

Torrance, California  
August 28, 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 8:00 p.m. Tuesday, August 28, 1956, in the Council Chambers, City Hall, Torrance, California.

Those responding to roll call by Deputy City Clerk Hallanger were: COUNCILMEN: Benstead, Blount, Drale, Jahn and Isen. ABSENT: COUNCILMEN: None.

Also present were City Manager Stevens and Acting City Attorney Remelmeyer.

At the request of Mayor Isen, Chief Haslam led the salute to our Flag.

Councilman Blount opened the meeting with an invocation.

Councilman Jahn corrected the Minutes of the August 21, 1956, meeting of the Council as follows: Under "Tentative Tract Map No. 23149" page 6 next to last paragraph should read "Councilman Jahn stated that he seconded the motion not just because of the adjacent land but because of the principle that we believe in that the Council has the right to decide this matter."

Councilman Drale moved the Minutes of the Regular Meeting of August 21, 1956, be approved as corrected. Motion, seconded by Councilman Benstead, no objection, so ordered.

BIDS:

1. YUKON AVENUE IMPROVEMENT DISTRICT.

Mayor Isen announced that this was the time and place fixed for the public opening and reading of sealed proposals for performing the work for the improvement of Yukon Avenue. Deputy City Clerk Hallanger presented affidavits of publication and of posting the "Notice Inviting Sealed Proposals". Councilman Benstead moved that the affidavits be received and filed, seconded by Councilman Jahn and duly carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Blount, Drale, Jahn and Isen. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

Deputy City Clerk Hallanger publicly opened and read in full each sealed proposal, summarized as follows:

<u>BIDDER</u>	<u>BOND</u>	<u>TOTAL SUM OF BID</u>
Sanitary Construction Co. Inc. 600 West 20th Street Long Beach 6, California	Bidders' Bond of 10%	\$43,706.46
Oswald Brothers Company 366 E. 58th Street Los Angeles, California	Bidders' Bond of 10%	\$48,209.56
Sheets Construction Company 201 E. Victoria Gardena, California	Bidders' Bond of 10%	\$41,279.44

Deputy City Clerk Hallanger submitted each proposal to Acting City Attorney Remelmeyer for examination of the accompanying bonds. Acting City Attorney Remelmeyer reported that all deposits accompanying the proposals were proper in form, sufficient in amount and in conformity with the stipulated requirements.

Councilman Jahn moved the bids be received and filed. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Councilman Jahn moved that these "Sealed Proposals" be referred to City Engineer Bishop for analysis, report and recommendation at a later time this evening. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

#### HEARINGS:

##### 1. ELLINWOOD IMPROVEMENT DISTRICT - Hearing on Debt Limit Report.

Deputy City Clerk Hallanger presented affidavit of mailing notices. Councilman Jahn moved the affidavit be received and filed. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Mayor Isen announced that this is the time and place fixed for the hearing of protests or objections against the proposed improvement of Pacific Coast Highway and other streets within what is known as Ellinwood Improvement District in the City of Torrance, by the Construction of a Street Lighting System.

Deputy City Clerk Hallanger read in full "Report Required By The Special Assessment Investigation, Limitation and Majority Protest Act of 1931 and prepared pursuant to Resolution No. 2956 of the City Council of the City of Torrance, California."

Mayor Isen asked if any written protests had been filed with the Clerk. Deputy City Clerk Hallanger read in full petition containing 100 signatures protesting against street lighting in the Ellinwood Improvement District.

Mr. Windell Mock, 4621 Highgrove Avenue, Torrance, presented two petitions, which Deputy City Clerk Hallanger read in full. One petition containing three signatures requested their names be withdrawn from the petition opposing the proposed street lighting of Ellinwood and go on record favoring the proposal for street lighting of Ellinwood. The other petition, containing two signatures favored the proposal for street lighting.

Mayor Isen stated this was the time and place fixed for oral protests. There were none.

Councilman Blount moved the protests be referred to City Engineer Bishop for an analysis, report and recommendation two weeks from tonight. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Councilman Blount moved the hearing be continued for two weeks. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

At 8:30 p.m. Mayor Isen called a five-minute recess. Meeting reconvened at 8:45 p.m.

Upon a question from Councilman Jahn regarding the proper way to remove a name from a petition, Acting City Attorney Remelmeyer stated the party may write to the City Engineer or the City Clerk or may come in and verbally protest at the next hearing. The only problem is that the City Engineer could not make his report until the close of the next hearing.

2. CASE NO. 388: Petition of Torrance Planning Commission for a Change of Zone on property legally described as: That portion of land bordering on Crenshaw Blvd. between 164th Street and 167th Street, Parcel A from R-1 to C-2; Parcel B from R-3 to C-2; Parcel C from R-2 and R-3 to C-2 and Parcel D from R-3 to C-2, per Exhibit "A" as shown on detailed plot plan, attached to and made a part of Case File No. 388, which had been recommended for approval by the Planning Commission with the following conditions:

- a. That on Parcels B and C, the footage necessary for widening Crenshaw 20 feet be dedicated to the City for street widening purposes;
- b. That one-to-one parking be maintained and that there be a masonry fence along the line at the rear of the property along Atkinson and the prolongation of Atkinson;
- c. That 6 feet be dedicated to the City of Torrance for street widening purposes;
- d. That any improvements being made shall coincide with the commercial Ordinance of Torrance.

Attached: Excerpt from the Planning Commission Minutes of July 18, 1956.

Deputy City Clerk Hallanger presented affidavit of publication. No objections, ordered filed. Deputy City Clerk Hallanger read the conditions placed by the Planning Commission in full.

Mayor Isen stated that was the third and final hearing on Case No. 388. Mayor Isen called for oral communications. There were none.

Councilman Blount moved the hearing be closed. Motion, seconded by Councilman Jahn, carried unanimously by roll call vote.

Councilman Benstead moved to concur with the recommendations of the Planning Commission in approving Case No. 388. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

Mayor Isen referred Case No. 388 to the City Attorney for the proper zoning ordinance.

3. CASE NO. 396: Petition of Harry S. Miller, owner, for Change of Zone on property legally described as: Lots 1 to 10, inclusive, Tract No. 19626, and Lots 10 to 13 inclusive, Tract 18911, from Land Use Zone R-2 (Two-family Residence) to Controlled Commercial Zoning, on Crenshaw Boulevard between 178th and 181st Streets, recommended for approval by the Torrance Planning Commission.

Deputy City Clerk Hallanger presented affidavit of publication. No objections, ordered filed.

Mayor Isen stated that this was the time and place for the third and final hearing on Case No. 396.

Upon an inquiry from Councilman Blount, Acting City Attorney Remelmeyer explained the meaning of controlled zoning stating that whenever the land owners wish to build in that zone, they must in effect get special approval for the particular building or use from the Planning Commission. Some discussion was held as to who should give the final approval after which Mayor Isen instructed Acting City Attorney Remelmeyer to prepare the proper amendment to Ordinance No. 814 giving the right of review and approval to the City Council.

Councilman Blount inquired as to the written protests and approvals. City Manager Stevens stated in the case file there were

four petitions of protest bearing 120 signatures and three letters of protest, and one petition bearing 65 signatures in favor of the change of zone.

Mr. Allen Scale, 2622 West 179th Street, Chairman of the Crenshaw Terrace Homeowners, comprised of approximately 150 homeowners, stated 98% of the homeowners were against the rezoning, the reasons the same as previously stated.

Mr. Edward Martinez, 16809 Atkinson, stated he felt Mr. Miller was not the legal owner at the time of requesting the petition, as he had checked the records in the City Clerk's office. It was explained to Mr. Martinez that Harry S. Miller signed the petition as Secretary of M.C. Homes, Inc., H. A. Homes, Inc., and Grande Vista Homes, Inc. and that to obtain the correct owners of all property it would be necessary for Mr. Martinez to check the official records of the Los Angeles County Recorder.

Mr. Scale stated the property could be used for apartment buildings. The depth of the lots would make it detrimental to any business.

Mr. John Banerian, 3120 West 178th Street, described in detail the past history of the case before the Planning Commission, and stressed his disapproval and those of his neighbors of Case No. 396.

Mr. Allen M. Bittle, 17720 South Crenshaw, expressed his disapproval of Case No. 396.

Mr. Harry Miller, 1635 Centinela Avenue, Secretary of Grand Construction Company also recalled some of the facts of the case. He said he had understood that if they petitioned for controlled zoning there would no objections.

Mr. Dan Duncan, 4111 - 181st Street, requested the heading of the petition against the rezoning be read in full which City Manager Stevens so read.

A lengthy discussion was held regarding the names on the petitions, duplications, both husband and wife signing a petition and signatures of property owners outside the 300' radius.

Mayor Isen instructed the Planning Commission that when a Change of Zone is forwarded to the City Council they should have sifted and eliminated all signatures except one per family and certify that the names have been gone over and represent the people who are legally entitled to protest, that is, within 300'. Also, show the number of signatures deleted and in the event that husband and wife both sign, so specify.

Mr. Scale stated he felt others should be considered than the owners with the 300' radius as it would effect residents within four or five blocks.

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

Councilman Benstead moved that Case No. 396 be denied. Motion, seconded by Councilman Drale.

Councilman Jahn stated his vote for the denial was going to be "Yes", but wished to make a statement. He stated he hated to drive up and down Crenshaw and see the vacant land there gathering cans, trash and everything else. It is probably as unsightly there vacant as it would be with any kind of a building on it. All of the major arteries ultimately are going to have to be commercial or some sort of business and probably should not be residential. However, because of all the protests tonight, I am going to vote to deny the appli-

cation for a controlled zone. It is my feeling that ultimately someday we are going to reach a position that even if the people protest very strongly that on major arteries such as Crenshaw, Hawthorne and 174th there is going to have to be commercial zoning.

Motion, carried unanimously by roll call vote.

WRITTEN COMMUNICATIONS:

Deputy City Clerk Hallanger read the following communications:

1. Communication from the Torrance Fire Department dated August 21, 1956, regarding Council Minutes of August 14, 1956, Item No. 3, weed abatement on the unimproved property located northerly of Newton Street and easterly of Nancylee Lane.

Mayor Isen inquired of Fire Marshal Lucas if a copy of the letter had been forwarded to the complaining parties and Mr. Lucas replied that it had not. Mayor Isen instructed that when a person who complains and writes a letter and a report comes in from the department that a copy of that letter be forwarded to the complaining parties. Many times a matter may be taken care of before it reaches the Council agenda.

Communication ordered filed, no objections.

2. Communication from Harry T. Williams Lumber Company dated August 18, 1956 regarding fire hydrants and hoses. Letter from Torrance Fire Department dated August 24, 1956 attached.

Mayor Isen inquired of Fire Marshal Lucas if a copy of the letter had been forwarded to Mr. Williams, and Mr. Lucas replied that it had not.

Councilman Drale stated that it was hard to keep small businesses operating and he understood that the man just moved into the City of Torrance, he is taking over an existing lumber company and felt that it was not the Council's prerogative to put an excessive burden on a small business man by requesting lines. We are making this retro-active. It would cost Mr. Williams between \$1,000 and \$1,200, and he just can not afford it. Mayor Isen felt the ordinance required Mr. Williams to meet the requirements of the ordinance.

Councilman Drale stated that it was an old lumber yard and has always been a lumber yard. He didn't feel the ordinance says that it is necessary for a man to do these things. There must be an alternative to help the man out.

Councilman Jahn asked when Mr. Williams purchased the lumber yard and Councilman Drale replied within the last year. Councilman Jahn inquired of Mr. Lucas if these requirements had been given to the previous owner. Mr. Lucas stated that a letter was sent to all six lumber yards in the City of Torrance December 14th and 15th. The ordinance became effective October 15, 1955. Of the other five yards, two are completed, one is approximately 80% completed and the other two are having expansion building programs and have indicated compliance at the completion of the expansion.

Councilman Jahn asked if an amount of time was set for such compliance. Fire Marshal Lucas stated that in the letter no dead line was set and gave them no time limit. The letters were sent in December and no lumber yard was approached for approximately four months after that with the exception of the Williams Lumber Yard which was inspected on a routine inspection due to a new license application. He believed this was the 17th of January. At that time Mr. Williams requested six months. It was granted. At the end of the six months which was up the 17th of July, he requested 30 days and it was

granted. It was reinspected on the 16th of August and Mr. Williams stated that he would call in one week and let us know the progress. We have issued no final notices to any of the lumber yards. We are merely requesting compliance at their convenience.

Mayor Isen stated the ordinance contemplates that lumber yards are inflammable.

Councilman Drale asked if we go out through the major plants and give a thorough fire inspection and demand the companies meet all the obligations. Fire Marshal Lucas stated that they are in the process and have been since the last of December of going through all commercial and manufacturing buildings within the City of Torrance and requesting compliance with existing ordinances, and they are getting 100% compliance throughout.

Councilman Drale felt the approach had not been just right.

Mayor Isen suggested that a copy of the letter from the Fire Department be mailed to them together with a polite note saying that they would be glad to confer with them at their invitation to work out the minimum requirements.

Councilman Jahn moved that Chief Benner be instructed to send a copy of this letter along with a cover letter explaining Ordinance No. 774 and asking Mr. Williams if he has any further questions after reading the letter to contact Chief Benner for an appointment.

Motion, seconded by Mayor Isen, no objections, so ordered.

At 9:40 p.m. Mayor Isen called a recess. The meeting reconvened at 9:55 p.m.

3. Communication from Torrance Fire Department dated August 20, 1956 enclosing a letter from the C.S.F.A. Delegates requesting \$200 to help defray expense of delegates to California State Firemen's Convention September 10-23 incl.

Councilman Jahn moved to concur with the recommendation of the Fire Chief. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

4. Communication from Hipoint Homes, Inc., Rosa Linda Homes, Inc., Grande Vista Homes, Inc. dated August 14, 1956 regarding unpaved alley - Tract 18911. Memo from John R. Patrick dated August 15, 1956 attached.

Mayor Isen referred the matter to Acting City Attorney Remelmeyer and asked the Council Minutes pertaining to this matter be attached with his recommendations at the time it is again placed on the agenda.

5. Communication from Robert L. Brigham, 4528 Narrot Street, dated August 20, 1956, regarding noise created by the Carbide Chemical Corporation of Torrance. Attached: Letter from Robert L. Brigham to Carbide Chemical Corporation, dated August 20, 1956. City Manager Stevens comments also attached.

Mayor Isen asked if there was anyone in the audience that wished to be heard. There was no one. Mayor Isen then ordered the letter filed and asked City Manager Stevens to report back to the Council as to the success of the noise abatement.

6. Communication from J. Lowell Henderson regarding widening of Sepulveda Blvd. west of Western Avenue. Attached are comments from John R. Patrick, dated August 16, 1956 regarding same.

Councilman Drale moved to concur with the recommendations of John R. Patrick, dated August 16, 1956, recommending that negotiations be started to obtain this land at a reasonable price.

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

7. Communication from Paul D. Loranger, dated August 24, 1956, requesting the weeks of August 30th through September 13 be designated as "Torrance Registration Weeks"; also suggesting that Assistant City Manager Mansfield head a campaign to get Torrance residents to register.

Mayor Isen stated he also had a letter from Mr. Thirvin Fleetwood, Los Angeles County Democratic Committee, in which he urges the same thing.

Mayor Isen read:

PROCLAMATION OF THE MAYOR OF THE CITY  
OF TORRANCE PROCLAIMING THE WEEK OF  
SEPTEMBER 6, 1956 THROUGH SEPTEMBER 13,  
1956, as "TORRANCE REGISTRATION WEEK".

Councilman Drale stated that in the hallway of the City Hall there is a registrar who will register all during the day. Mayor Isen suggested that possibly a registrar in the Newberry's Store downtown should be available for the public to register.

8. Communication from property owners (7) in Tract No. 17330, Lots 16 through 22 of Allied Gardens requesting time to be heard regarding Medical Center directly in the back of their property.

Mr. L. W. Freeman, 5139 Milne Drive, representing the property owners, stated the builders of the Medical Center already had dirt piled higher than their back fences and if rains came, it would wash the dirt into their backyards. He stated they were not protesting the Medical Center but the way it is being constructed. They would like an alley at the rear of their property.

City Manager Stevens stated that in the variance it shows that there would be a 20' strip around the property not a dedicated alley. The builders, Allied Gardens, do plan to leave this 20' strip.

Mayor Isen instructed City Engineer Bishop to call a meeting of Mr. Russell, Building Superintendent, Land Use Investigator Beasley, Representative of the Property Owners and himself immediately and report back to the Council.

9. Communication from Anthony Gallo, 1219 El Prado Street requesting permission to block off the street at El Prado between Sartori Avenue and the alley way at 10:30 a.m. August 31, 1956.

Chief Haslam recommended that the street be blocked off from 10:30 a.m. to 12:00 noon only.

Councilman Drale moved to concur with the recommendation of the Chief of Police.

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

10. Petition requesting annexation of El Nido Territory to the City of Torrance containing fifty-seven signatures, constituting more than one-fourth of the qualified electors and registered voters residing in said territory.

Councilman Drale moved the petition requesting annexation to the City be received and ordered filed. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Acting City Attorney Remelmeyer stated the next procedure is for the Clerk to check with the Registrar of Voters and then a Resolution will be adopted setting the time and date for the election.

Councilman Jahn stated that he thought the Council adopted a policy that it would not receive new material on the agenda. If there are additions, something we need to know on a matter that is already before us, that is different.

COMMUNICATIONS FROM THE CITY MANAGER:

The following recommendations are submitted for your information and approval:

PERSONNEL:

The following persons were employed as Police Officers, at the first salary step, effective on the dates indicated; and standing on the Eligible List as shown:

No. 1 - Thomas H. Wooldridge	- Employed Aug. 18, 1956
No. 2 - Declined appointment	
No. 3 - Declined appointment	
No. 4 - Kenneth Halbert	- Employed Aug. 16, 1956
No. 5 - Has been called; subject to passing medical exam.	
No. 6 - Edward G. Boyce	- Employed Aug. 16, 1956
No. 7 - Ralph H. Bezanson, Jr.	- Employed Aug. 13, 1956

The following Police Officers have been employed on the date indicated:

A. From old Civil Service List:

Frank Solis	- Employed July 1, 1956
Wm. Winther	- Reinstated July 9, 1956
Jim Doyle	- Employed July 15, 1956
Richard Schumert	- Employed August 6, 1956

All of these were submitted to the City Council.

B. New eligible list was approved by Civil Service Board on August 1, 1956:

Thomas H. Wooldridge	- Employed August 18, 1956
Kenneth Halbert	- Employed August 16, 1956
Edward G. Boyce	- Employed August 16, 1956
Ralph H. Bezanson, Jr.	- Employed August 13, 1956

Three additional men have been employed, they will be available to start work on or about September 1, 1956.

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

AIRPORT MATTERS:

1. Communication from the Torrance Airport Commission dated August 28, 1956, requesting tentative approval of the Master Plan of the Torrance Municipal Airport.

Councilman Jahn moved to concur with the Airport Commission in giving tentative approval of the Master Plan of the Torrance Municipal Airport.

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

Upon an inquiry from Councilman Jahn, City Manager Stevens stated it was his understanding that the Chairman would have a delegation to visit Mr. Flaherty and take the plans over to the C.A.A. for approval.

PARKS AND RECREATION MATTERS:

1. Communication from the Parks and Recreation Commission requesting that appraisal and condemnation proceedings be instituted as soon as possible for the purpose of creating future park sites. Attached: Summary Report on Acreage Needs for Future Parks in the City of Torrance dated July 26, 1956, signed by H. B. VanBellehem, Director of Recreation.

Mrs. Herma Tillim stated this request is only for appraisal and recommendation so that the Commission may proceed to see how much money will be needed.

Councilman Drale suggested the matter be referred to the Finance Committee:

Mayor Isen ordered the matter be held over for one week so that the members of the Council could inspect the park sites.

ENGINEERING AND PLANNING COMMISSION MATTERS:

1. Communication from John R. Patrick, Assistant to City Engineer, dated August 24, 1956, regarding drainage easements - Kauffman Tracts Northerly of Del Amo Boulevard.

Deputy City Clerk Hallanger read:

RESOLUTION NO. 2992

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO ACCEPT, ON BEHALF OF THE CITY, THAT CERTAIN GRANT DEED FROM MILTON KAUFFMAN AND DON WILSON.

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

Councilman Jahn moved to adopt Resolution No. 2992. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Deputy City Clerk Hallanger read:

RESOLUTION NO. 2993

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO ACCEPT, ON BEHALF OF THE CITY, THAT CERTAIN GRANT DEED FROM ECHO HOMES, INCORPORATED.

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 to adopt Resolution No. 2993. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Deputy City Clerk Hallanger read:

RESOLUTION NO. 2994

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO ACCEPT ON BEHALF OF THE CITY, THAT CERTAIN GRANT DEED FROM MILTON KAUFFMAN AND DON WILSON.

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

Councilman Jahn moved to adopt Resolution No. 2994. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

2. Communication from John R. Patrick, Assistant to City Engineer, dated August 24, 1956, regarding Street Easement - Casimir Avenue.

Deputy City Clerk Hallanger read:

RESOLUTION NO. 2995

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO ACCEPT, ON BEHALF OF THE CITY, THAT CERTAIN EASEMENT DEED FROM ANDERSON AND JANSSEN, A PARTNERSHIP COMPOSED OF ROLAND E. ANDERSON AND NORBERT J. JANSSEN.

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

Councilman Jahn moved to adopt Resolution No. 2995. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

3. YUKON AVENUE IMPROVEMENT DISTRICT.

City Engineer Bishop stated he had checked the bids, and that the low bid, Sheets Construction Company, 201 E. Victoria, Gardena, California, is more than 10% over the engineer's estimate.

Councilman Benstead moved to reject all bids and re-advertise. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Councilman Drale moved the entire matter be continued pending the re-advertising for bids. Motion, seconded by Councilman Jahn, carried unanimously by roll call vote.

4. 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 Zellan 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.

Councilman Jahn moved that the letter from the President of the Torrance Planning Commission, letter from the Torrance Fire Department and letter from the Chief of Police be made a part of the record and that Final Tract Map No. 22762 be approved in concurrence with the Planning Commission.

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

REPORTS:

1. Memorandum from City Clerk A. H. Bartlett dated August 20, 1956, regarding reports from Metropolitan Water District.

Mayor Isen ordered the report filed. No objections, so ordered.

2. Memorandum from City Clerk A. H. Bartlett dated August 24, 1956, regarding payment received from Union Oil Company.

Mayor Isen ordered the report filed. No objections, so ordered.

RESOLUTIONS:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK OF THE CITY OF TORRANCE TO EXECUTE THAT CERTAIN AGREEMENT BETWEEN SAID CITY AND WILLIAM JAMES BANNER AND ARNO MARK DREWS, JR., DOING BUSINESS AS THE PRIME COMPANY.

Mayor Isen stated this resolution was with regard to the concession at the new swimming pool.

Councilman Drale stated he felt this matter should be put to bid. Councilman Drale moved to advertise for bids on these standards for the concessionaire at the new swimming pool. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING A VARIANCE FOR CERTAIN PROPERTY IN THE MC DONALD TRACT, BEING CASE NO. 394 OF THE PLANNING COMMISSION.

Mayor Isen stated the next resolution pertained to the Guenser matter and after going over the contract it does not comply with the request of the Council.

Mayor Isen ordered the matter be tabled and asked Acting City Attorney Remelmeyer to arrange a meeting between the counsel for Mr. Guenser, Councilman Jahn and himself to go over the items in question in the contract. No objections, so ordered.

Deputy City Clerk Hallanger read:

RESOLUTION NO. 2996

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AND ADOPTING THE BUDGET FOR THE FISCAL YEAR 1956-1957.

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

Councilman Benstead moved for the adoption of Resolution No. 2996. Motion, seconded by Councilman Jahn, carried unanimously

by roll call vote.

City Manager Stevens stated that in the above resolution under Section 1 it refers to the budget estimate and actually what is being adopted is the final budget which has been amended, and under Section 2 it stated "said" Budget which should be "final" Budget.

Councilman Benstead moved to rescind Resolution No. 2996. Motion, seconded by Councilman Jahn, carried unanimously by roll call vote.

Acting City Attorney Remelmeier stated he would remove the word "said" under Section 2 and place the word "final" in its place.

Deputy City Clerk Hallanger read:

RESOLUTION NO. 2997

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF TORRANCE APPROVING AND  
ADOPTING THE BUDGET FOR THE FISCAL  
YEAR 1956-1957.

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

Councilman Jahn moved to adopt Resolution No. 2997. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Communication from City Clerk and City Treasurer of the City of Torrance respectfully, recommending that the City Council issue and sell, pursuant to Sections 53820-53832 of the Government Code of the State of California, tax anticipation warrants in the sum of not to exceed \$400,000.00 date of maturity to be not later than December 31, 1956, for the purpose of providing funds to meet such obligations.

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

Deputy City Clerk Hallanger read:

RESOLUTION NO. 2998

RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF TORRANCE AUTHORIZING AND PROVIDING FOR  
THE ISSUANCE BY SAID CITY OF TAX ANTICIPATION  
WARRANTS FOR THE FISCAL YEAR 1956-1957  
IN THE PRINCIPAL AMOUNT OF \$400,000.00 TO  
MATURE DECEMBER 31, 1956.

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

Councilman Jahn moved for the adoption of Resolution No. 2998. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Mayor Isen stated that on Memorial Day he had received several telephone calls stating no flags were being flown in the City. The Los Angeles City Council today passed the following resolution which is now before us for consideration in reference to Labor Day.

Deputy City Clerk Hallanger read in full:

RESOLUTION NO. 2999

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE URGING THE DISPLAY OF THE AMERICAN FLAG ON LABOR DAY.

Councilman Benstead moved to adopt Resolution No. 2999. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

ORDINANCES:

Deputy City Clerk Hallanger read:

ORDINANCE NO. 823

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE; 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 389.

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

Councilman Jahn moved to adopt Ordinance No. 823 at it's first reading. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Mayor Isen stated Councilman Drale suggested a very worthwhile proclamation which he read in full:

A PROCLAMATION OF THE MAYOR OF THE CITY OF TORRANCE PROCLAIMING THAT BABE ZAHARIAS BE CONSIDERED FOR OLYMPIC HONORS.

Councilman Drale asked that a copy of the proclamation be forwarded to Mr. Averill Bundage, Chairman of the Olympic Committee, Chicago, Illinois and that the original copy be forwarded to Babe Zaharias.

Mayor Isen then read a telegram signed by the Council that was forwarded to Babe Zaharias August 28, 1956 at 3:20 p.m.

ORAL COMMUNICATIONS:

Mr. Bishop reported on the sewer district. The design sheets are well along. About one-half of the sheets are pencilled and can be inked pending easements. The other sheets are well into the design and can be finished very soon. On the easements, there are still 26 to be acquired; 31 ready for Council approval; 39 previously approved. The 26 needed are the tough ones. There are no absolute refusals anywhere; 15 out of town owners; 5 of these are in escrow now. When we receive all the easements we can survey the easement lines.

Councilman Jahn felt the matter should be hurried along since winter is coming and the rains might cause damage to the cesspools in the area in question.

City Manager Stevens recommended to the City Council that the Council make final acceptance of the bathhouse and swimming pool, subject to the final touch-up, adjustment and service that would be required. We would retain 10% for 35 days.

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

Councilman Blount asked that the agenda be checked to see that all the correspondence that should be in it is there. Mayor Isen asked Mr. Mansfield to issue the directive.

Councilman Drale brought the matter of the report from the City Engineer on the straightening out of Carson Street, in front of the high school, and would like the City Engineer to report on same at the next meeting.

Councilman Jahn stated that at Harley Lane, and what would be the service road along Pacific Coast Highway, that the street carries off all the run-off water and there is no cross gutter. The blacktop has deteriorated very badly, has been dug up, dirt put back, and redone twice. The hole is so bad now that the cars are swerving.

Councilman Jahn moved that instead of replacing the blacktop that a cement cross gutter be placed there to carry the water across the street. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Councilman Jahn inquired as to the lights on Calle Miramar. Mr. Stevens stated he would give his report at the next meeting.

Councilman Jahn stated investigation should be made as to what direction the Council can take in asking the City of Los Angeles to cooperate with us in running Torrance Blvd., easterly from Western through to Normandie, to connect with 208th street so that people in that direction can have access to the business houses in Torrance.

Mr. Stevens stated he would check into the matter.

Councilman Jahn moved to request that Mr. Stevens write a communication to the School Board asking their cooperation in not picking out and condemning sites that front on major arteries or business streets, taking away a major source of our revenue because of using up valuable commercial property, but if possible pick sites that might be on the interior away from major streets.

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

Mayor Isen stated that he wished at this time to make an appointment to the Planning Commission. As we all know the Planning Commission is probably one of the most important Commissions because a great deal of the future of the activity of the City depends upon their decisions.

He further stated that he was very proud to make this appointment to a man who is getting his license as a landscape architect and is very familiar with engineering and drainage problems. Mayor Isen submitted for approval the name of Kenny Uyeda.

Upon roll call of the Council, Mr. Uyeda was unanimously appointed Planning Commissioner.

Councilman Jahn moved all bills properly audited be paid.

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

APPROVED:

Albert Isen  
Mayor of the City of Torrance

The meeting adjourned at 10:50 p.m. *I. J. Clauger*  
By I. J. Clauger  
Deputy City Clerk of the City of Torrance