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Torrance, California
April 16, 1957

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in a regular meeting at 5:30 P. M. Tuesday, April 16, 1957, in the Council Chamber, City Hall, Torrance, California.

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

Mayor Isen commented that Mr. Carson had returned this evening to lead the Council and audience in the salute to our Flag, as requested at last week's meeting, and thanked him.

Mr. Carson led the salute to the Flag.

Councilman Drale opened the meeting with an invocation.

Councilman Jahn moved to approve the Minutes of the Regular Meeting of the Council held April 9, 1957.

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

Mayor Isen said that the Council had held in informal discussion with Mr. Hampden Wentworth of Longren Aircraft at a pre-Council meeting, discussing the following two items:

CASE NO. 217 - VIOLATIONS AT LONGREN AIRCRAFT PLANT: (Continued from Meetings of April 2 and April 9, 1957).

1. Letter from Hampden Wentworth, President, Longren Aircraft Company, regarding steps to be taken to eliminate violations; This was dated April 12, 1957, and contained their proposals on Parking, Sound proofing, Beautification, etc., as discussed with the Council.

M-3: Letter from the City Attorney submitting Resolution No. 3170, authorizing and approving certain assignments, leases and sub-leases in connection with the Airport Lease to Longren Aircraft Company. This had been held over from the meeting of the Council on April 9, 1957, for letters from John Howard and Longren Aircraft. This letter from the City Attorney, dated April 12, 1957, submitted the letter from Mr. Howard, who agreed that in no way would he be relieved of secondary liability to the faithful performance of the original land lease from the City of Torrance; and letter from Longren, dated April 10, 1957, agreeing to accept continuing responsibility for the property regardless of any subsequent sub-leasing arrangements.

As these matters had been under discussion when the Council convened, it was agreed to finish this discussion at this time.

Councilman Jahn said Mr. Wentworth had proposed to submit his soundproofing engineer's report on May 3, but that personally, he could make no commitments on anything coming in after that date. If the soundproofing engineer says it will take a year or more, Councilman Jahn said he would reserve any opinion until he had the report, because he feels this should be done. Councilman Jahn said he would not mind waiting until May 3.

Councilman Benstead questioned whether or not the neighboring property owners would wait until May 3.

Mr. Wittaanen, 1229 Crenshaw, who owns rental units across the street from Longren's Carson St. facility, asked if Mr. Wentworth's letter could be considered as having been accepted by the Council.

Mayor Isen replied negatively, saying it has been suggested it be tabled until May 3, when Longren will submit specific proposals.

Mr. Wittanen expressed dissatisfaction with this arrangement, and expressed the desires of Longren's neighbors that the Elm Avenue and Date St. sides of the plant be beautified, and put in better condition. He added the plant is so noisy he cannot keep tenants in his rental units across the street.

Mr. Wittanen said the residents have the following suggestions to make:

- a. 5,000-pound load limits to be posted and enforced on Elm and Date to prevent trucks of great weight from using them and disturbing the residents;
- b. The parking limit on these streets to be changed to 2 hours and enforced;
- c. The 2 hour parking limit to be placed on Carson St. to prevent the employees of Longren from blocking driveways;
- d. Production at the Longren Carson St. plant reduced to a point where not over 100 men work there, as the residents believe the Variance specifies;
- e. The 75-ton press next to the residences should be moved from the plant;
- f. The residents of the area feel the Variance allows only 'light manufacturing'; they feel there should be no heavy manufacturing going on there, but there is as the residents view it; they want production at the plant limited to light manufacturing, and the daytime hours only.
- g. Date Ave. side of the plant should be beautified without delay.

Mr. Wittanen concluded his statement by saying they have met with Longren representatives over a period of years, and the Planning Commission has worked on this for a long time. He stated Longren has made the same suggestions before that they are making tonight.

Councilman Drale asked what the Committee appointed by the Mayor to try to work out some solution to this problem had to recommend.

Councilman Benstead, as Chairman of that Committee, said the violations are listed here in these various letters which have been submitted to the Council, and he could see no doubt that there have been these violations.

Mr. Cogan, Treasurer of Longren, spoke to the Council, saying it had been his understanding of the meeting held with the Committee that they were to come to this meeting and describe what they plan and when they would know what they can do, which will be May 3.

Councilman Jahn did not agree; as a member of that Committee, he said it was his understanding they would tell us when they would do the work tonight.

Mr. Cogan said they could not expect to have the engineer's report, drawings, etc., this soon. They feel there is a different side to the story than has been told here.

Mr. Cogan said on May 3, they will tell the Council what will be done and when, at which time it can be reviewed by the Council to decide whether it is acceptable to them.

Councilman Benstead said they have had months and years to work it out. He said the question is, when do they intend to do these things, and that the Council wants the answer.

Mr. Wentworth asked whether it would be worth while to review what has gone on in the past, what they have done as the result of meetings held with the neighbors, etc.

Councilman Benstead was not interested in what has been done in the past; he wanted to know what is being done, what will be done, and when it will be done to alleviate the present objectionable conditions.

Councilman Jahn moved this entire matter of Longren's violations of their variance be tabled until May 7, at which time we will make a final decision on the matter. He said in making this motion, he wanted Mr. Wentworth to understand he may not be interested in the timetable unless it

indicates prompt action. He thinks the violations have been going on too long now and he would like to have some fast action. He did not believe, however, three weeks would be too long to wait.

Councilman Benstead seconded the motion, with the comment he believes three weeks is ample time.

Mayor Isen thought it might be valuable to have the traffic recommendations referred to the Traffic Commission for study.

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

Councilman Drale stated that he abstained in this matter because he felt Longren had a right to a full review, and he did not like the feeling that this might be construed as an ultimatum.

Councilman Jahn asked the letters the Council has received from the Planning Commission, Longren, and Wentworth, comprising a complete file, be brought back on the Agenda for the Council meeting of May 7, in order that the Council will have all the material before them at this time on these violations.

There were no objections, and it was so ordered.

The City Attorney spoke briefly regarding the Item numbered "M-3". He believe there were no objections to it from a legal standpoint; he asked for one small amendment to be made in the Resolution No. 3170, in Sections 2, 3, and 4. That was that in each of those sections, the phrase 'except as specifically provided in said assignment' be struck from the Resolution.

There were no objections, and it was so ordered.

Deputy City Clerk Whitacre read:

RESOLUTION NO. 3170

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND APPROVING CERTAIN ASSIGNMENTS, LEASES AND SUBLEASES IN CONNECTION WITH THE AIRPORT LEASE TO LONGREN AIRCRAFT COMPANY.

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

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

Councilman Benstead moved for adoption of Resolution No. 3170 as amended in Sections 2, 3, and 4, with the letters received by the City Attorney from John Howard and Longren to be made a part of the Resolution by exhibit.

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

HEARINGS:

HEARING ON RESOLUTION OF INTENTION NO. 3151 - HOLLYWOOD RIVIERA SEWER DISTRICT NO. 2.

The hearing on Resolution of Intention No. 3151 for the Improvement of Hollywood Riviera Sewer District No. 2 was opened at 5:50 P. M, in the Council Chamber.

Deputy City Clerk Whitacre filed his Affidavits as to publication of Resolution of Intention No. 3151 and also as to mailing notices to property owners regarding adoption of this Resolution and time of Hearing.

The Street Superintendent filed his affidavit as to posting notices of improvement.

Councilman Benstead moved these be received and filed.

Motion, seconded by Councilman Jahn, carried by the following roll

call vote: AYES: COUNCILMEN: Benstead, Drale, Jahn, Isen. NOES:
COUNCILMEN: None. ABSENT: COUNCILMEN: Blount.

The Mayor announced this was the time and place fixed for the hearing of all written protests against the proposed work or against the extent of the district to be assessed, or both.

The Mayor then inquired if any written protests had been filed with the Clerk.

The Clerk reported that one written protest had been filed with him prior to the time set for the hearing, that from Theodore Verrall, 858-D 21st St., Santa Monica, owner of Lot 7 Block K in Tract 10300 and Lot 49, Block P of Tract No. 10300.

Councilman Jahn said all the Councilmen have read this fully, and moved to dispense with reading in full. Motion died for lack of a second.

Councilman Drale asked for time to check this letter, and it was granted.

Mayor Isen asked if anyone present desired to be heard from the floor.

No verbal protests were made from the floor.

All protestants having been heard, and an opportunity having been given to all persons desiring to be heard, and a fair and impartial hearing having been granted and the City Council having before them full and complete information as to the proposed work to be done and the extent of the district proposed to be assessed and the estimated cost of the proposed improvement, and also having considered all written protests or objections filed, and there being no verbal protests from the floor the following action was taken:

Councilman Jahn moved to waive reading in full of the one protest received.

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

The City Attorney recommended that the Council find the protest was not made by the owners of a majority of the property fronting on the proposed work or of the property to be assessed for the improvement.

Mayor Isen moved to find the protest was not made by the owners of a majority of the property fronting on the proposed work or of the property to be assessed for the improvement.

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

Councilman Benstead moved that the hearing be declared closed, seconded by Councilman Jahn, and duly passed by the following roll call vote: AYES: COUNCILMEN: Benstead, Drale, Jahn, Isen. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: Blount.

Councilman Benstead moved that all protests and objections against the proposed work or against the extent of the district to be assessed be overruled and that all such protests and objections be denied, seconded by Councilman Jahn, and duly carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Drale, Jahn, Isen. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: Blount.

Deputy City Clerk Whitacre presented:

RESOLUTION NO. 3172

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ORDERING THE WORK OF IMPROVING THE HOLLYWOOD RIVIERA SEWER DISTRICT NO. 2, IN THE CITY OF TORRANCE, BY THE CONSTRUCTION AND INSTALLATION THEREIN OF A SANITARY SEWER SYSTEM AND DIRECTING THE CITY CLERK TO POST AND PUBLISH A NOTICE INVITING SEALED PROPOSALS:

Councilman Jahn moved to dispense with further reading of Resolution No. 3172.

Motion, seconded by Councilman Drale, carried by the following roll

call vote: AYES: COUNCILMEN: Benstead, Drale, Jahn, Isen. NOES:
COUNCILMEN: None. ABSENT: COUNCILMEN: Blount.

Councilman Drale moved for adoption of Resolution No. 3172.

Motion, seconded by Councilman Jahn, carried by the following roll
call vote:

AYES: COUNCILMEN: Benstead,
Drale,
Jahn,
Isen.

NOES: COUNCILMEN: None.

ABSENT: COUNCILMEN: Blount.

Deputy City Clerk Whitacre then presented:

RESOLUTION NO. 3173

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE, CALIFORNIA, ASCERTAINING THE PREVAILING
RATE OF PER DIEM WAGES FOR EACH TYPE OR CRAFT OF
WORKMAN NEEDED TO EXECUTE THE CONTRACT FOR THE
IMPROVEMENT OF THE HOLLYWOOD RIVIERA SEWER DISTRICT
NO. 2, IN THE CITY OF TORRANCE, BY THE CONSTRUCTION
AND INSTALLATION THEREIN OF A SANITARY SEWER SYSTEM
AND ALL OTHER ITEMS OR WORK INCIDENTAL OR APPURTENANT
THERETO:

Councilman Jahn moved to waive reading in full of this Resolution.
Motion, seconded by Councilman Drale, carried by the following
roll call vote: AYES: COUNCILMEN: Benstead, Drale, Jahn, Isen. NOES:
COUNCILMEN: None. ABSENT: COUNCILMEN: Blount.

Councilman Benstead moved Resolution No. 3173 be passed and adopted.

Motion, seconded by Councilman Jahn, carried by the following roll
call vote:

AYES: COUNCILMEN: Benstead,
Drale,
Jahn,
Isen.

NOES: COUNCILMEN: None.

ABSENT: COUNCILMEN: Blount.

Deputy City Clerk Whitacre then presented:

RESOLUTION NO. 3174

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE, CALIFORNIA, DIRECTING THAT THE ASSESSMENT
FOR THE CONSTRUCTION OF A SANITARY SEWER SYSTEM IN THE
HOLLYWOOD RIVIERA SEWER DISTRICT NO. 2, IN THE CITY
OF TORRANCE, BE MADE BY THE CITY ENGINEER OF THE CITY
OF TORRANCE:

Councilman Jahn moved to waive reading in full and read the title
only of Resolution No. 3174.

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

Councilman Drale moved that Resolution No. 3174 be passed and
adopted.

Motion, seconded by Councilman Jahn, carried by the following vote:

AYES: COUNCILMEN: Benstead,
Drale,
Jahn,
Isen.

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: Blount.

Councilman Jahn asked when the work will begin on this, and Assistant to the City Engineer John Patrick replied the bids will be called for at once and the person to whom the bid is awarded has 25 days thereafter in which to begin the work.

HEARING ON RESOLUTION OF INTENTION NO. 3153 TO VACATE A PORTION OF 166TH STREET:

Mayor Isen announced this was the time and place for the Hearing on Resolution No. 3153, Resolution of Intention to Vacate a Portion of 166th Street.

Deputy City Clerk Whitacre presented the Affidavit of Publication of Resolution of Intention and Affidavit of Posting Notices of Street Vacation.

Councilman Drale moved these be received and filed.

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

There were no written protests.

Mayor Isen asked if anyone present wished to be heard in protest against this.

No one wished to be heard.

Councilman Drale moved the Hearing be closed.

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

Councilman Jahn moved the City Attorney prepare the necessary Ordinance.

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

COMMUNICATIONS:

1. A letter dated April 9, 1957, from Fred M. Arnold, City Clerk of the City of Redondo Beach, California, forwarding two certified copies of Resolution No. 3063 adopted by their City Council on March 25, 1957, granting the City of Torrance jurisdiction over a portion of South Elena Avenue for the construction of a sanitary sewer.

There were no objections, and this was ordered filed.

Mayor Isen asked that City Manager Stevens write a letter to the City of Redondo Beach thanking them for this cooperation.

2. April 12, 1957, request from G. W. Post, for permission to follow through on plans for a sign panel included in the alterations at 1409 Marcelina to overlap the alley 6", deviating from the Bldg. Code.

Councilman Drale moved this permission be granted.

Motion seconded by Mayor Isen.

Councilman Jahn wished to point out that the Building Department was correct in the action of holding up approval of this building until permission for this deviation had been received from the Council.

Mayor Isen commented a number of such permits have been given to allow for modernization and beautification. He asked the City Attorney if it would be feasible to issue licenses in such cases.

The City Attorney said we probably should do so, and thought in such cases it might be well for the City to be named as co-insured.

Mayor Isen did not think that necessary, saying fire boxes protrude more than 6" into alleys. He only wondered if such buildings should be licensed.

The City Attorney thought it would be better to license them. He pointed out that in this way the Council could stipulate conditions if they wish to do so.

Mayor Isen felt that licensing such buildings would prevent any criticism of the Council for giving away City property.

The City Attorney asked whether these licenses should be issued in perpetuity or whether the Council would want a time limit stated.

Mayor Isen thought it would be better not to have them revocable.

Councilman Drale asked if a fee would be charged for such licenses.

The City Attorney said there should not be.

Councilman Drale re-worded his motion to be "that this be granted by issuing a license allowing encroachment of not more than 6" upon City property."

Motion seconded by Mayor Isen.

Councilman Benstead protested, saying this was in violation of the City's law.

Mayor Isen said it is in the nature of a Variance; this action of the Council will be legal, and the variance from the Code will be legal. He said authority to grant such deviations is one of the powers of the office of Councilman.

Councilman Drale did not think such an overhang would create a problem, saying neon signs extend out more than that over City property.

Councilman Jahn said this would be a steel and stucco structure. He did not see how any building could be remodeled without this problem arising. He felt so many of the buildings down town need this modernization work that this type of request will become common.

Mayor Isen agreed, and said the policy of just how much the Council will allow in such cases should be decided upon.

Councilman Benstead felt the City should have protection in case of a law suit of any kind caused by this.

Mr. Bagnall, the contractor, said this overhang was designed and built to withstand even earthquakes. He said if such overhangs or overlaps are not allowed, it could make the cost of improvement of old buildings too expensive. He said this actually will only be about 5-3/4" over the property line, and there will be no danger from it.

Councilman Benstead asked if this might not violate our sign ordinance, but Councilman Jahn did not believe so.

Councilman Drale called for the question.

Motion carried by the following roll call vote: AYES: COUNCILMEN: Drale, Jahn, Isen. NOES: COUNCILMEN: Benstead. ABSENT: COUNCILMEN: Blount.

3. A letter dated April 3, 1957, from Lauren C. Haight, Actuary, State of California State Employees' Retirement System, recommending that no action be taken with respect to OASI at this time by the City since changes may be made in the Retirement System soon rendering OASI less useful.

There were no objections, and the letter was ordered filed as a matter of record.

COMMUNICATIONS FROM THE CITY MANAGER:

1. A memorandum dated April 11, 1957, from the City Manager, submitted a copy of the job description for Survey Party Chief for the Council's study and information.

Councilman Jahn moved this be approved as recommended.

Motion seconded by Councilman Drale.

Councilman Benstead felt the job description had rather simple requirements shown.

Motion carried unanimously by roll call vote of those present.

APPROPRIATIONS:

The City Manager submitted the following recommendation for Council consideration and approval:

1. To Barclay Surveying Co., Inc., for engineering services during the month of March, 1957, the sum of \$519.75.

Councilman Jahn moved to concur in the recommendation of the City Manager under 'Appropriations'.

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

COMMUNICATIONS FROM THE LICENSE DEPARTMENT:

1. A memorandum dated April 12, 1957, from G. Whitacre, License Inspector, recommended that the Council grant a free license requested by the Torrance Seventh Day Adventist Pathfinders Club to sell orchid corsages near the banks and large markets on April 18, 19, 20, and 21.

Councilman Drale moved to concur with the recommendation of the License Inspector.

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

COMMUNICATIONS FROM THE AIRPORT COMMISSION:

1. A letter dated April 12, 1957, from Jack White, President, Torrance Airport Commission, reported that the Airport Commission, at their meeting of April 11, 1957, had approved the lighting system plans for the Airport as submitted by Norman Levenson, and recommended to the Council that they approve these plans and bids be called for.

Councilman Jahn asked the City Manager if he concurred in this recommendation.

City Manager Stevens said he had the plans with him, and would like for the Council to see them. He said they had been examined and approved by the CAA and that he thought them to be excellent plans.

At 6:15 P. M., Mayor Isen declared a recess so the Council could inspect the plans.

The Council re-convened at 6:18 P. M.

Councilman Jahn moved to concur with the recommendation of the Airport Commission on the lighting system plans with the condition that an automatic clock be added.

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

2. A communication from the Airport Commission, dated April 8, 1957, signed by Jack White, President, conveyed to the Council that Commission's recommendation that the Council suggest that the Chamber of Commerce have prepared printed forms showing the flight pattern at the Torrance Airport to be distributed to the patrons of the Airport. It was suggested this form be similar to that printed by the Fullerton Chamber of Commerce for distribution at the Fullerton Airport, a sample of which was submitted to the Council.

There were no objections, and it was ordered that a copy of this communication and the sample form be forwarded to the Chamber of Commerce for their study.

Deputy City Clerk Whitacre read in full a letter dated April 12, 1957 from E. W. Carter, President of the Broadway-Hale Stores, Inc., thanking the Council for the letter of welcome to Torrance and also for the Resolution adopted by the City Council welcoming them to Torrance. The letter expressed confidence in the future of Torrance and said they look forward to becoming an active part of this Community.

Mayor Isen pointed out that this means we now have firm acceptances from both Sears, Roebuck & Co. and the Broadway-Hale Stores of their new locations in the City of Torrance.

ENGINEERING & PLANNING COMMISSION MATTERS:

1. FINAL TRACT MAP NO. 23151: Transmittal form from Planning Commission and Engineering Dept., recommending approval of Final Tract Map No. 23151, located southerly of 178th St., northerly of 182nd St. and along the prolongation of Gramercy Place, containing 93 lots, presented by Arrow Construction Co. and McNab Construction Company. Attached were:

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- a. Letter dated Mar. 19, 1957, from McNab Construction Co., agreeing to install underground wiring where it is necessary to set new poles in the parkway.
 - b. Letter dated Mar. 14, 1957, from Southern California Edison Co., saying that certain poles in this tract may have to be located where the rear property line intersects the street, but in general, services will be run down the rear property line, except where extreme conditions prohibit that.
 - c. Excerpt from Planning Commission Minutes of March 20, 1957, recommending approval of this tract with stipulations set forth at the time the tentative map was considered, and subject to improvements recommended to the Planning Director;
 - d. Letter dated March 20, 1957, from J. R. Patrick, Asst. to City Engr., listing the conditions for approval, submitting Final Map to the Planning Commission;
 - e. Letter dated October 29, 1956, from W. J. Manetta, Division Engr., L. A. County Flood Control Dist., giving their opinion this tract is reasonably free from flood hazard provided the lots drain into the streets;
 - f. Sketch of tract;
 - g. Letter dated Jan. 3, 1957, from A. E. McVicar, Supt., Torrance Municipal Water Dist. No. 3, recommending we obtain the usual joint-service agreement with Moneta and let them serve in view of our present negotiations with them.

Councilman Drale asked how large the lots are in this tract.

Planning Director Powell said they are 5,000 square foot lots. The lot size was recommended because this is surrounded by 5,000 square foot lots. He said there is no change here from the Tentative Map.

Councilman Benstead wondered if it might not be well to have the Planning Commission recommend a policy regarding 5,000 or 6,000 square foot lots, saying we have an Ordinance requiring 6,000 square feet per lot.

Planning Director Powell said the Planning Commission would be glad to ask for Variances in similar cases if that is the wish of the Council.

Councilman Jahn said he would rather recommend that we dispense with the requirement for 6,000 square feet per lot.

Councilman Drale said he would be glad to second such a motion.

Mayor Isen suggested to Planning Director Powell that the Planning Commission discuss this question.

Councilman Drale said he would like to have all these lots of less than 6,000 square feet treated in the same manner.

Councilman Jahn felt they have been, saying one tract which was recently delayed was held up because of partial R-3 development and further explanation.

Planning Director Powell said in the case referred to, the map was being made more comprehensive and will be on the Agenda next week.

Councilman Jahn moved Tract Map No. 23151 be approved with the stipulations.

Motion seconded by Mayor Isen.

Councilman Drale said Mr. Keith, who is present, owned a home west of this tract and in line with what is shown on the sketch as "181st St!" He said the house would be bisected by this street when it goes through.

Mr. Keith told the Council he had recently put a \$7,000 addition on his house, and this street would go through it.

Mayor Isen said he found the portion of the sketch showing 181st St. to be confusing and not clear.

Asst. to the City Engineer John Patrick was present, and said he had explained to Mr. Keith this evening that 181st St. is not going to be developed now, but the land is reserved for a future street if it is needed.

Mayor Isen asked if this was the way the Tentative Map was approved, and Mr. Patrick said it was.

In answer to a question from Councilman Jahn, Mr. Patrick said to

move that street 50' one way or the other would ruin the lots facing 182nd St. He repeated that this land is being reserved for a future street, and we are not asking for Mr. Keith's property now.

Mr. Keith reported that this street as proposed will take 14' off his neighbors garage.

Mayor Isen said he had assumed, from the sketch, that this tract was surrounded by vacant land. From now on, he asked that these sketches show the improvements which already exist on neighboring land which will be affected. He directed Planning Director Powell, Planning Commission President Lynn and Mr. Patrick to be sure this is done in the future.

Councilman Jahn withdrew his motion and Mayor Isen withdrew his second to the motion.

Mayor Isen moved to make it mandatory that in the future existing improvements which will be affected be shown on sketches of tracts.

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

Mr. Patrick explained the subdivider is actually giving the City a 50' lot for a future street if and when it is needed. At present it is an unimproved lot. It will be curbed and improved and be given to the City.

Planning Director Powell said this was planned so the adjoining property owners to the West could, if they wished, improve their property and follow the street plan. If this extension is not needed, the City will own the land.

Mayor Isen asked if the land to the West is Mr. Keith's land.

Planning Director Powell said it is not; he said this subdivision does not touch his land. He said the land for the opening of the street must be obtained now or the City would never be able to get the street through.

Planning Director Powell said Corwin goes through to Western Avenue.

Councilman Jahn moved Tract 23151 be approved with all the special conditions.

Mayor Isen seconded the motion, telling Mr. Keith this simply means no house will be built at present on the lot designated for 181st St.

Councilman Drale said he would like to look into this a little more before he votes on it. He asked to table it for one week.

Mayor Isen checked with the City Attorney, and then told Councilman Drale this will pass automatically because of the time element, if any question is raised.

There were no objections, and Mayor Isen asked the pleasure of the Council.

Councilman Drale moved to table this for one week.

Mayor Isen, commenting that he was reversing himself, seconded the motion and it was so ordered.

2. BOND RELEASE: Letter dated April 11, 1957, from City Engineer R. W. Bishop, recommended release of Subdivision Improvement Bond No. 01-B-45915, in the amount of \$167,000 to the Don Ja Ran Constr. Co., Inc., and Peerless Bldg. Corp., on Tract No. 18379.

A letter dated April 11, 1957, from Park Supt. Clemmer, approving the trees in the Tract, saying they were inspected on March 29, 1957, accompanied the City Engineer's letter.

A letter from John R. Patrick dated July 13, 1956, to the Don Ja Ran Corp. was attached; the letter advised them it was considered desirable at that time for them to omit the construction of the drain planned to be constructed along the lots lying westerly of Paseo de la Playa and at the top of the bank leading to the ocean, but it would be required when any buildings are constructed on the westerly side of Paseo de la Playa.

Councilman Jahn asked if we could ensure the drain would be built when needed if we release the bond now.

Mr. Patrick said when the proposed hotel is built we can refuse final inspection until the drain is installed. He added that if the drain were put in now, when there are no houses west of it, it would become clogged with dirt, weeds, etc., and its lack will affect no one.

Councilman Benstead asked why we should waive this now when it was a condition of the tract, and asked what would happen if someone else built west of this street.

Mr. Patrick said the drain would still be required.

The City Attorney suggested this could be released on condition another bond be posted to guarantee this drain construction.

There were no objections, and it was ordered that this be stipulated before the bond is released.

Councilman Drale said the Council had granted a Variance for a hotel in that area to the Don Ja Ran Construction Co., and he asked why it has not begun. He asked if the action of the Council granting that permit could not be rescinded if the construction of the hotel is not begun within a certain time.

Planning Director Powell said that was a Change of Zone. He added he would be happy to write to them and ask this question if the Council wished him to do so.

Planning Director Powell reported there is a case now in the Courts involving the lots to the north of this piece of land to determine whether the deed restrictions hold against our zoning.

Mayor Isen asked the Planning Director to report to the Council on this as soon as possible.

3. A letter dated April 11, 1957, from John R. Patrick, Asst. to City Engineer Bishop, submitted a street easement from James T. and Esther M. Courtney over a portion of Lot 12 in Tract 530 for a 2-foot widening on 233rd St., and a 27-foot strip for proposed 233rd Place. A location sketch was submitted with Mr. Patrick's letter.

Deputy City Clerk Whitacre read:

RESOLUTION NO. 3175

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE ACCEPTING, ON BEHALF OF THE CITY, THAT
CERTAIN EASEMENT DEED FROM JAMES T. COURTNEY AND
ESTHER M. COURTNEY.

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

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

Councilman Benstead moved for adoption of Resolution No. 3175.

Motion seconded by Mayor Isen.

Councilman Jahn commented that from the sketch, the 27' easement did not cross the whole lot.

Asst. to the City Engineer Patrick explained this is all the land Mr. Courtney owns.

Motion carried unanimously by roll call vote of those present.

4. CASE NO. 440: Transmittal form from the Planning Commission recommending approval of request of Don C. Moshos, M.D., et al, for a Variance to permit commercial development of Lot 41, Tract 15, located at Arlington between 237th and 238th, in Zones C-2 and A-1.

Councilman Benstead commented that he did not wish to have the Planning Commission make recommendations that required engineering. He thought recommendations such as this should be asked of the Engineering Department.

Mayor Isen and Councilman Jahn agreed that the recommendation of the Planning Commission in this Case should be approved by the Engineering Department before it is acted on by the Council, and it was so ordered.

COMMUNICATIONS FROM THE CITY ATTORNEY:

1. Under date of April 12, 1957, the City Attorney tendered to the Council a copy of his reply to the Civil Service Commission letter to him requesting an opinion regarding adjustment in days "off duty" preceeding annual vacations for Fire Department personnel. This was done as the Council requested on April 2, 1957.

There were no objections, and this was referred to the Civil Service Commission.

2. On April 11, 1957, the City Attorney submitted to the Council a resume of the Case of Mayer vs City of Torrance, and reported he did not believe that an appeal is warranted.

Councilman Jahn moved to concur with the report of the City Attorney that the Case not be appealed.

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

3. A letter dated April 12, 1957, from the City Attorney, with regard to Resolution No. 3170 (Longren leases, subleases, etc), had been dealt with early in the meeting.

4. A letter dated April 12, 1957, from the City Attorney, submitted and Ordinance reclassifying that certain property described in Planning Commission Case No. 419 (Guenser property). A sketch showing the location of the property was attached. The letter reported that on April 2, 1957, the Council had voted unanimously to approve that Change of Zone.

The City Attorney reported this covers only a part of a larger piece of property.

The Planning Director reported this has been approved. The Ordinance is here to make it a law.

Councilman Drale asked if this was not immediately east of the Tract just tabled.

Councilman Jahn asked if it was part of the land on the previous tract.

Planning Director Powell said the north part of that tract is a part of this land.

Mayor Isen asked if the Council had not already approved this, and the City Attorney replied they had.

Deputy City Clerk Whitacre read:

ORDINANCE NO. 870

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 419.

Councilman Jahn moved to dispense with further reading of Ordinance No. 870.

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

Councilman Jahn moved for adoption of Ordinance No. 870, at its first reading.

Motion seconded by Councilman Benstead.

Councilman Drale asked the Planning Director if the re-zoning of Manhattan Place was included in this, and checked the sketch with the Planning Director, who said that was in another Case.

Motion carried unanimously by roll call vote of those present.

REPORTS:

The Office of the City Clerk advised that a complaint and summons was received in that office on April 8, 1957, from Sidney J. Kahn and Roger C. Stern, Attorneys for Plaintiffs Charles R. and Thora Delahunty in their action against the City and Myles Hill Hamilton for alleged personal injury and property damage arising out of automobile accident which occurred on or about January 12, 1957. This claim was denied by the City Council on March 19, 1957.

Deputy City Clerk Whitacre read:

RESOLUTION NO. 3176

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE BOARD OF SUPERVISORS TO ORDER THE CANCELLATION OF TAXES ON CERTAIN PROPERTY ACQUIRED BY THE CITY OF TORRANCE FOR PUBLIC USE, TO WIT: A PORTION OF LOT 1, TRACT 10185.

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

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

Councilman Jahn moved for adoption of Resolution No. 3176.

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

RESOLUTION NO. 3177

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE BOARD OF SUPERVISORS TO ORDER THE CANCELLATION OF TAXES ON CERTAIN PROPERTY ACQUIRED BY THE CITY OF TORRANCE FOR PUBLIC USE, TO WIT: THE EASTERLY 30 FEET OF LOT 15 IN TRACT 10216.

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

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

Councilman Benstead moved for adoption of Resolution No. 3177.

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

RESOLUTION NO. 3178

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE BOARD OF SUPERVISORS TO ORDER THE CANCELLATION OF TAXES ON CERTAIN PROPERTY ACQUIRED BY THE CITY OF TORRANCE FOR PUBLIC USE, TO WIT: THE EASTERLY 30 FEET OF LOTS 16 AND 17 IN TRACT 10216.

Councilman Drale moved to dispense with further reading of Resolution No. 3178.

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

Councilman Drale moved for adoption of Resolution No. 3178.

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

RESOLUTION NO. 3179

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE BOARD OF SUPERVISORS TO ORDER THE CANCELLATION OF TAXES ON CERTAIN PROPERTY ACQUIRED BY THE CITY OF TORRANCE FOR PUBLIC USE, TO WIT: THE NORTH 10 FEET OF THE WEST 66 FEET OF LOT 10 OF TRACT 2895.

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

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

Councilman Benstead moved for adoption of Resolution No. 3179.

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

City Manager Stevens presented the next Resolution to the Council, saying the five cities who own bus systems are afraid the Los Angeles Metropolitan Transit Authority might put them out of business unless they take some action to protect their lines. This Resolution, if passed by the Council, will be before the Senate when they have the Hearing on this next week.

Deputy City Clerk Whitacre read:

RESOLUTION NO. 3180

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THAT THE LEGISLATURE OF THE STATE OF CALIFORNIA AMEND ASSEMBLY BILL NO. 1104 TO PROVIDE THAT THE LOS ANGELES METROPOLITAN TRANSIT AUTHORITY SHALL NOT COMPETE WITH ANY PUBLICLY OWNED TRANSPORTATION FACILITIES WITHOUT THE APPROVAL OF THE CITY COUNCIL OR THE ELECTORS OF THE CITY OWNING SAID PUBLIC TRANSPORTATION FACILITIES.

Councilman Jahn moved to dispense with further reading of Resolution No. 3180.

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

Councilman Jahn moved for adoption of Resolution No. 3180.

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

Mayor Isen directed the City Manager to write the proper letter to accompany this Resolution to the Senate.

Councilman Jahn asked if the League of California Cities would aid us in this matter.

Mr. Stevens said only a few cities are involved, so the League will not aid us, but the City of Santa Monica may be represented at the Senate Hearing.

Councilman Drale suggested copies be sent to Assemblymen Thomas and Chapel.

The City Manager said this has already passed the Assembly, and should be sent to Senator Richards.

ORDINANCE NO. 867

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 423.

Councilman Drale moved to dispense with further reading of Ordinance No. 867.

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

Mayor Isen moved for adoption of Ordinance No. 867 at its second and final reading.

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

ORDINANCE NO. 868

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTIONS NO. 25.34 NA D NO. 25.36 OF ARTICLE III OF CHAPTER 25 OF "THE CODE OF THE CITY OF TORRANCE, 1954" ENTITLED "MOVING BUILDINGS AND TANKS OVER STREETS AND ALLEYS" (ADOPTED BY ORDINANCE NO. 182) AND SUBSTITUTING NEW SECTIONS THEREFORE.

Councilman Benstead moved to dispense with further reading of Ordinance No. 868.

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

Councilman Benstead moved for adoption of Ordinance No. 868 at its second and final reading.

Motion seconded by Councilman Jahn.

Councilman Drale said he could not see what the Planning Commission has to do with moving buildings, tanks, etc., over our streets, and he feels everything but the approval of the appearance of the buildings being moved into the City should come from the Building Department.

The City Attorney explained that the Planning Commissioners would check only the zoning.

Councilman Drale said nonetheless they could hold up a permit. He feels the authority may be given to the wrong people by this Ordinance.

Motion carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Jahn, Isen. NOES: COUNCILMEN: Drale. ABSENT: COUNCILMEN: Blount.

Councilman Drale said he voted as he had because he feared this would cause a bottleneck in the issuance of permits.

Mayor Isen said if this does not work out well it can be amended, and directed that the Building Dept., Planning Director, and Staff all watch the operation under this ordinance very carefully.

ORDINANCE NO. 869

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 11.6 OF "THE CODE OF THE CITY OF TORRANCE, 1954", ENTITLED "DIVISION INTO TWO BODIES OR PLATOONS; HOURS OF DUTY; WORKING HOURS, ETC." OF THE OFFICERS AND MEMBERS OF THE FIRE DEPARTMENT AND SUBSTITUTING A NEW SECTION 11.6 THEREFOR RELATING TO THE SAME SUBJECT.

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

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

Councilman Jahn moved for adoption of Ordinance No. 869 at its second and final reading.

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

ORAL COMMUNICATIONS

City Manager Stevens told the Council that before the next regular meeting of the Council on Tuesday, April 23, 1957, at 7:00 P. M., they will receive an oral report from Louise Kroeger & Associates on the park survey; Kroeger has promised written reports before that time so the Councilmen may study them.

City Manager Stevens reported that at 8:00 P. M. that night, there will be representatives of Store Properties, Inc., present to meet with the Council.

City Attorney Remelmeyer reported that the pre-trial conference has been scheduled on the park case, City vs. Belond, et al, and has been continued to May 3, 1957.

Councilman Drale moved that inasmuch as the City is in a precarious position financially, the City rescind their action condemning the 55 acres for park purposes.

Motion died for lack of a second.

Councilman Benstead noticed that on the employment information memorandum given the Council, some people have been employed who were second on the list. He asked why the No. 1 man was not always employed.

In the instance to which Councilman Benstead referred, concerning the Engineering Department, Asst. to City Engineer Patrick reported that the No. 1 and No. 3 men had already been employed.

Administrative Assistant Don Mansfield explained to the Council that under the Rule of Three, commonly used throughout the country in Civil Service, the Department Head making the choice should be able to choose any one of the top three persons on the list, except that no one of the top three should be by-passed more than twice.

Councilman Benstead said the Council is on record as favoring a policy of always choosing the No. 1 person on a list.

Councilman Jahn felt that the Rule of Three should prevail.

Councilman Benstead said he would like to have the reason given to the Council when a man on the list is by-passed.

Councilman Jahn said he did not want to have that information in his hands at all, that it should be the sole decision of the Department Head.

Mayor Isen said he did not feel the Council had a right to have this information.

Councilmen Benstead and Drale both disagreed, and said they wanted the information.

Councilman Jahn said he did not want to get into this at all as long as the Council does not choose the employees.

Councilman Benstead said he wanted the information.

Mayor Isen said he felt the Council should not interfere in these matters in any way.

Mr. Mansfield told the Council that to issue this information might harm the person involved.

Councilman Drale said the Council would not reveal the information.

The City Manager said all information is public.

Councilman Jahn said he would make a motion that such information be supplied only to the Councilman asking for it, as he did not want the information in his hands at all.

Mr. Ed Knobbe, speaking from the audience, felt the Council should have the information, but that if the people involved felt the actions unfair, he suggested they go to the Civil Service Commission.

Mayor Isen said they have that right.

Councilman Drale felt the No. 1 person should be chosen, and if the probationary period proves them to be unsatisfactory they should be let go. He did not believe a pre-employment interview gave enough information for a decision to be made.

Councilman Benstead agreed with Councilman Drale.

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Mr. Mansfield outlined to the Council cases in which this would not be practical.

Councilman Drale felt such cases to be the exception rather than the rule.

Jerry Holloman of the Fire Department spoke in favor of choosing the No. 1 person on employment or promotional lists.

The City Manager explained quite fully the Rule of Three, used almost universally by Civil Service Systems. He explained that the persons who handle pre-employment interviewing are qualified and experienced to choose employees with the good of the whole department in mind. He said if the Council wants the information in such cases, it will be furnished.

Councilman Benstead said he wanted it.

Mayor Isen asked that this discussion cease, saying we did not have a full Council present.

The Mayor directed the City Attorney to check into the Council Minutes very thoroughly to see if a firm policy had been established by the Council on this question.

Councilman Drale asked Mr. Patrick if there had been any developments concerning the widening of Dominguez St. in front of what will be the Reynolds plant.

Mr. Patrick said there have not.

Mayor Isen commented that Mr. H. C. Griswold has paid the City approximately \$300 on a grading bill sent to the G & G Construction Co., and said the City is glad to receive this. He asked the City Manager if this had been accepted and cashed.

The City Manager said it had been.

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

The meeting adjourned at 7:20 P. M.

A. H. Bartlett, City Clerk

By Gale Whitacre
Deputy City Clerk

APPROVED:

Albert Isen

Mayor of the City of Torrance