

Torrance, California
December 26, 1956

MINUTES OF AN ADJOURNED REGULAR
MEETING OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in an Adjourned Regular Meeting at 8:00 P. M. Wednesday, December 26, 1956, in the Council Chamber, City Hall, Torrance, California.

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

At 8:01 P. M., Councilman Drale joined the meeting.

At the request of Mayor Isen, Mr. Ed Karlow led the salute to the Flag.

Councilman Jahn opened the meeting with an invocation.

Councilman Jahn made the following correction in the Minutes of the December 18, 1956, Council meeting: On Page 4, Paragraph 6, Line 2, instead of reading "they would prefer to sell the property", his sentence should read "they would not prefer to sell the property unless a reasonable sum could be derived from it".

Councilman Drale moved to approve the Minutes as corrected.

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

Mayor Isen told the audience that they were having a preview of the All America City Award flag, which, after tonight's meeting, will go into 'cold storage' until January 26, 1957. He went on to say that we are all proud of this, and of the years of work which culminated in last year's achievements and earned this honor for our City.

HEARINGS:

Mayor Isen announced this was the time and place for the third and final Hearings on Cases 413, 414, and 415.

Deputy City Clerk Hallanger presented the affidavits of publication on these three cases.

Councilman Benstead moved they be accepted and filed in each instance.

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

CASE NO. 413: Third and final Hearing before the City Council on Case No. 413, petition of Planning Commission for Change of Zone from R-3 to R-1 in portions of Tract No. 18416, south of Pacific Coast Highway and east of Crenshaw extension, recommended for approval. A letter from Jerald Alford, President, Pacific Hills Homeowners' Association favoring Change of Zone, dated Dec. 20, 1956, was submitted.

Mayor Isen asked if anyone present wished to be heard in this third and Final Hearing on this Case. No one responded.

Councilman Jahn moved the Hearing be closed.

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

Councilman Drale moved to concur with the recommendation of the Planning Commission for approval of this Change of Zone.

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

CASE NO. 414: Third and final Hearing before the City Council on Case No. 414, petition of Planning Commission for Change of Zone from M-2 to C-3 (Solely Commercial), 9.9-acre parcel near northwest corner of Madrona Avenue and Sepu .eda Boulevard, recommended for approval.

Mayor Isen asked if anyone present wished to be heard in this third and final Hearing on Case No. 414. No one responded.

Councilman Drale moved the Hearing be closed.

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

Councilman Jahn moved to concur with the recommendation for approval as made by the Planning Commission.

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

CASE NO. 415: Third and final hearing before the City Council on Case No. 415, petition of Planning Commission for Change of Zone from R-1 and R-2 to R-3, Lots 1 to 10 inclusive, Tract 19626 and Lots 10 to 13 inclusive, Tract 18911, situated at 178th Street south to 181st Street, west side of Crenshaw, recommended for approval.

Mayor Isen asked if anyone present wished to be heard in this third and final Hearing on Case No. 415. No one responded.

Councilman Benstead moved the Hearing be closed.

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

Councilman Benstead moved to concur with the recommendation for approval as made by the Planning Commission.

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

The City Attorney asked that these three Cases be referred to his office, and not become effective until the Ordinances are effective.

Councilman Drale so moved.

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

WRITTEN COMMUNICATIONS:

1. A letter dated December 18, 1956, from Harry Kissel, President of Kissel Homes, enclosed Grant Deed for parksites in Tract 22024, together with his terms for granting that parksites to the City.

City Manager Stevens said the City Attorney thought part of the terms of this Grant Deed might be too restrictive. The City Manager said he would like to ask Mr. Kissel if he will not permit the land to be used for such things as Scout huts, a library, or some such service uses, with the primary use of the land always to be for a park.

Councilman Blount referred to the second paragraph of the letter, and said he would think this was too all-inclusive.

City Attorney Remelmeyer agreed with Councilman Blount on the wording of the letter, and suggested a contract with specific statements be drafted. He said he felt the letter was too vague.

Mayor Isen suggested that all the corporations Mr. Kissel has be listed in the contract, instead of accepting the vague wording of the letter.

Councilman Jahn recalled that the amount Mr. Kissel owed the City was considerably smaller than the value of the property proffered as a parksites.

City Manager Stevens said he had very recently submitted to the Council a resume of the amounts due to the City from Kissel Homes, and a description of the property being offered for a park.

Councilman Benstead asked if this had been before the Parks & Recreation Commission.

City Manager Stevens replied that they had chosen this parksite. Councilman Benstead said they should know something about the conditions. He said he does not know the value of the property involved.

Mayor Isen replied that he does not believe it is in the province of the Parks & Recreation commission to make these decisions. They have chosen the site, which is all that concerns them, the Mayor said, adding his only suggestion to the City Manager is that this be put into legal language.

City Manager Stevens said he did not know the value of the land, but thinks it is very valuable.

Councilman Jahn agreed.

Councilman Drale commented that the bonds on some of the Kissel Tracts have never been released, and according to this letter we would have to release them at once.

City Manager Stevens said some of the bonds have been held up for several years.

There being no objection, Mayor Isen referred this to the City Attorney, with the instruction to put it back on the Agenda with his and the City Manager's recommendations when it is ready.

2. A recommendation dated December 17, 1956, from M. A. Chamberlain, Bus Superintendent, that the City discontinue the 'Suncrest Park Bus Line' and saying the 90-day trial period will end on January 25, 1956, and the line has operated at a loss.

Councilman Blount moved to concur with the recommendation of the Bus Superintendent to discontinue the Suncrest Park Bus Line.

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

3. A letter dated December 14, 1956, from Mercury International Insurance Underwriters, 24463 Hawthorne Ave., signed by Earle A. Lloyd, President, concerned the intersection of Newton Avenue and Hawthorne Blvd. The letter pointed out that a boulevard stop had been recommended, with traffic islands. The stop sign on the northwest corner has not been erected, and the stop sign painted on the street is often ignored. The letter also suggested that when the sign is erected, police cars should check the area to be sure the regulations are observed.

Councilman Benstead moved to refer this to the Traffic Commission.

Motion seconded by Councilman Drale.

Mayor Isen asked Chief of Police Haslam about the corner, and why the sign had not been installed.

Chief Haslam said the sign has not been installed because his Department is waiting for the Street Department to put in the traffic island there to protect the City.

Mayor Isen ordered Chief Haslam to answer the letter, and to find out when the project will be completed and tell Mr. Lloyd.

Councilman Benstead moved the question, saying he hopes this will go to the Traffic Commission.

There were no objections, and it was so ordered, with Mayor Isen telling Chief Haslam this did not conflict with the instructions given him.

4. A letter dated December 11, 1956, from the National Supply Co., concerning Franchise Ordinance No. 354, and proposing a new agreement be drawn to defer payments for a 7-year period, and referring to the necessary re-location of the line used under Franchise Ordinance No. 354.

City Manager Stevens, in an attached letter dated December 21, 1956, explained this request in some detail, and recommended that a 5-year waiver of fees might be more equitable.

Mayor Isen pointed out that they had paid nothing for the first 5 years under the franchise agreement, bringing it up to 1949; since that time, they have paid the City \$11,000.00.

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

Councilman Drale said he has no objection, but thinks the records should be searched to find out how such an error was made.

City Manager Stevens explained that some of the streets were never dedicated, and this one was never used and was sold.

Councilman Drale asked what would happen if the people who own the property decide to sue.

Councilman Blount pointed out that the line has been moved.

Mayor Isen expressed his opinion that the motion is in order, but should be conditioned by a release from National Supply of any liability on the part of the City, and such a release from the property owners as well.

Councilman Jahn amended his motion as follows: 'in acceptance of this and our giving them a waiver for 5 years, National is to give us a release.' He commented that the present property owner has already been satisfied.

Mayor Isen asked if there would be a possibility of getting a 'hold harmless' clause from National Supply Co.

Councilman Drale seconded Councilman Jahn's motion as amended, saying we had acted in good faith.

City Attorney Remelmeyer asked about the old property owners, and the City Manager said there had been many.

Councilman Jahn said they had probably had Title Insurance policies, which would protect the City.

Councilman Blount said he thought National Supply was right in their request.

Motion carried unanimously by roll call vote.

5. A recommendation from John R. Patrick, Assistant to the City Engineer, for refund of a duplicate payment of \$41.65 to Mr. Ernest Giese, on Tract No. 19723.

A memorandum from I. J. Hallanger recommended the refund be made.

Councilman Drale moved to concur with the recommendation of Messrs. Patrick and Hallanger to refund duplicate payment of \$41.65 on Tract No. 19723.

Motion seconded by Councilman Benstead.

Councilman Drale asked who should have signed the recommendation, and amended his motion to make repayment of the fee subject to the approval of City Engineer Bishop.

Councilman Benstead accepted the amendment in his second to the motion, which carried unanimously by roll call vote.

6. A letter from Robert B. Diemer, General Manager and Chief Engineer of the Metropolitan Water District, dated December 20, 1956, and sent by registered mail with a return receipt requested, notified the City that, beginning July 1, 1957, there will be an increase in the price of water of \$2 per acre-foot.

Councilman Jahn moved to object to the price increase.

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

7. A letter dated December 24, 1956, from Thomas F. and Bertha McNeil of 3313 Sonoma Street, requesting the Council to approve their plan to construct planter units on Crenshaw Blvd. at 1124 Crenshaw, in accordance with plans submitted by them and on file in the office of the Building Inspector.

Councilman Blount asked how far this would overhang there.

Councilman Benstead asked if this would be on public property.

The City Manager said it would be on public property.

Councilman Benstead asked whether that would be legal.

City Attorney Remelmeyer said the Council could permit this, and he recommended that if they do, it be done by revocable license, with the McNeils to furnish protection in the amount of \$100,000 and \$300,000 to hold the City harmless.

Councilman Blount asked how far these planters would extend over the property line.

City Manager Stevens said about 2 feet on the Crenshaw side, for a distance of some 16 - 18 feet.

Councilman Jahn asked what this actually is.

Mr. McNeil came forward, and said the lowering of the street had made it necessary to have stairs on the Crenshaw side, and the planters will be between the steps. He said the planters will beautify the corner.

Councilman Jahn asked if the wall on the City property is a retaining wall.

Mr. McNeil said yes, a retaining wall and planter. This will be about 3 feet high. He added they are not going to bring their building out on the Crenshaw side.

Councilman Blount asked the City Attorney for a recommendation.

City Attorney Remelmeyer said if the Council does approve this, he would recommend it be done by a license revocable at any time by the City, with the requirement that the McNeils furnish indemnity to the City, with a proper insurance certificate to accompany it, because the City would be sued if anyone stumbled over the planter. He said this might be called an easement which the City can take back. The insurance, he recommended, should be at least in the amounts of \$100,000 and \$300,000.

Councilman Blount so moved

Motion seconded by Councilman Jahn.

Councilman Benstead asked how many planters will be put up on Crenshaw.

Mr. McNeil said he did not know off-hand, but just between the steps.

Mayor Isen congratulated the McNeils upon this beautification of their property.

The motion carried unanimously by roll call vote.

8. Deputy City Clerk Hallanger read in full a letter of resignation from the Airport Commission by George Schneider. Mr. Schneider's letter was dated December 26, 1956.

Councilman Drale moved the letter of resignation be accepted with regret, and a letter of thanks be sent to Mr. Schneider for his services to the City.

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

Mayor Isen asked to have his memory refreshed as to whose appointment Mr. Schneider had been.

Communications from the City Manager:

1. A letter dated December 21, 1956, from the City Manager, told the Councilmen that Henry H. and Sophia E. Guenser have offered to submit a Grant Deed at this time for the property in North Torrance which was used as a clay pit and is now being filled to be used as park property. Under the original agreement with the Guenser, this property was to revert to the City August 30, 1959. The City Manager attached to his letter a description of the property.

Attorney Remelmeyer reported that he would ask the Title Company to check the description, saying there is an area of dispute as to the property being deeded to the City.

Councilman Jahn said there is a time difference from the original agreement, as well.

Councilman Drale asked to have copies of this sent to the Parks & Recreation Commission.

Councilman Benstead agreed with Councilman Drale that this should be done.

There were no objections, and the Mayor directed the Deputy City Clerk to do this.

FOR DISCUSSION:

Mayor Isen said Mr. Fitzgerald, Manager of the Torrance Chamber of Commerce, was in the audience, and the matters he had come to discuss would be taken up now.

Mr. Fitzgerald brought up the matter of the Chamber of Commerce wish to install signs reading "You are now entering Torrance" at various locations. He said drawings had been submitted and the layout of five proposed signs. The fronts of these signs will be illuminated. He said the Edison Company has cleared the locations and said they would light the signs. These signs will be mounted on steel posts, with planters at the bottom. They will be 12' from top to bottom, with the illuminated part being 6' x 4'9". There will be no neon on the signs. The contract calls for maintenance for three years. Permission from the City is needed to install the signs.

In reply to a question, City Manager Stevens said the signs are to be located as follows:

- a. On Western Ave., south of 174th St., west of Western Ave.;
 - b. On Hawthorne Blvd. south of 190th St. and west of Hawthorne Blvd.;
- Mr. Fitzgerald said this was the best location available for that sign, saying it could not be located at 174th and Hawthorne.
- c. On Crenshaw Blvd. between 164th St. and Redondo Beach Blvd., west of Crenshaw;
 - d. On Highway 101 just opposite Hillworth, south of Highway 101;
 - e. On highway 101 at Vista del Mar.

Councilman Drale asked if it was planned to put these in the park-ways.

City Manager Stevens said yes.

Councilman Jahn asked what position the State would take on the signs being put on Highway 101.

Mr. Fitzgerald said he had called the appropriate State office, and they had not refused him permission to erect the signs.

Councilman Jahn moved to concur with the request of the Chamber of Commerce on these signs.

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

Mr. Fitzgerald added that the All America City emblems will be posted on the signs.

Mr. Fitzgerald said the news about the All America City Award to Torrance will break tomorrow, and at noon he hoped there will be a demonstration with bells ringing, whistles blowing, etc. He said 150 organizations in the City have been contacted and encouraged to participate in a gathering planned at El Prado and Sartori. He said Council approval is needed to get police control for the gathering, and since there will be a lot of noise, with a band, etc., he believed it desirable.

Mr. Fitzgerald added that the Chamber would like to have aerial bombs set off to really wake up the town for this celebration. Two men from the Long Beach firm who handle these bombs will shoot them.

Councilman Blount asked who would be held responsible if anyone is hurt by the bombs.

Mr. Fitzgerald said the company who handle the bombs is covered with insurancy. He said they will have to check with Fire Chief Benner to see if they have the proper insurance to protect this activity. If the request is approved by the Council, they will meet with the Fire Chief in the morning.

Mr. Fitzgerald asked the Councilmen to be at the celebration.

Mr. Fitzgerald said the bombs are used in many cities.

Councilman Drale asked where it is planned to explode the bombs, saying it should not be done where the crowd is assembled.

Mr. Fitzgerald said it is planned to shoot them in the area of the Pacific Electric building.

Councilman Jahn asked if Mr. Fitzgerald had secured permission for this from the Chief of Police and the Fire Chief.

Mr. Fitzgerald said the two men will meet with those gentlemen in the morning if Council permission is granted.

Councilman Benstead asked the City Attorney if the Council can permit these bombs in view of the city's fireworks ordinance.

Attorney Remelmeyer said strictly speaking, it would have to be by amendment.

Mr. Fitzgerald pointed out that fireworks are not illegal, but the date of exploding them is restricted.

Attorney Remelmeyer said the fireworks company should furnish insurance to protect the City.

Fire Chief Benner said if the Council permits this, the company which furnishes the fireworks and detonates them should supply the insurance. He said this is done all over the country. It is a requirement that the Fire Chief must check their state license and their merchandise.

Mayor Isen said it could only be approved subject to the approval of the Fire Chief.

Chief Benner said he will be sure they furnish everything they should if the Council grants the request.

Councilman Jahn moved:

- (a) that the area designated as El Prado and Sartori be used for a public demonstration as requested, subject to the approval of the Chief of Police; and
- (b) that permission be granted to the Chamber of Commerce to explode aerial fire bombs subject to the approval of the Fire Chief and the City Attorney of the insurance.

Motion seconded by Mayor Isen.

Councilman Benstead expressed doubt that the fire bombs can be exploded legally.

Councilman Blount asked to vote on the two parts of the motion individually.

Section (a) of Councilman Jahn's motion carried unanimously by roll call vote.

Councilman Drale asked Chief Benner if he would check the area where the bombs are to be detonated, and Chief Benner said he would.

Mayor Isen asked the power of the bombs, and Mr. Fitzgerald said he did not know, nor did he know how loud they would be.

Chief Benner said they are of varying charge, which controls the power and the noise.

Section (b) of Councilman Jahn's motion carried by the following roll call vote: AYES: COUNCILMEN: Drale, Jahn, Isen. NOES: COUNCILMEN: Benstead, Blount. ABSENT: COUNCILMEN: None.

Mr. Fitzgerald left some stickers bearing the All America City Award emblem in the Council Chamber for those who wish to put them on their cars.

Communications from the City Manager:

The following recommendations were submitted for the Council's consideration and approval:

APPROPRIATIONS:

1. To Barclay Surveying Co., Inc., for engineering services during the month of October 1956, the sum of \$3,003.13.
2. To Barclay Surveying Co., Inc., for engineering services during the month of November 1956, the sum of \$5,526.00.
3. To Arrow Engineering Company, Inc., for engineering services during the month of November 1956, the sum of \$821.25.

Councilman Benstead moved to concur with the recommendation of the City Manager under Appropriations, 1-3, inclusive.

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

Under date of December 20, 1956, the City Manager submitted the proposed job description for the position of Rodman and Chainman for Council consideration and comment.

Councilman Jahn moved to concur with the job description, asking the record to show he has studied this and has no argument with it.

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

TRANSFER OF FUNDS:

It was recommended that the following transfer of funds be made, effective December 27, 1956. The transfer is a re-payment by the General Fund to the fund indicated:

- (1) From General Fund to Special Gas Tax Fund, the sum of \$50,000;
- (2) From General Fund to Motor Vehicle License Fund, the sum of \$15,000.00.

Councilman Jahn moved to concur with the recommendations of the City Manager under Transfer of Funds, 1-2, inclusive.

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

OPINION FROM THE CITY ATTORNEY:

In accordance with a request from the Council, the Attorney submitted an opinion with reference to Police Department posting of speed limit signs without approval of the City Council, dated December 21, 1956. The Attorney gave as his conclusion that the posting of such signs must be done with consent of the City Council to be legally effective.

There being no objections, this was ordered filed as a matter of record.

ENGINEERING AND PLANNING COMMISSION MATTERS:

- 1. CASE NO. 419: Transmittal form from the Planning Commission recommending approval of application of Torrance Planning Commission for Change of Zone from A-1 to R-1 on westerly half of the northwest quarter of Lot 72, McDonald Tract.

Mayor Isen set the date of the third and final Hearing on this Case as Tuesday, January 15, 1957, at 5:30 P. M.

- 2. A letter from John R. Patrick, Assistant to the City Engineer, submitted street easement given by Hans J. Andersen and Mildred M. Andersen.

Deputy City Clerk Hallanger read:

RESOLUTION NO. 3082

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING, ON BEHALF OF THE CITY, THAT CERTAIN EASEMENT DEED FROM HANS J. ANDERSEN AND MILDRED M. ANDERSEN.

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

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

Councilman Benstead moved for adoption of Resolution No. 3082. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

REPORTS:

A report dated December 14, 1956, from the California State Board of Equalization, advised that they have released the following figures of Local Sales Taxes collected during the Third Quarter of 1956 for the City of Torrance: December Distributions: (Based mainly on taxable transactions reported on September monthly returns and third-quarter quarterly returns): \$88,372.56; Distributions to Date: \$255,657.62.

Deputy City Clerk Hallanger read:

RESOLUTION NO. 3083

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
SUPPORTING THE COMPLETE TREATMENT OF SEWAGE BEFORE
DISPOSAL IN SANTA MONICA BAY AND OTHER COASTAL WATERS
OF SOUTHERN CALIFORNIA.

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

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

Councilman Jahn moved for adoption of Resolution No. 3083.

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

ORDINANCE NO. 848

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE
APPROVING THE ANNEXATION TO THE CITY OF TORRANCE OF THAT
CERTAIN TERRITORY IN THE COUNTY OF LOS ANGELES DESIGNATED
"EL NIDO".

Councilman Drale moved to dispense with further reading of the Ordinance.

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

Councilman Drale moved for adoption of Ordinance No. 848 at its second and final reading.

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

ORAL COMMUNICATIONS

City Attorney Remelmeyer reported that at the last meeting of the Planning Commission, they had recommended sending to the Council, without recommendation, a proposal for Change of Zone from C-1 and C-2 to P-1 (Parking) on certain lots in downtown Torrance, with a legal opinion on this proposed Change of Zone from the City Attorney.

Attorney Remelmeyer asked the City Council if they want a legal opinion on it, saying it should be up to them to decide.

Councilman Drale said he would think when the Council gets the recommendation from the Planning Commission, they should also get a written opinion from the City Attorney at the same time.

There were no objections and it was so ordered.

Councilman Benstead said this would dispense with a lot of work.

Mayor Isen said the Ordinance could not be authorized until a Hearing has been held, pointing out that this will first come to the Council for the date of the third and final Hearing to be set.

Chief of Police Haslam said a rumor had reached him that plans are being made for a celebration of the All America City Award which might cause administrative problems in neighboring areas, and said if this is so, the administrative officials of those areas should be notified so preparations can be made for the control of such demonstrations.

Mayor Isen said he thinks that is only a rumor, but that if it is so he is sure the leaders of such plans will be advised of this recommendation of the Chief of Police.

Councilman Blount brought up the matter of the building in WALTERIA which is known as the old "Japanese Church". He said some time ago there was a letter from the WALTERIA Civic Association asking this property be cleaned up. Councilman Blount had examined this property today, and reported he found it in a deplorable condition, even though it had been boarded up by the City. He understood this had been turned over to Mr. Beasley to follow up on, and he reported that the WALTERIA Civic Organization is unhappy with that solution. He asked what can be done about it.

City Attorney Remelmeyer said he had called a meeting of the interested ladies, including Mrs. Slonecker, who had written the letter, and informed them that there are only two ways we can get rid of the building. One, he explained, is through a violation of the Building Code, and the other is as a nuisance. The City Attorney reported further that he had investigated the possibilities of condemning the building under the Building Code, and Building Superintendent Russell had said he did not believe it would be a structural hazard; further, the Fire Chief did not believe it to be a fire hazard; the Health Officer had refused to classify it as a health hazard. None of the ladies at the meeting would sign a complaint against the building on the grounds of it being a nuisance. Therefore, the City Attorney concluded, he does not know what can be done about the building.

Again last week, Attorney Remelmeyer said, Mr. Pannel had called a meeting of those ladies, and again they refused to sign the complaint on the grounds that the building is a nuisance. As a result, nothing has been done.

Councilman Blount said it is not a church and has not been used as a church for years, but was used as a residence for quite a period of time. He suggested the tax rolls be checked to see if a church exemption is being claimed, and if so, the City Attorney see if something could be done on those grounds.

Councilman Drale agreed with Councilman Blount, as did Councilman Jahn.

Mayor Isen suggested going deeper into the problem.

Councilman Blount moved the City Attorney investigate the tax position of the property.

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

Mayor Isen asked City Attorney Remelmeyer if it would be possible for the Council to declare the building a public nuisance.

City Attorney Remelmeyer said yes, but that there would still have to be a complaint brought. He said a nuisance complaint should be signed by someone who knows of the nuisance, and the people involved would not do it.

Councilman Drale suggested finding the man who owns the property to see if this can't be worked out. He asked who owns the property.

Councilman Blount said a man of Japanese ancestry who lives in San Pedro owns it. He suggested the other Councilmen look at the building.

Mayor Isen said if the building is as bad as is alleged, it must violate some Ordinance.

Attorney Remelmeyer said he would not suggest the City go into this; he believed the public nuisance action would be better.

Planning Director Powell came forward and asked if he might have an opportunity, during the next week, to look into this and, with Council permission, canvass the Japanese in WALTERIA and ask them to see if they can do anything to get the owner to clean up the property.

Mayor Isen said this was an excellent idea, and it was so ordered.

Mayor Isen directed that this be on the Agenda of the next meeting.

Councilman Blount asked the City Manager if the contract for the sprinklery system in the new Civic Center had been let, expressing his opinion that we have a very poor landscaping job in the new Civic Center, and are being a nuisance to our neighbors on Maple Avenue.

City Manager Stevens said the sprinkling system is being engineered. Councilman Benstead asked if this is being done for a fee.

The City Manager said no, it is being done by a firm which will turn the plans over to us, and then bid on it in competition with other firms. This will save the City a large sum of money.

The City Manager said bids would be called on the sprinkling system after the City receives the plans.

Councilman Blount said he would like to have the Council consider some sort of noise abatement ordinance. There are so many sirens on Torrance Blvd., and on Arlington Ave. - many of which he interpolated, he has been told are unnecessary - that people do not pay attention to the sirens. He called attention to the fact that an ice cream vendor's chimes had disturbed this meeting tonight, even though he believes we have an ordinance which prohibits the use of such advertising media after 7:00 P. M.

There being no objection to the suggestion, the Mayor referred the suggestion to the City Attorney.

Councilman Blount referred to a Navy practice of reading up on rules and regulations at stated intervals, and said he would like to follow that practice tonight by reading from the City's Charter, Article 7, Section 5, Sub-Section C, which he did. This refers to the complete freedom of the City Manager from direction or coercion in the matters of employment or discharge of personnel, and in the purchase of materials.

Mayor Isen asked the City Manager if he had any complaints.

City Manager Stevens said he had not asked this be read.

Councilman Blount agreed the City Manager had not asked that this be read, and said he had read it on his own responsibility.

Councilman Jahn reported he had made three suggestions at a special meeting between the City Council and the Airport Commission on Thursday, December 20, 1956. He moved these be sent to the Airport Commission for consideration at their meeting of Thursday, December 27, 1956, and listed his suggestions as follows:

1. Installation of a control tower and personnel;
2. Runway lights and beacon;
3. Touch-and-go strip on the north side of the present runway.

Councilman Drale asked the City Manager how much this would cost.

City Manager Stevens said there is enough money in the Airport Fund to pay for these improvements.

Councilman Jahn repeated his motion.

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

Councilman Jahn said along the same line, he would like to move they consider setting out a tie-down area to try and alleviate car traffic on the taxi-way.

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

Councilman Jahn moved a survey be made and sent to the Council as to the comparative cost of post traffic signals and the 'hanging-in-the-middle' traffic signals.

Motion seconded by Councilman Blount.

Councilman Jahn said he realized there will be a variation in the cost of installing the signals at different locations, but said he would like a close estimate of the difference.

Mayor Isen said he would like to know the cost of replacing the entire system with the modern, post-type traffic signals.

Councilman Jahn included that in his motion.
City Manager Stevens said the signals cost from seven to twenty thousand dollars.

Councilman Jahn said he wants something general in the middle without going to \$20,000.00.

There were no objections and it was so ordered.

Councilman Jahn moved it be made a matter of policy that all new installations of traffic signals be the post type.

Motion seconded by Councilman Blount.

Councilman Benstead said we should have the cost comparison first.

Councilman Benstead moved to table the motion.

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

Mayor Isen said the motion to table would be effective until the Council has the survey they have asked for.

Councilman Jahn said at the last meeting we made a motion concurring with the recommendation of the Traffic Commission concerning a left turn on Pacific Coast Highway, which he voted against. He knows of no alternative to that motion, he said, but informed the Council some other solution had better be worked out. About 1400 families are going to be very unhappy because they must use either Paseo de Gracia or Calle Mayor, and this will become a grievance. He asked for some other solution to the problem.

Councilman Drale said the State's recommendation there is not consistent, and suggested that if they were consulted and shown the situation and examples were cited, perhaps they would be willing to change their recommendation.

Councilman Blount said he voted for the Traffic Commission's recommendation because the police in the City think it will promote safety.

Councilman Jahn agrees, but said he would prefer not to discriminate against Paseo de Gracia.

Mayor Isen said he had gone over there today and is very disturbed about it, because it would put all the traffic in and out of the area on only two streets. He thinks this should be referred back to the Traffic Commission for another study.

Councilman Jahn moved to refer this back to the Traffic Commission for re-study.

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

Mayor Isen thanked the press for respecting the secret about the All America Cities Award, saying their action speaks very highly of their ethics. Mr. Horlander and Mr. Fitzgerald, representing the Chamber of Commerce, have gone as far as they can secretly to enlarge the base of the Committee to include every activity in our City. They have sought out every organization, and if any organization was overlooked, they are assured this was inadvertantly done, and their help is wanted. An effort was made to contact all churches, labor groups, PTA's, etc., and to let them in on the secret and ask them to participate. A meeting was held here last Thursday, and the representatives of these groups were asked to attend the meeting here tomorrow night. After tomorrow, the Mayor said, it will be much easier to follow through on what these men are trying to do, and every organization should participate and is wanted in this group.

Mayor Isen said the Council had held a protracted Pre-Council meeting discussion with men from the Fire Department regarding the problems of a fast-growing City and the problem of step-up pay, as shown in Resolution No. 1614, passed in October of 1943. Out of that meeting there will have to be a solution which will apply to all Departments which have the same problem. Mayor Isen said Resolution No. 1614 appears to him to be a handi-cap. He suggested that at the very earliest convenience, the City Manager, the Chief of the Fire Department, and the Chief of Police, two employees

from each of those Department, and two employees from other Departments who feel they share this problem, meet with Councilman Benstead and Councilman Drale, and try to work out a satisfactory solution to the problem. In October, 1943, as the Mayor recalled, wages were very low and the Resolution has been followed in some instances and not in others. The Mayor said he felt we would get off to a better start toward solution of the problem if it was not pointed out we had Resolution No. 1614.

Mayor Isen moved to rescind Resolution No. 1614.

Motion seconded by Councilman Jahn.

Councilman Drale asked why this could not wait until after the meeting had been held.

Mayor Isen said he feels the group at the meeting may want to re-frame the entire Resolution.

Councilman Drale said they may want to use this.

Mayor Isen said he did not think it would be needed.

Councilman Drale did not want to say the Mayor was right or wrong, but a Committee was appointed to work this out, and he asked if the Mayor did not think they should do it.

Councilman Benstead said he felt the Committee should have something to work by; that would be just adding fuel to fire, he added.

Councilman Drale repeated that the Committee was supposed to work out a solution. He said they may still want that Resolution.

Mayor Isen said he did not see how it could be binding to the Council if they did not believe in it.

Councilman Drale said he does believe in step-up pay. He asked how long an employee should have to do work before he gets the pay. He did agree with the point on the firemen who work 24 hours a day whereas other employees only work 8.

Councilman Benstead moved the question.

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

Resolution No. 1614 was ordered repealed.

Councilman Drale said where policy has been set, the City will have to follow through until a new Ordinance has been prepared.

Councilman Benstead moved all bills properly audited be paid.

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

Councilman Jahn moved to adjourn to 5:30 P. M., Wednesday, January 2, 1957.

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

The meeting adjourned at 10:00 P. M.

APPROVED:

By


I. J. HALLANGER

Deputy City Clerk of the City of Torrance



Mayor of the City of Torrance