistant. After this call, Mr. Davis, a representative of the District, had met with Mr. Stevens, and with Councilman Drale a thorough inspection of the Glenburn project was made. The City Manager reported that Supervisor Kenneth Hahn had also come down to see the condition of Glenburn, and to survey the Flood Control Channel.

Mr. Stevens said that a clean-up has begun, but that he feels very doubtful that the streets will be put back into the good condition they were in when the project started. The City Manager added that he believes the City should let the County know it is not satisfied with the way this has been handled, and that we expect the streets to be turned over to the City in the same condition they were in when this project was begun.

Councilman Drale said that Supervisor Hahn had suggested that Col. Hedger be contacted and asked to meet with the City Engineer, Supervisor Chace, Supervisor Hahn and the Council to discuss the Flood Control projects in the Torrance area. Mr. Drale added that Supervisor Hahn said this would probably be the best way to reach a concerted opinion on action on the Channel.

Mayor Isen instructed City Attorney Hall to prepare the necessary papers and have them at the next regular meeting of the Council to go on record with the Board of Supervisors as to the City's requirements in the matters under discussion.

The City Manager read in full a letter regarding the storm drain requested between Calle de Castellani and Via Los Miradores in Hollywood Riviera. The City Manager had signed this letter, and it was dated February 7, 1956.

The letter from the City Manager said it was doubtful if the budget could stand the estimated cost of \$4,600 just now because of the sizable funds necessary to handle the recent flood emergency.

After a thorough discussion, this was referred back to the City Engineer, and it was suggested to him that the people requesting this drain might have an opportunity to see if some of their neighbors would help them in this project.

The City Manager explained that in many respects, granting this request would not conform with City policy.

Chief of Police Haslam called the attention of the Council to the situation on Cabrillo where drains are being installed, and suggested the Engineering Department and Traffic Commission meet and work out some solution to handling the traffic until the street is re-paved.

City Manager Stevens reported that there is a request from the YMCA to erect a temporary sign on the new Civic Center site, to be removed at no cost to the City and to comply with City ordinances, during the YMCA drive.

Councilman Benstead moved this request be granted. Motion seconded by Councilman Drale, no objection, so ordered.

Councilman Benstead asked that the Traffic Commission investigate the conditions at 190th and Western Avenue, as he believes there is a very dangerous traffic condition there and some method of channeling traffic out of parking lots on to Western Avenue should be worked out.

Mayor Isen referred this to the Chief of Police.

Councilman Drale asked the City Manager if the people who have been hauling dirt on 170th Street have been contacted, and the City Manager replied that they have been, and that they have agreed to cease this operation.

Councilman Benstead asked what is going to become of the dirt from Del Amo that has been put on the lot, and the City Manager replied that it was to be hauled away.

City Attorney Hall reported that the latest proposal from the oil company who laid pipelines on 239th Street seems equable to him and that he recommended acceptance of it.

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

Mayor Isen directed the City Attorney to notify Mr. Backlund, who lives on 239th Street and has acted as spokesman of the residents in this matter, of the agreement.

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

Councilman Benstead moved to adjourn to 5:30 P. M. Thursday, February 9, 1956. Motion, seconded by Councilman Drale, no objection, so ordered. The meeting adjourned at 8:30 P. M.

By I. J. HALLANGER  
Deputy City Clerk of the City of Torrance

APPROVED:

Albert Isen  
Mayor of the City of Torrance

CAA011