

Torrance, California
August 21, 1956

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in a regular meeting at 5:30 p.m. Tuesday, August 21, 1956, in the Council Chambers, City Hall, Torrance, California.

Those responding to roll call by City Clerk Bartlett were:
COUNCILMEN: Benstead, Drale, Jahn and Isen. ABSENT: COUNCILMEN: Blount.
Also present were City Manager Stevens and Acting City Attorney Remel-
meyer.

At the request of Mayor Isen, Mrs. Cockran led the salute to our
Flag.

Councilman Jahn opened the meeting with an invocation.

Councilman Drale moved the minutes of the regular meeting of
August 14, 1956, be approved as written. Motion, seconded by Councilman
Benstead, no objection, so ordered.

City Clerk Bartlett read the following communications:

1. Communication from G. Whitacre, License Inspector, dated
August 16, 1956, release of oil well bond 21-B-29463, covering Lot 51,
Tract 639. This well was sold to Southwest Oilfields Service, and is
now covered by Bond number 21-B-49159.

Councilman Jahn moved to approve the recommendations of Mr. Whitacre,
License Inspector. Motion, seconded by Councilman Drale, carried un-
animously by roll call vote of those present.

2. Communication from Marion J. Varner, Architect, dated
August 15, 1956, regarding Notice of Completion on new Civic Center,
along with the following recommendation from City Manager Stevens:
"I recommend that the Civic Center be formally accepted, with the con-
dition that all the adjustments and usual touch-up services be made
before the final 10% is paid to the Contractor. This will permit us to
file a Notice of Completion to protect the City against any possible
liens."

Councilman Drale moved to concur with the recommendations of the
City Manager. Motion, seconded by Councilman Benstead.

Councilman Jahn asked if all the large items had been taken care
of and only the small ones are left to be finished. If we file Notice
of Completion and there is any labor yet to be done, these people would
not have full opportunity for a lien period. City Manager Stevens
stated that the buildings are 99 5/10% complete and it is minor things
only. We are waiting for some controls for the heating and ventilating
system.

Motion carried unanimously by roll call vote of those present.

3. Petition dated 8/16/56 containing 41 signatures from resid-
ents of Denny Road and adjoining roads requesting the City Council to
allow the trees on the east side of Denny Road to remain standing
accompanied by comments of the City Manager.

City Manager Stevens stated the Engineering Department and Building
Department have been meeting with Mr. Jack Rogers who will construct a
restaurant on that corner and he has agreed that he will do everything
that he can to save the trees. If we do save the trees completely,

then we won't have a standard width road. The final details will be submitted later.

Mayor Isen asked Mr. Stevens to send an appropriate letter to Mr. Poirier, 25346 Denny Road advising him of the gist of the matter and before final Council action, that he will be notified.

There were no objections and the letter was ordered filed.

4. Communication from The Torrance Riviera Tennis Club, El Retiro Park, inviting Mayor Isen, City Council and City Manager to attend the final playoff of the club's ladder tournament August 26th.

Mayor Isen asked City Manager Stevens to reply to the invitation with the information that Councilman Drale, Benstead and Jahn may be able to attend but that Mayor Isen would be there.

There were no objections and the letter was ordered filed.

5. Communication from City of Gardena dated July 31, 1956, regarding annexation to Ballona Creek Mosquito Abatement District along with comments from the City Manager.

Mayor Isen asked that Don Mansfield, Assistant City Manager, attend all meetings on this matter so that the Council would have more information regarding same.

There were no objections and the letter was ordered filed.

6. Communication from James M. Hall dated August 15, 1956, regarding Store Properties, Inc.

Mayor Isen felt that no oral report was necessary at this time. There were no objections and the letter was ordered filed.

Councilman Drale asked if the Council and Mr. Stevens felt the City was getting a fair return for its money now with the constant prolongation of this matter. Mr. Stevens expressed his opinion that if these people can not develop it properly then he felt no one else could. It is in the hands of very capable and experienced people and if they are given time they will develop in a higher plane and benefit the city more than if the lease was cancelled and we started over. Councilman Drale felt there should be some way to expedite the type of leases and the starting date of construction.

Mayor Isen asked Mr. Stevens to write a letter to the developer stating that by October 1, 1956, all the clouds would be off the title of the property and to keep the Council advised and to do something before October 1. Some discussion was held as to the type of businesses to be leased. It was felt that perhaps top rate businesses would be replaced with second rate businesses which did not meet approval of the Council.

7. Communication from Stanley E. Remelmeyer, Acting City Attorney, dated August 17, 1956 regarding salaries of councilmen.

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

8. Communication from Torrance Art Group dated August 17, 1956, regarding use of old offices of the Recreation Department as a small studio and workshop.

Mayor Isen asked that City Clerk Bartlett read in full a portion of the recommendation of the City Manager under Item G-1 of the Agenda as follows: "Use of old Recreation Offices at 1347 El Prado: I have discussed the future use of the old Recreation Offices adjacent to the Civic Auditorium with Mr. Van Bellehem, Recreation Director, and Mr. Hight, Custodian. It is the opinion of both these gentlemen that the

City needs the use of these offices to carry on the activities scheduled for the Civic Auditorium. The present overcrowded and inadequate storage facilities will be relieved by the use of these rooms. Materials and equipment to be used at the Auditorium can be handily stored there.

In view of these requests for use of the space, I recommend that the City retain these rooms for use in conjunction with our Recreation and Civic Auditorium programs."

Mayor Isen asked if there was any one in the audience representing the Torrance Art Group. There was no one.

Mrs. Edith Meskimen, 2814 Martha Street, Staff Aid Chairman for the Torrance Branch of the Red Cross, stated they were in need of an office very badly in the downtown section where it will be accessible to the people who come to them for help. She stated they would need only the small front room which would accommodate two small desks and chairs. Since the Civic Auditorium has been set aside for a shelter in the event of a major disaster, the office adjacent to it would be most handy.

Mr. Stevens stated he felt the front office could be spared so that the Red Cross could use that office only. Beyond that, it would handicap the City.

Mr. Van Bellehem, Director of Recreation, in answer to a question from Mayor Isen regarding the Torrance Art Group stated that the Recreation Department was in process of working with them in their original organization and they are anticipating coming in with our club program for some months and felt that in September they would. They are also in dire need of a central location and further stated that he was working with them to meet their needs and felt that he could work something out with them in the auditorium itself.

Councilman Drale moved that the Red Cross be given the small office space in the old Recreation Office on a temporary basis rent free and that they pay for the installation and monthly bills on telephone service.

Motion, seconded by Councilman Jahn, no objections, so ordered.

9. Communication from John V. Russell, Superintendent of Building, dated August 14, 1956 stating a request had been made by Louviniah Petty, 2406 Gates Avenue, Redondo Beach for a refund of the Relocation Inspection Fee, Receipt No. 2256 dated May 16, 1956.

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

10. Communication from A. H. Bartlett, City Clerk, dated August 16, 1956, reporting the following: "The City of Torrance Audit Report, 1911 Act, Street Improvement Bond Funds, as of June 30, 1956, has been received, and is on file in the office of the City Clerk, should anyone care to examine it. As a matter of record, we have received from J. M. Lowery, County Auditor-Controller, secured Realty Taxes from April 1 to June 30, 1956 a net amount of \$7,479.30. For your information, we have received \$11,934.98 from the South Bay Municipal Court for the month of July, 1956."

There were no objections and the letter was ordered filed.

11. Communication from J. A. Beasley, dated August 15, 1956, tendering his resignation as Torrance Planning Commissioner effective immediately.

City Clerk Bartlett read the communication in full.

Councilman Benstead moved the letter be filed and the necessary letter be written accepting the resignation.

Motion, seconded by Councilman Jahn, carried unanimously by roll call vote of those present.

COMMUNICATIONS FROM THE CITY MANAGER:

The following recommendations were submitted for consideration and approval:

PERSONNEL:

1. Richard J. Schumert was employed as Police Officer, effective August 6, 1956 at the first salary step; being No. 1 on the eligible list.
2. John J. Augenstein was employed as Park Maintenance Man, effective August 20, 1956, at the first salary step; being No. 1 on the Eligible List.
3. The resignation of James S. Dresser as an employee of the City of Torrance was accepted, effective August 1, 1956.

Councilman Jahn stated that on Item #1 it was his understanding when the Council set up and approved the budget six police officers were to be hired immediately upon receipt of an Eligible List from the Civil Service Board and another six to be hired six weeks following. Chief Haslam stated he had already hired six and there would be two more hired around the 30th of the month. Councilman Jahn stated that the six had not been before the Council for approval. Mr. Stevens stated that he thought they had been on the agenda as normally the appointments come before the City Council for their information. In answer to an inquiry from Councilman Drale, Chief Haslam stated that he had employed approximately eight since July 1. The others have been contacted and arrangements been made to employ them before the first of September.

Mayor Isen asked Mr. Stevens to bring the Council up-to-date as to the personnel who have been employed in the Police Department since July 1, 1956.

Councilman Drale moved to concur with the recommendations 1 though 3 inclusive of the City Manager under Personnel.

Motion, seconded by Councilman Jahn, carried unanimously by roll call vote of those present.

FOR INFORMATION:

The Board of Fire Underwriters of the Pacific has informed us that the City of Torrance has been placed on their list for a new inspection and grading by their engineers. The heavy backlog of work will prevent an early start of the job.

Mr. Stevens stated he thought the last official survey was in 1936. This inspection is planned to start in January. The Pacific Board has said that they are requesting the National Board to see if they could come in at an earlier date.

Mayor Isen asked Mr. Stevens to write a letter trying to expedite the inspection at an earlier date. Mr. Stevens stated that he would get additional information on the matter.

TRANSFER OF FUNDS:

City Manager recommends that the following transfer of monies be made from the funds indicated, effective on the dates indicated:

Municipal Water Dt. #1	General Fund	\$50,000	Sept. 1, 1956
State Gas Tax Fund	General Fund	50,000	Sept. 1, 1956
Library Fund	General Fund	25,000	Sept. 1, 1956
General Fund	1955 Bond Construct.	\$100,000	Aug. 22, 1956

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

RECREATION MATTERS:

1. Communication from Harry B. Van Bellehem, Director of Recreation, dated August 15, 1956 suggesting the following revision in Resolution No. 2970:

"SECTION VII (g) on page 5, entitled "Free Use By Others", as follows -

Subject to the policy established by the City Council whereby all patriotic, charitable, religious groups and other groups organized for civic purposes shall be entitled to use all recreation buildings throughout the City free of charge, the Director may grant free use subject to the following conditions:

1. Such use shall not conflict with scheduled programs and special events and attractions sponsored by the Torrance Recreation Department.
2. No admission charge should be made nor any collection taken. If any Permittee under this SECTION VII (g) makes any admission charge or takes any collection in connection with the use of a recreation building, he should be charged and shall pay the rental herein above provided in the Schedule of Basic Rental Charges (Schedule "A") set forth in subdivision (b) in SECTION VII.
3. Such use in the opinion of the Director must be for patriotic, charitable, religious, or civic purposes of either local or city-wide scope."

Mayor Isen stated if there were no objections the suggested changes were to be placed in the Resolution in their proper designated place.

City Clerk Bartlett read:

RESOLUTION NO. 2970

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE PRESCRIBING RULES AND REGULATIONS FOR THE USE OF PARK AND RECREATION FACILITIES OF THE CITY OF TORRANCE AND ESTABLISHING A SCHEDULE OF FEES TO BE CHARGED FOR SUCH USE.

Councilman Benstead moved to dispense with further reading of the Resolution.

Motion, seconded by Councilman Jahn, carried unanimously by roll call vote of those present.

Councilman Jahn moved for adoption of Resolution No. 2970 with the amending of the resolution in the manner suggested and recommended by Harry Van Bellehem, Director of Recreation, under H-1 of the agenda and

deleting the portion as set forth in the original copy under Section VII (g) on page 5, entitled "Free Use By Others".

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

ENGINEERING AND PLANNING COMMISSION MATTERS:

1. Communication from Ronald W. Bishop, City Engineer, dated August 16, 1956, recommending bond release - Tract No. 18778, Subdivider: Altena Homes, et al Bond No. RIA 15014 - \$559,000.00.

Councilman Benstead moved to concur with the recommendation of the City Engineer regarding the bond release - Tract No. 18778.

Motion, seconded by Councilman Jahn, carried unanimously by roll call vote of those present.

2. Communication from John R. Patrick, Assistant to City Engineer dated August 17, 1956, regarding Prairie Avenue Improvement District - 1911 Act, recommending the firm of Barnett, Hopen and Smith be retained as assessment engineers on this project.

Councilman Drale moved to concur with the recommendation of John R. Patrick, Assistant to City Engineer, and request the matter be expedited as soon as possible. Motion, seconded by Mayor Isen, carried unanimously by roll call vote of those present.

Councilman Drale requested that a copy of this communication be forwarded to Mr. John Kesson, North Torrance Civic Association.

3. Communication from John R. Patrick, Assistant to City Engineer, dated August 17, 1956, regarding proposed storm drain - Redondo Beach Blvd.

Councilman Benstead inquired of Mr. Stevens if this would overload our line after we are built up in that area. Mr. Stevens replied that it would not. Our line was actually designed by ourselves and by the county to take the drainage that comes into the area. Mr. Stevens explained in detail a map regarding the drainage problem.

Councilman Jahn moved to concur with the recommendations of John R. Patrick, Assistant to City Engineer.

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

4. Tentative Tract Map No. 23149: Transmittal from Engineering Department and Planning Commission, recommending approval of Tentative Tract Map No. 23149, located on the westerly prolongation of 160th St. and 161st St. easterly of Arlington Avenue, and southerly of Redondo Beach Blvd. containing 12 lots and submitted by Property Management Corporation with the special conditions that the 6,000 sq. ft. lot minimum be waived; that a strip of land 10 ft. wide along the west side of this tract be dedicated to the City of Torrance and that this strip be surfaced; that utility poles be located at rear property lines.

Attached: (a) Excerpt from Planning Commission Minutes of August 1, 1956.

(b) Letter from John R. Patrick, Assistant to City Engineer, dated August 1, 1956.

Mayor Isen inquired of Acting City Attorney Remelmeyer if the 6,000 sq. ft. may be waived. Acting City Attorney Remelmeyer replied that it could. The ordinance provides that it may be waived by the Planning Commission and the City Council.

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

Councilman Jahn stated that he seconded the motion ^{not just} because of the adjacent land.

Motion, carried unanimously by roll call vote of those present.

5. Final Tract Map No. 22762: Transmittal from Engineering Department and Planning Commission, recommending approval of Final Tract Map No. 22762, located southerly of 237th Street and westerly of Cypress Avenue containing 44 lots and submitted by Kaluzok and Sellan with the special conditions that the sump area be enclosed with a 6' chain link fence, per engineering specifications; that all utility poles be erected at the rear of the property.

- Attached:
- (a) Letter from John R. Patrick, Assistant to City Engineer dated August 16, 1956.
 - (b) Excerpt from Planning Commission Minutes August 15, 1956.
 - (c) Letter from John R. Patrick, Assistant to City Engineer dated August 15, 1956.
 - (d) Letter from Southern California Edison Company and signed by C.E. Miller, Residential Customer Consultant, dated August 13, 1956.
 - (e) Letter from Los Angeles County Flood Control District dated August 9, 1956.

Councilman Jahn inquired as to what happened to the extension of 238th Street.

Mr. Walter Kessick, South Bay Engineering Company, representing the subdivider, stated that at the Planning Commission meeting the statement was made that the land was not available to be improved. Councilman Jahn stated on the Tentative Tract it showed 238th Street going through to Pennsylvania Avenue and that it was to be paved and improved. Some discussion was held as to whether a considerable change had been made between the Tentative and the Final Tract map.

Mr. Gilbert Sellan, one of the subdividers, stated that at one of the earlier meetings it was stated that the people who owned the property in order to continue 238th street were supposed to have it dedicated to the city and it wasn't. If it had been, they would pave it.

Councilman Jahn stated that in his opinion this falls in the same category as to the cases where the city has had to condemn the property. He felt the City Attorney should start necessary proceedings to acquire the property and the subdivider improve the street so that there won't be a dead-end street. Mr. Sellan stated there was a garage on the property belonging to Mr. Smith. Acting City Attorney Remelmeyer stated that if the extension of 238th Street isn't shown on the tentative but it is a condition of the tentative and the subdivider doesn't come before us showing that the condition has been satisfied, then the Council does not have to approve the final. He suggested that the Council get the consent of the subdivider to send the matter back to the Planning Commission.

Councilman Drale moved that Final Tract Map 22762 be returned to the Planning Commission with the idea that the property immediately to the west can not be acquired through condemnation that the Planning Commission consider a cul-de-sac or turn-around at the end of 238th Street.

Motion, seconded by Councilman Benstead, no objections, so ordered.

Mayor Isen asked the subdivider, Mr. Sellan, if he would consent to return the matter to the Planning Commission and he so consented.

6. Communication from George C. Powell, Planning Director, dated August 17, 1956 regarding a request by the Pacific Smelting Company to build a structure within an area reserved for the widening of 223rd Street, as recommended by the Master Plan of Highways of Los Angeles County.

Councilman Jahn moved a resolution be drawn formally notifying the Regional Planning Commission of the desire of the City of Torrance.

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

Councilman Drale suggested the resolution and a letter be forwarded to the Regional Planning Commission stating if they approve it the City Council will approve it.

7. Communication from George C. Powell, Staff Secretary, dated August 17, 1956, regarding an application of James N. Jesme for a special permit for waiver in the building of a gas station at Anza and Torrance in the Victor Precinct.

Attached: Letter from James N. Jesme, 3164 Poplar Drive, Lynwood, California.

Councilman Drale moved to concur with the recommendation of Mr. Powell and the Staff that the waiver be granted since the party is dedicating 2500 sq. ft. on Anza which is going along with the program of widening Anza and the offer be accepted and proper legal steps be taken to obtain the land.

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

8. PLANNING COMMISSION CASE NO. 401: Petition of the Roman Catholic Archbishop of Los Angeles, a corporation sole, owner, for a Change of Zone from R-1 to C-2 for the purpose of constructing a hospital on the NE corner of Earl Street and Torrance Boulevard, which had been recommended for approval per Exhibits A and B by the Planning Commission.

Attached: Excerpts from Planning Commission Minutes of August 15, 1956.

Mayor Isen set the date for the Third and Final Hearing for September 11, 1956, at 8:00 p.m. in the Council Chambers at the new City Hall.

The date was approved unanimously by a voice poll of the Council.

9. PLANNING COMMISSION CASE NO. 403: Petition of Shaver Investment Corporation, #11 Chichring Road, Rolling Hills, for a Change of Zone from R-3 to C-2 on the property described as NE corner of Crenshaw Blvd. and Del Amo Boulevard with 100' being on Crenshaw and 183.33' on Del Amo which had been recommended for approval by the Planning Commission with the stipulation that the land necessary for the widening of Del Amo and Crenshaw be dedicated to the City, and the necessary improvements be made.

Attached: Excerpt from Planning Commission Minutes of August 15, 1956.

Mayor Isen set the date for the Third and Final Hearing for September 11, 1956, at 8:00 p.m. in the Council Chambers at the new City Hall.

The date was approved unanimously by a voice poll of the Council.

Councilman Benstead stated he felt that it should be shown on the transmittal the type of business or use that is planned for the area in question. Councilman Drale affirmed Councilman Benstead's statement.

10. PLANNING COMMISSION CASE NO. 404: Application for variance to permit construction of neighborhood shopping center approximately twenty stores on a portion of Lot 20, Meadow Park Tract - SW corner 230th and Hawthorne Blvd., - A-1 Zone recommending approval by the Planning Commission with the stipulations that the parking area conform to Exhibit "A", 100-car parking, and the approval of the driveways by the Engineering Department.

Attached: Excerpt from the Planning Commission Minutes of August 15, 1956.

Councilman Jahn moved to concur with the recommendation of the Planning Commission on Case No. 404 per Exhibit "A" with the stipulation that the parking area conform to Exhibit A, 100-car parking, and the approval of the driveways by the Engineering Department.

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

MATTERS HELD OVER FROM PREVIOUS MEETING:

1. The matter of choosing an official tree for the City of Torrance. Catalina Ironwood tree has been proposed by Torrance Terrace Gardens Club, Greenthumbers, and Beau Jardin Club. Matter deferred to enable North Torrance Fuchsia Society to make a recommendation.

Councilman Benstead stated the majority of the committee that met regarding this matter wished to have the matter held over for two weeks. No objections, so ordered.

Mayor Isen stated that the matter would again appear on the agenda for the meeting of September 4, 1956, at 5:30 p.m.

A branch and bloom of the Catalina Ironwood Tree was presented for view by the Council.

2. Report of Mr. Stevens, City Manager, on whether or not seats in Council Chamber in old City Hall are needed by any City Department.

City Manager Stevens stated that it was his opinion that the seats will be needed for city use.

Councilman Drale suggested the possibility of the Council writing a letter at this time to the Board of Supervisors stating that the old City Hall could be made available for a court house and that we have the accommodations for prisoners and there could be a court room and that it could be made available immediately.

Mayor Isen referred the matter to Mr. Stevens for study. There were no objections, so ordered.

Mayor Isen stated if there were no objections, Mr. Steven's report on the seats in the old Council Chambers be accepted. They are not for sale. No objections, so ordered.

Mr. Stevens stated he would like to report on the appraisal of the old City Hall. He stated the physical work has been done and they are compiling it and should receive the appraisal the last of this week or early next week. In the meantime, we have advertised for the sale of the cottage and for the demoliton of the old fire station.

RESOLUTIONS:

City Clerk Bartlett read:

RESOLUTION NO. 2990

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CONSENTING TO THE DETACHMENT FROM SAID CITY OF CERTAIN TERRITORY DESIRED TO BE ANNEXED BY THE CITY OF LOS ANGELES, CALIFORNIA.

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.

Councilman Benstead moved for adoption of Resolution No. 2990.

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

City Clerk Bartlett read:

RESOLUTION NO. 2991

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE BOARD OF SUPERVISORS TO PLACE ON THE NOVEMBER BALLOT A \$150,000,000 BOND PROGRAM FOR BETTER ROADS.

Councilman Jahn moved to dispense with further reading of the Resolution.

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

Councilman Jahn moved for adoption of Resolution No. 2991.

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

City Clerk Bartlett read:

ORDINANCE NO. 820

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADOPTING THE "UNIFORM BUILDING CODE, 1955 EDITION" AND APPENDIX THERETO, AS AMENDED AND REPEALING ARTICLE I OF CHAPTER 6 AND CHAPTER 15 OF "THE CODE OF THE CITY OF TORRANCE, 1954".

Councilman Jahn moved to dispense with further reading of Ordinance No. 820. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

Councilman Jahn moved for adoption of Ordinance No. 820 at its second and final reading. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

City Clerk Bartlett read:

ORDINANCE NO. 822

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE FIXING THE RATES OF TAXES AND LEVYING TAXES FOR THE FISCAL YEAR BEGINNING JULY 1, 1956.

Councilman Benstead moved to dispense with further reading of Ordinance No. 822. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Councilman Drale moved for adoption of Urgency Ordinance No. 822 at its first and final reading.

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

Mayor Isen commented that while the assessed valuation has increased the tax rate was held. We have employed extra help and done many other things. He wished the public to know that the City Council has nothing whatever to do with the school district rate. We can not control their tax rates.

ORAL COMMUNICATIONS:

Mr. Richard Wilson, 109 Calle de Arboles, stated this discussion would deal with City Ordinances No. 819 and 821. This is in regard to the Victor Area. He stated he was in negotiations to open up a real estate office around the 1st of August and closed the transaction. The office is open and signs have been put up. He stated he had put up signs in other cities and had never been required to get a license to put up signs. This area is up for rezoning possibly to M-1. The Building Department has requested Mr. Wilson to remove the signs.

Councilman Jahn stated the area had been annexed July 1, 1956 and upon an inquiry from Councilman Jahn, Mr. Wilson stated he had erected his signs August 6, 1956.

Acting City Attorney Remelmeyer stated that Mr. Wilson is doing business in an R-1 zone at the present time and there is a zoning problem as well as a sign problem.

Mr. Whitaker, License Inspector, stated the Wilson Real Estate Company applied for a business license last week. Due to the fact that the Victor Tract is R-1, it was necessary to send the business license to the Planning Commission. He could not issue a business license without Planning Commission approval due to the fact that it is in an R-1 zone.

Acting City Attorney Remelmeyer stated Mr. Wilson would have to obtain a variance through the Planning Commission.

Mayor Isen suggested to Mr. Wilson that he contact Acting City Attorney Remelmeyer and Mr. Beasley, Land Use Investigator, at his earliest convenience.

Mr. Harry Van Bellehem invited the Council to attend the Promenade "Pops" Concert next Sunday at 3:00 o'clock at the Torrance Park given by the South Bay Civic Symphony.

Regarding Case No. 394, Acting City Attorney Remelmeyer stated that Mr. Guenser does not want to put the deeds in escrow. Mayor Isen stated the Council had agreed if Mr. Remelmeyer approved the transaction for a proper contract and the contract would provide for all probate expenses, if any, and all others to take care of the transaction or to get the deed, we would go on a contract basis rather than a deed.

Chief Haslam stated he would like to have a meeting of the Traffic Commission Wednesday, August 22, 1956 at 4:30 p.m. in the Staff Room of the New City Hall.

Councilman Benstead asked that the Traffic Commission consider the intersection at Anza Avenue and Torrance Boulevard and decide whether it would be practical to have a stop sign there or not.

Mrs. Frank Steffen, 1022 Faysmith, stated she was speaking in behalf of her husband. Due to a coronary heart attack, he was forced to sell his business and they have to get the trailers off the property they sold by September 1. Mrs. Steffen asked for permission to use the property that was the driveway into the old Police Department on a temporary basis for the months of September and October. She stated they had ten vacation trailers and three box trailers. Some discussion was held regarding the space at the rear of the old City Hall and also at the Alano location.

Mayor Isen referred the request to City Manager Stevens to act at his discretion. No objections, so ordered.

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

The meeting adjourned at 7:15 p.m.

APPROVED:



City Clerk of the City of Torrance



Mayor of the City of Torrance