

Torrance, California  
February 13, 1957

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, February 13, 1957, in the Council Chamber, City Hall, Torrance, California.

Those responding to roll call by Deputy City Clerk Hallanger were: COUNCILMEN: Benstead, Blount, Drale, Jahn, Isen. ABSENT: COUNCILMEN: None. City Manager Stevens and City Attorney Remelmeyer were also present.

At the request of Mayor Isen, Mr. James M. Hall, former City Attorney, led the salute to our Flag.

The meeting was opened with an invocation by the Reverend Milton Sippel.

Councilman Benstead moved to approve the Minutes of the February 5, 1957, meeting of the Council as written.

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

HEARINGS:

Mayor Isen said there was a continued Hearing on the operation of a trash dump at 174th and Western tonight, and asked if anyone was present who wished to be heard on this.

No one came forward.

Mayor Isen said he hopes this case has been ironed out and there will be no more difficulty there. With permission of the Council, the Mayor suggested this be put off, to be back on the Agenda if there are any more complaints approved by the Fire Department and Health Department.

Councilman Jahn moved this Hearing be closed.

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

Mayor Isen announced this was the time and place for the Hearing on condemnation action by the City against approximately 50 acres adjoining the Civic Center for park and other public purposes. This Hearing was brought about by a request from J. S. Belond, President of the Belond Manufacturing Corp., for information regarding his land, which is a part of this 50 acres, which he bought for the purpose of erecting a muffler factory.

Deputy City Clerk Hallanger presented the Affidavit of Publication of Notice of Public Hearing, which was accepted and ordered filed.

Mayor Isen said he would like to make a short statement. He recalled that when the Civic Center was originally proposed at this location, there was some opposition, but now we have our beautiful Civic Center and everyone is happy about it. The area behind this Civic Center is zoned for heavy manufacturing. A majority of this Council, some time ago, voted to commence condemnation proceedings on that land, comprising 50-plus acres. At that time, they found that Mr. Belond had purchased 10 acres immediately adjacent to the new swimming pool. He intended to erect a factory there to manufacture automobile mufflers.

Mayor Isen asked if Mr. Belond or a representative was in the audience.

There was no reply.

Mayor Isen said that Mr. Belond, his attorney, Councilman Jahn, City Manager Stevens, City Attorney Remelmeyer, and himself had held a meeting to discuss this. Mr. Belond said he had planned to install his factory on the land, using a 200-ton press, and very willingly said that this type of press would make a lot of noise, and said he did not want to be a nuisance to his neighbors.

Mayor Isen asked the City Attorney for corroboration of his statement, and the City Attorney gave it.

At the request of the Mayor, Deputy City Clerk Hallanger read in full a letter from the City Manager under date of January 18, 1957, to the Council, telling them Mr. Belond had contacted him and requested the City make known its intentions on the land so that he might plan for the future.

Mayor Isen said while he did not know Mr. Belond's intentions, he did know he owns the land and is in the business of making automobile mufflers.

Mayor Isen asked if there was a representative of the AT&SF Railway in the Council Chamber, but there was no reply.

Mayor Isen said that as the City has acquired this site, it appeared to him and a majority of this Council they should look to the future and expansion of the Civic Center. If the property is used for other than civic purposes, it will be gone forever so far as the City is concerned. We look forward to a City of over a hundred thousand people, and we will regret it if that property is not made a part of the Civic Center. Therefore, this meeting was called tonight.

Mayor Isen concluded his remarks by saying he favors having industry in Torrance, although he has had arguments as to the type of location of industry locating here. Further than that, he said it would behoove this City Council to plan for the future of our City.

Mayor Isen asked if any of the Councilmen wished to make a statement at this time, and when none of them did, he asked Deputy City Clerk Hallanger to read in full any communications received regarding this matter.

Deputy City Clerk Hallanger read in full the following communications:

1. A letter dated February 4, 1957, favoring the condemnation action, from L. A. Gitschier of 1303 Acacia Avenue;
2. A letter favoring the condemnation action from Wayne L. Wood of 21226 Grant Ave., not dated;
3. A letter from Douglas J. Horlander, 20605 Madrona Ave., dated February 10, 1957, pointing out that Torrance still has plenty of room for industry and favoring the park condemnation;
4. A letter submitted by Herma Tillim, Chairman of the Parks & Recreation Commission, addressed to her by Mrs. K. C. Moe, 22529 Warmside Ave., dated Feb. 13, 1957, favoring the condemnation for park purposes;
5. A letter submitted by John Kesson, President of the North Torrance Imp. Ass'n., Inc., (sic) dated February 6, 1957, opposing condemnation of this land;
6. A petition submitted by Thomas Fitzgerald of 1120 Maple Ave., which he said bore 339 signatures, opposing factories in the area bounded by Torrance Blvd., Hawthorne, Maple, and north as far as the Dominguez water reservoir, and asking that a park be established in at least part of that area;
7. Resolution protesting the condemnation of industrial property for park purposes, submitted by A. E. Thompson, President, for the Chamber of Commerce; the Resolution said they favored creation of parks so located and of such size as not to unduly reduce tax revenues.

Mayor Isen requested Planning Director Powell to show the audience a map which was prepared by Mr. Powell showing the area involved here.

Mr. Powell displayed the map, which was a marked map showing the area now owned by the City and that proposed to be condemned.

Councilman Drale asked how many acres are in the present Civic Center site.

City Manager Stevens said 26-plus acres.

Councilman Drale asked how many acres are presently used by the City Hall, Police Station, the projected Court House, and the swimming pool.

Planning Director Powell said about 10% of the land.

Councilman Drale asked how far the Belond land is from the swimming pool.

Planning Director Powell said he believed it is about 300 feet away. City Engineer Bishop said he had paced this off, and it is over 350'.

In reply to a question from the Mayor, Planning Director Powell said the land owned by Belond does parallel Maricopa, across from the new tract being developed at the northwest corner of Emerald and Madrona, and is in an M-2 zone.

Mayor Isen asked if there is land available to the north of the 52 acres.

Planning Director Powell said there is, and to the east, there is more land, north of Maricopa and extending to Crenshaw.

Mayor Isen asked Planning Director Powell if the land in the Victor Tract, recently annexed to the City had been zoned for industry, and Mr. Powell said it is zoned M-1.

In reply to a question, the City Manager said that comprises about 600 acres.

Mrs. Tillim asked again what acreage is presently developed in the City's Civic Center site, and Mr. Powell repeated his statement that it is about 10% of the land owned by the City.

A man in the audience asked the total amount of industrial property north of the Civic Center, including the 52 acres, and Mr. Powell said there are about 180 acres in the immediate area.

Mayor Isen called for communications from the audience.

City Manager Stevens asked to report to the Council that Mr. Belond had telephoned to him and asked him to say he had received notice of this hearing, but would be out of town, but has given up the idea of building the factory on the 10 acres he owns here.

Councilman Benstead asked if he had said why.

City Manager Stevens said Mr. Belond had said the controversy had made up his mind it would be better not to build on that 10 acres.

Mayor Isen asked the City Manager to acknowledge the telephone conversation by letter to confirm it.

Mayor Isen recognized Mr. Don Mathews, President of the Walteria Businessmen's Association, complimenting him and his organization upon the fine Scout Center which they had built and dedicated recently.

Mr. Mathews thanked the Mayor, and said he is here as a private citizen. He spoke in favor of acquiring the land, pointing out the many disadvantages of having industrial development next to the Civic Center. He pointed out the City's need for recreational facilities.

Reverend Milton Sippel, minister of the First Christian Church, spoke in favor of acquiring the land for City use.

Mrs. Vickie Feldon of 815 Fonthill, representing the Madrona PTA, spoke in favor of acquiring the land for the City's use.

Mrs. Feldon then spoke as a representative of the Torrance Art Group, favoring acquisition of the land for development as part of the Civic Center.

Mrs. Feldon then spoke as a private citizen, favoring the park site and condemnation of the land by the City.

Mrs. Medved of 912 Crenshaw, spoke in favor of condemning the land and developing it as a recreational area.

J. A. Beasley of 24240 Ocean spoke in favor of the City acquiring the land, pointing out our need for other City buildings, recreation space and buildings, etc.

Mrs. Herma Tillim, Chairman of the Parks & Recreation Commission, spoke in favor of acquiring the land for the City's use. Mrs. Tillim said the Commission favors this move, and that at present a professional analyst is working for the City to determine the City's park and recreational needs.

Mr. James Howe of 804 Maple Ave. spoke in favor of acquiring the land for the use of the City, and said he thought a bond issue for this purpose would easily pass if voted on.

Mr. John Fitzgerald of 1124 Maple Avenue spoke in favor of the City acquiring this land.

Mr. John Warnock of 3241 Opal spoke in favor of acquiring the park site, citing the growth of the City and the inadequate park space now owned by the City.

Mrs. J. A. DeJaifre of 951 W. 204th St., said she and her husband are

buying a home near this area, spoke in favor of the City acquiring the land, and told of the loss of value of residential property near industrial property.

Mr. R. Stewart of 3234 Torrance Boulevard spoke against allowing the property to be developed for industrial use.

Mrs. William Marlowe of 1115 Hickory, who said she is active in Scout work, spoke of the City's need for recreational centers and against allowing industrial development of the area.

Mrs. Alice Hammond, who said she is a parent and a teacher, spoke of the City's need for recreational developments, and opposed industrial development of land so urgently needed for the City's use.

Mr. Dan Fisher of 3213 Sonoma asked how Torrance's recreational facilities compared with those of other cities of comparable size, and when the Mayor told him they compared very poorly, Mr. Fisher spoke in favor of the City acquiring the land.

Mayor Isen told the audience of the parks presently owned by the City, naming Arlington Park, Walterial Park, McMasters Park, and small parks donated to the City by subdividers, and the El Nido park. He explained that a park program is presently under study.

Mrs. Cass McVey of 3825 W. 176th St., spoke of the City's need for cultural and recreational centers, and favored acquisition of the land.

Mr. James Hall of 624 Calle Miramar spoke against acquisition of the land for park development, asking 1) where the City would get the money; 2) where would the City get the money to develop the property; 3) where the City would get the money to maintain the park.

Mayor Isen said if the land is acquired, a bond issue will have to be voted; he said development of the land is planned on a long-range basis.

Mayor Isen asked the City Manager what the increase in the City's income had been between the two last fiscal years.

The City Manager said it is over half a million dollars.

Mayor Isen said this is just a beginning.

Mayor Isen asked Mr. Hall if he would favor heavy industry in the area under discussion.

Mr. Hall said he would not favor certain heavy, unsightly industries, but would favor industries which would not have nuisance value.

Councilman Jahn asked if any debate could wait until after everyone in the audience has spoken.

Mr. Dave Figueredo of 1730 Date St. spoke in favor of acquiring the land for use of the City, citing certain examples on industrial development in residential area.

Mr. John Mulvihill of 3765 W. 171st St., suggested that a compromise be worked out. He favored the City acquiring the land, and said he thought if every father in the City was approached and would contribute \$1 per child it would help with the purchase of the land. He, as the father of six, offered to contribute \$6 to get this started.

Mr. Wm. Tillie of 1017 Kornblum spoke in favor of the City acquiring the land.

Mr. Milt Hunter of 16759 Falda, a Director of the Chamber of Commerce, spoke in favor of industrial development of the land. He asked how long it had been zoned M-2.

Mr. Powell said since 1949.

Mr. Hunter said parks are needed in all areas of the City, at more convenient locations.

Mr. Fred Mill, 1524 Border, representing the Torrance Industries Tax Committee, who said his home is in Palos Verdes, favored development of small neighborhood parks rather than this large central park. He elaborated upon the many benefits industry has given the City, and pointed out the tax advantages of having industry develop the site in question.

Mr. Fitzgerald asked how much Mr. Mill's firm, the National Supply Co., had paid in taxes to the City, questioning the benefit of such an operation.

Mr. Mill said it is close to a quarter of a million dollars. He said if the proper industry is placed on this land, it could be of great benefit to the City. He said the Planning Commission could and should

exercise great care as to the industry they allowed to go on that location. Mayor Isen asked Mr. Mill if he did not agree that Arlington Park is inadequate for the central portion of Torrance.

Mr. Mill said he did agree.

Mayor Isen explained that large parks in the north and south sections of the City are contemplated, and that it is felt the Civic Center needs further development and will need more in the future.

The Mayor said that there will be even less room for development later, and he feels this opportunity should not be lost to the City.

Mr. Mill said he felt there should be more information available on the matter, that he feels everyone needs more information.

Mayor Isen said he felt a Committee would be in order to work this out.

Councilman Blount asked if he could have the privilege of debating this question with those of the audience who spoke, and Mayor Isen said he could.

Mr. Paul Loranger, 1640 Cabrillo, a member of the Chamber of Commerce, spoke in favor of having parks, but suggested waiting for the survey the City is having made before making any decision. He said industry is not necessarily a nuisance to surrounding areas, and said he could not favor condemning this land.

Mr. Fisher asked why the Chamber had not taken a positive approach toward parks rather than a negative approach.

Mr. Loranger said he felt they had.

Mrs. Tillim presented an interim report to the Parks & Recreation Commission from the firm making the survey for the City, saying their report on this one park area could not be separated effectively from the other needs of the City, and they will present a total plan which they anticipate will be ready on or before April 1, 1957.

Mr. A. E. Thompson of General Petroleum, who said he makes his home in Palos Verdes Estates, asked to clarify the attitude of the Chamber of Commerce. Their concern is simply that this land being considered for condemnation is some of the most important property in the City, and this will remove it from the tax rolls. They favor adequate parks, and feel that by proper planning sites could be selected that would be less costly.

Mr. Thirvin Fleetwood of 3637 W. 182nd St., said he believed this adds up to a planning problem. He approved the idea of a committee being appointed to try to work out some solution. He suggested the study being made at present by qualified analysts should be received and studied before any final decision is made.

Mr. Paul Loranger said the amount of M-1 property left in the City should also be pointed out.

At 9:40 P. M., Mayor Isen declared a recess, with the Council reconvening at 9:50 P. M.

Mayor Isen asked if anyone else wished to be heard.

Mr. John Fitzgerald said he feels the City is only getting a most unsatisfactory return in sales tax, and that he thinks this can be built up to surpass the taxes received from industry. He said the land has changed in value and use potential since it was given to the Santa Fe railway.

Councilman Blount said he did not believe in putting everything we have in one place. He believes in recreation, but he felt we should have smaller installations all over town rather than having this land all in one place. He said he could not agree with taking the most expensive land for that purpose. He said he could not agree with using the City's money for it. The City must and will have commercial growth, he said, and the schools have to depend on taxes, too. He questioned Mr. Horlander's statement that there is a lot of land for industrial development in the City, and said he would like to have it pointed out to him. He believed to put a cloud on a man's property without paying him is not right; he did not know how the City can afford the 50 acres either for future growth or for a park. He believed the City should immediately remove the cloud on the property and get together with the land owners, the Planning Commission, and City representatives and work out some satisfactory compromise.

Councilman Blount moved to remove the condemnation proceedings that now exist on the ground north of this Civic Center area.

Motion seconded by Councilman Drale.

Councilman Jahn moved a substitute motion, that the Mayor appoint a Committee to seek out and try to arbitrate with Santa Fe to work out a satisfactory solution, namely, to acquire a buffer strip for the Civic Center for park purposes and buying the property for a reasonable price and they to get acceptable use for the industrial property remaining.

Councilman Blount said he would second the motion if Mr. Jahn would specify that the Council should appoint the Committee. He said he did not believe the Mayor should be the sole appointing power.

Councilman Jahn said the Mayor should make these appointments with concurrence of the Council.

Councilman Blount said he would prefer the appointments to be made by individual Councilmen.

Mayor Isen seconded the motion, saying he would make the appointments with concurrence of the Council.

Councilman Jahn asked the City Manager if it is not 1386' from Maple Avenue to Madrona.

The City Manager said it is 1386' from Maple Avenue to the Santa Fe right of way.

Councilman Jahn said our northerly line is the northerly line of Maricopa, and asked the City Manager the depth of the balance of the property.

City Manager Stevens said it is about 1750', and narrows down.

Councilman Jahn asked the City Manager if each 100' of depth would make about 3 acres, and the City Manager said yes.

Councilman Jahn asked Recreation Director Van Bellehem what the approximate cost per acre would be for improving the park.

Mr. Van Bellehem replied that to fully develop it, the cost would be about \$50,000 per acre. He pointed out and emphasized that this was a 'horseback figure'.

Councilman Drale said he had a letter which was marked confidential concerning the property. It contains the figures of a qualified appraiser regarding the value of the land. He said he felt the citizens of Torrance should know that in October of 1956, Mr. Martin, the appraiser, had placed a value of \$18,500 per acre on the 52+ acres. He said this would make the land in question worth nearly a million dollars, and that since the time the appraisal was made, the value has risen even higher. He said that while this might be a long-range plan, the City would have to pay cash for the condemned property. After a certain period of time, when the court decides how much the land under condemnation is worth, we have to deliver cash or pay damages, he said. The appraiser said the owners of the land would probably receive judgement in excess of a million dollars. He said some time ago an estimate was made for a bond issue for parks of about \$8,000,000 to develop the property. He felt that as a Councilman representing the citizens of Torrance, he would not want to raise the taxes to support such a bond issue, saying the taxes would have to be raised another 75¢ or \$1 to support this. He said the whole Council is aware of the recreational needs of the City, but he does not feel it would be fair to let them develop a park in central Torrance larger than the parks in the north or south section of the City. He said North Torrance, which contains about 1/3 of the City's population, has only McMasters Park, which is small and inadequate, and Walteria and Hollywood Riviera have very small parks. He said he thought it would be out of line to raise the taxes to support such an issue.

Councilman Benstead said he is not afraid of the program. He reminded everyone that there had been opposition to the formation of the Metropolitan Water District on almost these same grounds, and that now we could not develop without it. When we thought of the new Civic Center, there was opposition to it. Everyone now seems to be speaking of parks and parks only, he said, but he did not think it is the intention of this Council to buy the land for that use. He said he thought they want to work out some program looking to the future to what we will need. He said he thought the motion that has been made is fair and that some conclusion can be reached in this matter.

Mayor Isen said he thought any fair minded person listening to the discussion this evening would join him in refuting the statement made by Councilman Blount that he himself felt any bias. He said he had called this Hearing to find out what the people want, and has listened to both sides of the argument. He questioned Councilman Drale's estimate of the tax increase. He pointed out that Torrance has a very small indebtedness for the City, and that such indebtedness is restricted by law. When he spoke of a long range program, he said he was speaking of the improvement of the area. He did think this needed looking into, especially since Mr. Belond has forced the issue. While the land has been appraised at \$18,500 per acre, the Mayor questioned whether any suitable land could be found for less.

Councilman Drale said he could move for a division of the house and to remove the Mayor as Chairman.

Mayor Isen said all acreage land is expensive, that he had it on good authority that land for a park in the southern section of the City is now worth \$13,500 an acre. The City has a great opportunity in this wonderful site here. There is no argument that central Torrance and other sections of the City need parks. Anything that is built will be for all the residents of Torrance. If problems arise in some other area after we get the opinion of the experts now employed by the City, we will have public hearings on them. There will be no preference shown. When we have the opportunity before us for expansion of this Civic Center site, he said he felt we should take it. He said a library could be built there, financed by the County as a library is now being built in Manhattan Beach; a youth and adult recreation center should be built here. No one will argue against an auditorium on this site. He said all this information should be sifted and the report from the experts should be studied, and a report come to this Council with park recommendations for the rest of the City. With the concurrence of the Council, Mayor Isen appointed the following Committee: President Bert Lynn of the Planning Commission; Mrs. Herma Tillim, Chairman of the Parks & Recreation Commission; Mr. A. E. Thompson, President of the Chamber of Commerce; Mr. Mill of the Torrance Industries Tax Committee; a representative of the AT&SF Railway; Mr. Fitzgerald as a representative of the residents of the area, and himself. Mayor Isen said he hoped something could be worked out.

Councilman Blount asked to have the motion read, which was done.

Councilman Blount asked the City Attorney if this motion would remove the cloud on the property.

City Attorney Remelmeyer said that would not be removed unless the condemnation was dropped.

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

Mayor Isen moved to appoint the following Committee, as mentioned before, with the concurrence of the City Council: Mr. Lynn, Mrs. Tillim, Mr. Thompson, Mr. Mill, a representative of Santa Fe Railway, Mr. Fitzgerald, and himself.

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

Councilman Drale objected to the appointment of himself made by the Mayor, saying he should appoint a neutral Chairman for that Committee.

Councilman Jahn moved the Hearing be closed.

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

At 10:20 P. M., Mayor Isen declared a recess, with the Council reconvening at 10:30 P. M.

Mayor Isen said because some of the people here had waited so long, he was pleased to take out of order the items in which they were interested. The first item taken up was No. J-2 on the Agenda, as follows:

J-2: Second report from R. W. Bishop, City Engineer, regarding drainage at rear of Medical Center, Palos Verdes and Lomita Boulevards, Schandling & Seal, Contractors.

A letter dated February 8, 1957, from the City Engineer was submitted at the previous Council meeting saying he had not been able to reach any agreement on this with Schandling & Seal, the contractors, but that a letter for distribution to the Council would be presented on February 13, 1957.

A letter from Irving Schandling & Co., signed by Irving Schandling, dated February 8, was distributed by the City Engineer. Mr. Schandling, while disclaiming any liability in the matter, offered to contribute labor and material, not to exceed \$250 to the storm drain.

Mayor Isen said perhaps the residents of the area would contribute the rest of the drainage cost.

Mr. Capps of 5209 Milne Drive said they would not; he said he was led to believe he would receive copies of all the correspondence on this and he had not. He said when he bought his house, the land where Schandling & Seals had built the medical center was 50' below his property level, but now it has been built up until it drains to his property. He said the residences were there first, and would not want to pay for the drainage.

Mayor Isen asked why the City Engineer had first suggested the City put in the drain, or at least furnish the labor and material.

City Engineer Bishop said it seemed to him it would be a service to remove a nuisance factor. He said the drainage as it is might be legal, but it is a nuisance to the residents of Milne. Schandling & Seals have agreed to furnish \$250 worth of the labor and material, and he said he believed the total cost of this would not exceed \$500.00.

Mayor Isen asked why the residents had not received copies of the correspondence, directing the question to Mr. Bishop.

The City Engineer said he had not realized his department was to furnish these copies, but would be very glad to.

Councilman Blount asked for a contour map of the area in question, so the Council could see the original contours of the land before any building was done there, and asked the City Engineer how he knew the present drainage was the natural drainage.

City Engineer Bishop said he knew from personal observation, and this was the original contour before the development went in.

Councilman Blount asked to see the contour map again, saying he felt the statement made by the City Engineer was his personal opinion only.

Mayor Isen noted the City Engineer's statement that he and the City Attorney felt this was not the City's responsibility, and asked the City Attorney if that was so.

City Attorney Remelmeyer said it was.

In that case, Mayor Isen said, the offer of Schandling & Seal should be accepted, providing the other affected parties pay the balance.

Mr. G. Schmidt, 5127 Milne Drive, protested; he did not believe the present drainage to be the natural drainage, and said every drop of water from the medical center would drain on to his property.

Mayor Isen told Mr. Schmidt that is a civil matter.

Councilman Drale asked if the City would become liable on this.

City Attorney Remelmeyer said he went over the facts and reached the conclusion that the City is not liable.

Mayor Isen said he could only listen to the City Attorney, and the Councilmen cannot make a gift of public money.

Mr. Schmidt said there was supposed to be an alley at the back of his property, and the City has an easement for it.

Mayor Isen offered to hold this over if Mr. Schmidt wished, to give the residents an opportunity to talk to the City Attorney.

Mr. Schmidt declined the offer, saying the City was supposed to put in an alley and drain.

Councilman Benstead asked the City Manager if the City has an easement for an alley there.

The City Manager said no; he said there is an easement for a drain. He said as he remembered the original contour map, the water is not being diverted, but is following the original contour of the drainage, and said that is why there is the 6' easement for a drain. He suggested the City Engineer bring the map here so the Council could see it.

Councilman Jahn said the builder of the medical center had lowered his development at the request of the residents, and all this has come about by the fulfillment of their wishes.

Mr. Capps said he bought his property there in 1952 and was told by the builder there would be an alley there. He said he thought a proper driveway should go in, and not be against their fences.

Councilman Jahn said he has been out there about three times, and asked if the redwood fences are not on the residential property, but 1' over the line by some error.

Mr. Capps said the residents do not believe so. He said there are survey stakes there which were there from the original survey, and show the redwood fences are about 2" inside their property.

Councilman Blount read a statement from the Staff Minutes to the effect that these fences are on the Schandling property.

Mr. Capps repeated that the residents do not feel that is so.

A man in the audience said in 1953 the Building Department had refused him a permit to build a fence because there had to be a drain and 'alley'. He said they turned the fence over to a contractor, who got the permit and built the fence.

Mayor Isen asked if this case is different than the one on Onrado.

City Manager Stevens said there was going to be an alley, then that was held out of the subdivision and much later the commercial development went in. He said he did not think it would have taken care of the drainage, and the drain would still have had to be there.

Councilman Jahn asked what would happen if we accept the contractor's offer and the City furnish the rest of the labor and material, and whether this would be accepting responsibility.

City Attorney Remelmeyer said it would be possible, under those circumstances.

Councilman Drale asked who owns the easement, and the City Engineer said it is a City easement.

City Engineer Bishop had the original contour map with him, and the Mayor asked him what drainage was shown.

City Engineer Bishop said the drainage is the natural drainage as shown on this map, as he reported earlier.

Councilman Jahn asked if Schandling & Seals have put in the curb needed, for water diversion.

The City Engineer said he was not sure.

A man in the audience said the easement is there and belongs to the City.

Councilman Drale asked City Engineer Bishop if the easement will take care of the water without diversion to any other property.

City Engineer Bishop said it could.

Councilman Drale moved to accept the offer of Schandling & Seals to give \$250 in labor and materials toward this drain, and the City to do the rest of the work, at a total cost not to exceed \$500.00.

Councilman Drale said if the City Engineer says this will take care of it, the Council should listen to his recommendation.

Councilman Blount seconded the motion.

Mayor Isen asked Councilman Drale to amend his motion to specify that Schandling & Seals put in their curb as the City Engineer says.

Councilman Blount withdrew his second to the motion.

Councilman Drale accepted the amendment to the motion.

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

Item G-3 on the Agenda, the application of Max S. Schreiber, General Mgr. of a bowling alley at Western & 220th, for a business license, approved by G. Whitacre, License Inspector and W. H. Haslam, Chief of Police, was the next item considered.

Mayor Isen moved to concur with the recommendation of the License Inspector and Chief of Police.

Councilman Blount seconded the motion, which carried unanimously by roll call vote.

Deputy City Clerk Hallanger read:

ORDINANCE NO. 856

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF CERTAIN PORTIONS OF PALOS VERDES BOULEVARD IN TRACT NO. 10300, IN THE CITY OF TORRANCE.

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

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

Councilman Benstead moved for adoption of Ordinance No. 856 at its second and final reading.

Motion seconded by Councilman Jahn.

Councilman Drale asked that the letter from the Southern California Gas Co., dated February 6, 1957, signed by Allen L. Cleveland, Mgr. of Land and Rights of Way, be made a part of the record, and it was so ordered.

BIDS AND/OR LEASE OF VEHICLES:

A letter dated February 13, 1957, from the City Manager, recommended that the City lease three Ford Pursuit 275HP sedans at \$0.074 $\frac{1}{4}$  per mile and six 144HP 6 cylinder Ford Sedans at \$0.04- $\frac{3}{4}$  per mile from Oscar Maples, Torrance.

The same letter recommended that the City purchase two trucks per specifications from Paul's Chevrolet, Model #10403, Chevrolet, total delivered price each, \$4373.96.

The letter also recommended the City purchase one Model No. A-50, price \$703.04, and one Model No. GAR-2, total delivered price \$668.72 from Gar Wood Industries, Inc., 4515 South Soto Street, Los Angeles 58.

A copy of the supporting information on the recommendations is incorporated in these Minutes.

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

Motion seconded by Mayor Isen.

Councilman Blount asked if one dealer was told to bid on 6-cylinder cars, and the other was not.

City Manager Stevens said he had not told anyone any such thing.

Councilman Blount asked who had handled this matter, and the City Manager said it was handled by Mr. Mansfield, his assistant.

Councilman Blount asked Don Mansfield about this.

Mr. Mansfield explained that the local dealers were told that there had not been time to get new specifications written, and yet he wanted to be sure to meet the necessary specifications. For that reason, we had used last year's lease, which was written by Mr. Hall and Mr. Remelmeyer. We wanted to get the most modern type of equipment for our police force. Consequently, our purchase requirements, which were current, were included in the invitation to lease as per last year's requirements. One of the dealers asked a question about this, and he had invited them to come in, which they did. This was discussed and he had told them he wished to compare lease with purchase. This was done, and Mr. Mansfield pointed out it was done by both dealers. It is obvious, he finished, that Oscar Maples was low on the six. For that reason, he felt no other recommendation could be made.

Councilman Blount asked if it would not be in the best interests of the City to have bids from each bidder on the same things.

Councilman Blount questioned whether bids on 8-cylinder cars could be compared with bids on 6-cylinder cars.

Mr. Mansfield assured the Council that there was no discrimination here, saying one of the bidders had bid on a six and the other had not, and read the substitutions suggested by the person who bid only on 8-cylinder cars.

Councilman Blount asked if the fact is that we have a bid for 6-cylinder cars from one dealer and not from the other, saying he could not accept such a bid as valid.

Mr. Mansfield pointed out there is here a saving for the City of \$225 per car.

Councilman Blount said both should have bid on the same thing, and he does not think this is fair.

Mr. Mansfield said our Police Department prefers Fords.

Chief Haslam, in answer to a query, said the Ford Interceptor is best for traffic work. When it comes to patrol cars, either make has been giving satisfactory service. So far as performance is concerned for patrol work, he said he would be satisfied with either of the two kinds of cars. Chief Haslam said he had recommended the purchase of not less than 3 nor more than 4 Interceptors. He had left it to the City Manager and the Council to decide on what other cars we get.

The Chief said he did not believe the operation of a 6-cylinder car to be much cheaper or more economical than the operation of an 8-cylinder car.

Mr. Mansfield told the Council what the amounts of money charged to the City for extra work on the cars had been during the past year.

Councilman Jahn asked if the bid instruction allowed for alternate bids, and Mr. Mansfield said no, but it has been the policy to accept them.

Mr. Mansfield said he had not prohibited anyone from making an alternate bid. He said Mr. Loranger had bid exactly as he was requested to do. Oscar Maples made the bid partially, and then put in an alternate bid and the alternate was so very low Mr. Mansfield had felt the City should take it.

Mr. Loranger pointed out to the Council that the purpose of getting bids was to get comparative prices, and comparisons between buying and leasing. He said it had been explained to him in that manner. He said he has served the City well in the past, and had not been told to bid on 6-cylinder cars.

Mayor Isen asked Mr. Miletich of Oscar Maples if he had been told to bid on 6-cylinder cars.

Mr. Miletich said no, but he had wanted to enter the lowest bid he could. He said he had put in an alternate bid because he had last year. He said he would furnish the cars as bid, and that there has been nothing underhanded about this.

Mayor Isen asked Mr. Loranger if anyone had told him not to bid on a 6-cylinder car.

Mr. Loranger said he had been told the City would like to have a comparison.

Mayor Isen asked Mr. Mansfield if he had recommended the cheapest car, and Mr. Mansfield said yes.

City Manager Stevens said they had promised to give us either 6- or 8-cylinder cars at that price.

Mr. Loranger said he had done the same thing last year at no more cost to the City.

Councilman Jahn moved the question.

Motion to concur with the City Manager's recommendations carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Drale, Jahn, Isen. NOES: COUNCILMEN: Blount. ABSENT: COUNCILMEN: None.

Councilman Blount moved the rest of the material on the Agenda be continued to the next regular meeting of the Council.

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

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

The meeting adjourned at 11:25 P. M.

A. H. Bartlett, City Clerk  
By J. W. Hallanger  
Deputy City Clerk of the City of Torrance

APPROVED:

Albert Isus  
Mayor of the City of Torrance

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BID RETURNS ON CARS

	Faul's Chev. Torrance	Oscar Maples Torrance	Bacon Sales Hermosa	Downtown Ford L.A.	Gen. Truck Long Beach	Cecil Thomas San Pedro	Gar Wood L.A.
<b>Item #1:</b>							
Model No.	1503	73A	73A	73A			
Price Each	\$1896.96	\$1909.00	\$1943.26	\$1899.00			
Sales Tax	75.88	76.36	77.73	75.96	No Bid	No Bid	No Bid
Del'd Price	\$1972.84	\$1985.36	\$2020.99	\$1974.96			
<b>Item #2:</b>							
Model No.	1503	73A	73A	73A			
Price Ea.	\$2045.16	\$1930.00	\$1965.00	1922.00	No Bid	No Bid	No Bid
Sales Tax	81.81	77.20	78.60	76.88			
Del'd Price	\$2126.97	\$2007.20	\$2043.60	\$1998.88			
<b>Item #3:</b>							
Model No.	10403	F800	F800	F800	453A-8	453-8A GMC	
Price Ea.	\$4,205.73	\$4290.00	\$4265.00	\$4307.00	\$4698.85	\$4559.00	No Bid
Sales Tax	168.23	171.60	170.60	172.28	187.95	182.36	
Del'd Price	\$4,373.96	\$4461.60	\$4435.60	\$4479.28	\$4886.80	\$4741.36	
<b>Item #4:</b>							
Model No.			Anthony 724-8*				A50
Price Ea.	No Bid	No Bid	\$658.00	No Bid	No Bid	No Bid	\$676.00
Sales Tax			26.32				27.04
Del'd Price			\$684.32				\$703.04
<b>Item #5:</b>							
Model No.			Lambert*				GAR-2
Price Ea.	No Bid	No Bid	\$636.00	No Bid	No Bid	No Bid	\$643.00
Sales Tax			25.44				25.72
Del'd Price			\$661.44				\$668.72

\*Alternate - same as Gar Wood