

Torrance, California  
November 2, 1956

MINUTES OF A SPECIAL MEETING  
OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in a special meeting at 10:00 A.M. Friday, November 2, 1956, in the Council Chambers, City Hall, Torrance, California.

City Clerk Bartlett announced that the notice of this meeting had been signed by all Councilmen within the time permitted for legality.

Those responding to roll call by City Clerk Bartlett were:  
COUNCILMEN: Benstead, Blount, Drale, Jahn and Isen. Also present were City Manager Stevens, Assistant City Manager Mansfield and City Attorney Remelmeyer.

Mayor Isen announced that as this was a special meeting they would dispense with the regular order of business and that the primary purpose of the meeting was to open bids on the demolition of the old City Jail.

City Clerk Bartlett stated that he had the affidavit of publication of the Notice to Bidders. City Manager Stevens opened and City Clerk Bartlett read the following bids on the demolition and removal of the old City Jail, located at 1511 Cravens Avenue:

- (1) Walter E. Hesse, 14800 Avalon Blvd., Gardena,  
(Accompanied by Bidder's Bond of 10% of amount bid) -- \$1,700.00
- (2) Standard Building Wrecking Company, Rt. 1, Box 73,  
Colton, (Accompanied by Bidder's Bond in the amount  
of \$1,000) ----- \$1,650.00
- (3) H.T. Proctor & Son, 929 East Pacific Coast Highway,  
Wilmington, (Accompanied by Bidder's Bond of 10%  
of amount bid) ----- \$2,400.00
- (4) Horgan Company, 1322 Hauser Blvd., Los Angeles  
(Accompanied by Bidder's Bond of 10% of amount bid) -- \$2,432.00
- (5) Emsco Concrete Cutting Company of Los Angeles,  
2751 East 11th Street, Los Angeles 23, (Accompanied  
by Bidder's Bond of 10% of amount bid) ----- \$1,984.00
- (6) Hugh F. Smith & Son, 7129 1/2 La Tijera, Los Angeles,  
(Accompanied by Certified Check in the amount of  
\$250.00) ----- \$2,475.00
- (7) Cleveland Wrecking Company, 3170 East Washington  
Blvd., Los Angeles 23, (Accompanied by Bidder's  
Bond of 10% of amount bid) ----- \$4,700.00

Councilman Drale moved the Standard Building Wrecking Company of Colton, being the lowest bidder, be awarded the bid and that all other bids be rejected. Motion was seconded by Councilman Benstead. City Attorney Remelmeyer interrupted to say that some of the bids would have to be disqualified and that the Standard Building Wrecking Company's bid was one of them.

Councilman Drale recinded his motion, as did Councilman Benstead his second, and moved that the bid be awarded to Walter E. Hesse. Motion was seconded by Councilman Benstead.

Mayor Isen asked that the City Attorney read into the record the reason for disqualification and Attorney Remelmeyer stated as follows:

"I have examined the bid of Standard Building Wrecking Company and found that it is not in order, therefore, it is disqualified for the reason that the bid does not have attached the amendment as required to be attached to the bid proposal by the notice sent by the City Manager the day after the original notice of bids were sent".

Councilman Jahn moved that all bids disqualified by the City Attorney by reason of the amendment not being attached be rejected. Motion, seconded by Mayor Isen, carried unanimously by roll call vote.

Mayor Isen called for a roll call vote on Councilman Drale's motion to award the bid to Walter E. Hesse, in the amount of \$1,700.00, which carried unanimously.

Mayor Isen suggested that the next order of business be the setting of an allotment for attendance at the American Municipal Association Conference to be held in St. Louis. Councilman Drale moved the necessary funds be allotted for the Councilmen to make the trip to St. Louis, with all expenses paid in an amount not to exceed \$500.00 each. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

PARKING LOT ASSESSMENT DISTRICT:

City Manager Stevens stated that the policy of the Council regarding the Parking Lot Assessment District should be determined, if possible. He said radical changes had been made in the property to be acquired for the District and that nothing more could be done until the Council decides what they think is best.

Mr. Ralph Dorsey, Traffic Expert, stated that in order for the District lines of the proposed Parking District to be agreed upon and the matter expedited, he would first recommend that the City Manager be requested to define the lines of the old City Hall property and to call for bids for disposition of same. The purpose of so doing is that when bids are received and studied, a determination can be made as to the use of this property in the best interests of the community.

Mayor Isen moved to concur with the recommendation of Mr. Dorsey. Motion was seconded by Councilman Jahn.

Councilman Benstead asked for clarification on the recommendation and Mr. Dorsey further explained, "The Council has agreed that the so-called 'Jail Property' could be better used for parking and by action today has ordered that building demolished. This gives the Council an opportunity to define the new line of the City Hall property. The question then arises as to the best use in the interest of the community. Until this is done and you know what you will receive for it this question cannot be answered. So that you will have these facts, I believe that a bid should be called for its disposition and you will determine at that time what you want to do with it". Councilman Drale asked what lots were to be included in this bid and Mr. Dorsey replied that he was speaking of lots 18, 19 and what remains of lots 20, 21 and 22. This does not include the old Fire Station and Police Station property.

Mayor Isen called for a roll call vote on his motion to concur with the recommendation of Mr. Dorsey that the City Manager be requested to define the lines of the City Hall property and to call for bids for its disposition, which carried by the following vote:

AYES: COUNCILMEN: Benstead, Drale, Jahn and Isen. NOES: COUNCILMEN: Blount. ABSENT: COUNCILMEN: None. After further informal discussion and Mr. Dorsey's explanation that lots 18 and 19 were included only to define the most logical line for the City Hall property, Councilman Blount changed his vote from "No" to "Yes".

Councilman Jahn said in his opinion the building should be classified as to whether it is an "E" or an "F" according to the Building Code, and City Manager Stevens said he would investigate this point.

Mr. Dorsey said his second recommendation was that the City Council make a determination as to whether or not they would be interested in what is referred to as "D" on the subject drawing, and the possible acquisition by Paul's Chevrolet of all the M & M property, which is shown as lots 4 to 10, Block 4, bordering on Border Avenue, and lots 24, 25 and 26, fronting on Cabrillo Avenue.

After considerable discussion between the Council members and Mr. Paul Loranger, Councilman Jahn moved the City purchase lots 25, 26, 4 and 5 at a fair market price. Motion, seconded by Mayor Isen, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Jahn and Isen. NOES: COUNCILMEN: None. ABSTAIN: COUNCILMEN: Drale. ABSENT: COUNCILMEN: Blount. (Councilman Blount left the meeting at approximately 10:25 A.M.) Discussion was held on this motion, with Mayor Isen advising it was only a policy motion. Mr. Dorsey said he believed this would allow the City Manager to proceed with Mr. Loranger to see if they can work out a fair market deal with the owner.

Mr. Dorsey's third recommendation referred to lots 25, 26, 27 and 28, Block 8, located on Post Avenue, and known as the old creamery property. He said it was his belief that it would be in the best interests of the City to acquire this property within the District for off-street parking. He said this particular property was involved with "H" parcel and Mayor Isen explained that by letter Mr. George Binder had agreed to sell "H" to the District for \$25,000, providing they purchased the four lots on Post Avenue. Mr. Dorsey said it was his understanding that in order to open up negotiations on the Post Avenue property it might be necessary to file an action of condemnation for the purpose of assuring the owner that the City is desirous of obtaining it, and he would so recommend. He said the second part of the offer referred to the question of financing; that in a meeting with Mr. Binder it was suggested that if the City would start the act of condemnation Mr. Binder and his associates would assist on the first financing of this property. Mr. Binder said his offer to sell parcel "H" for \$10,000 less than he paid for it was predicated on the City acting immediately to acquire the four lots on Post Avenue.

Mayor Isen moved that lots 25, 26, 27 and 28, of Block 8, be included in the Assessment District and that, subject to Mr. Binder's comments, we accept his discount of \$10,000 on location "H", providing we concur with the terms of his offer. Motion, seconded by Councilman Jahn, carried by the following roll call vote: AYES: COUNCILMEN: Drale, Jahn and Isen. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: Benstead and Blount. (Councilman Benstead left the meeting at approximately 11:00 A.M.)

Mayor Isen said he believed any further action on this parcel should be held over to next Wednesday when a full Council is present. Mr. Binder said that the owner of the property is negotiating on a lease and if action is not taken immediately the Council may be faced with the fact that this man has entered into a lease with someone. The question of raising the money for purchase of this property was discussed and Mr. Binder said he did not believe the owner was interested in a cash proposition, but rather in a long term deal. He also stated that in the purchasing of the church property it might be spread over a long period of time.

Councilman Jahn moved the City Attorney start immediate condemnation procedure on Lots 25, 26, 27 and 28, Block 8, Torrance Tract, located on Post Avenue next to the alley, to be used for parking purposes in downtown Torrance. Motion, seconded by Councilman Drale, carried by the following roll call vote: AYES: COUNCILMEN: Drale, Jahn and Isen. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: Benstead and Blount.

Mr. Dorsey said another matter he would like to mention was the unfortunate fact that the City is going to lose the area now used for parking, which is owned by the State of California, being lots 15, 16, 17 and 18, located at Engracia and Cravens Avenues. He said the City Manager had made every effort to negotiate with the State and had not been able to obtain the property, but in a meeting with Mr. Binder it was brought out that he owned property in the close vicinity which might be just as well suited for the State Employment Office. Mr. Dorsey recommended that the City Manager make another effort to negotiate with the State for an exchange of these properties and pay the difference in values, in order to salvage this parcel for parking purposes. Mayor Isen moved the Council concur with this recommendation. Motion, seconded by Councilman Jahn, carried unanimously by roll call vote of those present.

Mr. Dorsey said another change he would recommend was that the purchase of Parcel "F" be eliminated and instead lots 11, 12 and 13 be acquired, which are adjacent to Parcel "E". Councilman Drale moved to concur with the recommendation. Motion, seconded by Mayor Isen, carried unanimously by roll call vote of those present.

Mr. Dorsey said the only other recommendation he would like to make at this time was that Parcel "C" be eliminated from the District. Councilman Jahn moved to concur with this recommendation. Motion, seconded by Mayor Isen, carried by the following roll call vote: AYES: COUNCILMEN: Jahn and Isen. NOES: COUNCILMEN: None. ABSTAIN: Councilman Drale. ABSENT: COUNCILMEN: Benstead and Blount.

Mayor Isen asked City Attorney Remelmeyer to resubmit the motion on condemnation at the meeting to be held next Wednesday, together with his reasons why a four-fifths vote is required.

Mayor Isen said on behalf of the Council and City officials he would like to thank Mr. Dorsey for his cooperation and the wonderful work he has done on the parking problem and that he wanted him to know they all were grateful for what he has done.

Mr. R.C. Williams was present and said he was interested in Parcel "B", which included a lot he owned and one owned by Mr. Rippey. He thought something might be worked out to use the front of these lots for parking and it was suggested that he leave his phone number with Mr. Dorsey, who could then get in touch with him when he is ready to make a recommendation regarding this parcel.

The meeting adjourned at 11:35 a.m.

APPROVED:

*A. H. Bartlett*

City Clerk of the City of Torrance

*Albert Isen*

Mayor of the City of Torrance