

Torrance, California
April 30, 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 30, 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, and Isen. ABSENT: COUNCILMEN: None. City Manager Stevens and City Attorney Remelmeyer were also present.

At the request of Mayor Isen, Dr. Ingold led the salute to our Flag.

Councilman Blount opened the meeting with an invocation.

Councilman Drale moved to approve the Minutes of the April 23, 1957, meeting of the Council as written.

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

Deputy City Clerk Hallanger presented:

RESOLUTION NO. 3185

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE CONGRATULATING RALPH GOMPERTZ, FLOYD
RINEHART AND KURT LIEPMAN UPON THEIR MARRIAGES.

At the request of the Council, Deputy City Clerk Hallanger read the Resolution in full.

Councilman Benstead moved for adoption of Resolution No. 3185.

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

Mayor Isen presented a copy of the Resolution to Mr. Rinehart, who was present, with appropriate remarks.

Deputy City Clerk Hallanger was instructed by the Mayor to bring the other copies of this Resolution to the meetings in order that copies may be presented to Ralph Gompertz and Kurt Liepman when they are present.

Deputy City Clerk Hallanger presented:

RESOLUTION NO. 3186

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE COMMENDING JUDY MARTIN FOR WINNING THIRD
PLACE IN THE LONG BEACH FINALS OF THE NATIONAL
SPELLING BEE.

At the request of the Council, Deputy City Clerk Hallanger read the Resolution in full.

Councilman Jahn moved for adoption of Resolution No. 3186.

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

Mayor Isen presented an executed copy of this Resolution to Judy Martin, who was present, with the assurance that the Council was proud of her achievements, and were happy to recognize her in this manner.

HEARINGS:

Mayor Isen announced this was the time and place for the Public Hearing on intention to award a Franchise to Weber-Butler Oil Company.

Deputy City Clerk Hallanger presented the Affidavit of Publication. There were no objections, and this was accepted and ordered filed as a matter of record.

Mayor Isen asked if anyone present wished to be heard.

There was no reply.

Councilman Jahn moved the Hearing be closed.

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

Deputy City Clerk Hallanger read:

ORDINANCE NO. 873

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING TO WEBER-BUTLER OIL COMPANY, A CALIFORNIA CORPORATION, A FRANCHISE TO CONSTRUCT, OPERATE AND MAINTAIN A PIPELINE FOR THE TRANSPORTATION OF HYDROCARBON SUBSTANCES IN THE CITY OF TORRANCE.

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

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

Councilman Jahn moved for adoption of Ordinance No. 873 at its first reading.

Motion, seconded by Councilman Blount, roll call as follows: AYES: COUNCILMEN: Blount, Jahn. NOES: COUNCILMEN: Benstead, Drale.

Mayor Isen asked if the Councilmen voting 'No' would give him their reasons before he voted.

Both Councilman Benstead and Councilman Drale said they had voted 'No' because they did not believe the City was getting enough money for this franchise.

City Attorney Remelmeyer said such franchises are now awarded under a system which will appreciably increase the revenue to the City. He said the multiple in Section A could be increased if the Council wished, to raise the revenue.

Mayor Isen asked if it would be possible to arrange for such franchises to be re-negotiated in about 5 years.

The City Attorney said the formula is based on the Wholesale Price Index, so the amount of money charged would vary with that index.

Mayor Isen asked the City Manager if he could give the Council any idea of the revenue from this.

The City Manager said he was not prepared to do so.

The City Attorney said the method of figuring the payment to the City under this formula had been developed to increase the City's revenues. He added we have had no experience under this as yet, as there has just been one franchise granted under this formula, being the franchise let to the Standard Gas Company. As their first year is not up, the income cannot be calculated.

Mayor Isen said he believed he would abstain from voting on this for one week, for further information from the City Attorney and the City Manager, but asked if other cities have used this formula.

The City Attorney said it is used by the City of Long Beach.

Councilman Drale asked if this is not controlled by the Public Utilities Commission.

The City Attorney said it is not. He added that Standard Gas Co. would pay more than this company would pay.

Mayor Isen said he would abstain from voting until the Council has information before them showing what income they might expect from this under the formula used.

A memorandum from the City Manager, dated April 25, 1957, was appended, and recommended that permission be granted for this, with the provision that the area be kept clean and that the operation in no way would interfere with other uses of the area.

Councilman Jahn moved to concur with the recommendation of the City Manager, with special emphasis on his requirements which are a part of the recommendation.

Motion seconded by Councilman Blount.

Mayor Isen asked the City Manager if he had considered the fact that the Court building will be going up very soon in that location.

City Manager Stevens said yes, but this group plans only a 10-week course, and it should be over before that time; there will be an area in the rear which should be available for their use later if they are caused to move by construction.

The City Manager said he has their promise they will keep the area clean and will not interfere with any other activity.

Councilman Benstead said he was not in favor of this, because he did not feel it would be kept clean.

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

6. A letter dated April 24, 1957, from Kenneth Hahn, Supervisor, Second District of the County of Los Angeles, advised that the Board of Supervisors has adopted a policy permitting the fencing of many portions of Dominguez Channel in cooperation with the City of Torrance, and has authorized the installation of approximately 2,000 of protective fencing at an early date.

Supervisor Hahn's letter stated that he understood a meeting would be held between Torrance officials and Flood Control engineers at an early date to work out details so construction of the fence can be started at the earliest possible date.

In reply to a question, the City Engineer said the meeting mentioned here is to be held tomorrow morning, May 1, 1957, with the officials of the Flood Control District, in the City Hall, with the group to then proceed to the Channel.

Councilman Blount said he had noted that contracts have been let to pave that portion of the Channel in the City of Gardena.

Councilman Drale said he would attend the meeting in the City Hall.

Councilman Benstead asked Councilman Blount if he had any more detail about the paving, and Councilman Blount said he did not, but he thought he would be at the meeting tomorrow morning and ask for more detail.

Councilman Drale suggested a letter of thanks for this consideration and cooperation be sent to the Supervisors on this.

Assistant City Manager Mansfield said such letters had already gone out.

There were no objections, and the letter was ordered filed.

7. An April 26, 1957, letter from Percy Bennett, Acting Chief of Police, recommending that we register opposition to Senate Bill No. 2576 which provides that after January 1, 1962, no jail or similar place of detention shall be owned and/or operated by any public agency other than a county. The bill will be heard by the Senate Committee on Judiciary on Monday, May 6, 1957.

Councilman Benstead moved to concur with the recommendation, and that a Resolution be prepared at once to be submitted to the Committee on Senate Bill No. 2576.

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

City Attorney Remelmeyer presented:

RESOLUTION NO. 3192

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
OPPOSING SENATE BILL NO. 2576.

Councilman Drale asked if this is an existing company.

City Manager Stevens said yes, and he believed they were having to do some relocation because of the redevelopment of the area.

Mayor Isen ruled that the motion had failed by his abstaining from voting, and moved the matter be referred to the next meeting of the Council for reconsideration, with the Council to have at that time the information before them which they have discussed here.

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

COMMUNICATIONS:

1. An April 19, 1957, letter from the Inter-City Highway Committee, signed by Wilburn E. Baker, President, requested support from the Council in the stand they have taken approving the present plans for the San Diego Freeway route.

Councilman Drale, a member of the Committee, said there are areas which are in favor of changing the route which is planned; most of the rights of way have been acquired, and any change in plans will delay construction of the Freeway even more. He said the Committee would like to have the Chairman of the California State Highways Committee notified that the Council is in favor of the present route for the Freeway.

Councilman Jahn moved a Resolution be prepared for the next meeting of the Council to re-affirm our support of the present Freeway route, and that copies be sent to the pertinent people.

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

2. A letter dated April 18, 1957, from the Pacific Hills Homeowners, Inc., signed by Jerald R. Alford, Secretary, contained their recommendation favoring the establishment of a six-man City Council with the Mayor to be elected at large, and requested consideration of this issue, advocating that this be placed on the ballot at the earliest possible time.

Mayor Isen commented that some time in the future the City Council may hold public hearings on this matter, if it is desired.

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

3. A request from the Torrance Riviera Tennis Club for night lighting on the tennis courts located in El Retiro Park, signed by 18 residents of the area, was dated April 10, 1957.

Councilman Benstead moved this group be notified the request will have to be held over until the budget hearings for the next fiscal year for consideration at that time. Motion died for lack of a second.

Councilman Jahn recalled that the Council has had one letter on this which was held over for the budget hearings.

There were no objections, and Mayor Isen ordered the letter filed, with the City Manager to write an appropriate reply.

4. An April 23, 1957, letter from Mrs. Walter Faller for the American Little League of Torrance, invited the Council to participate in the parade and opening day ceremonies held by the American and National Little League of Torrance on Saturday, May 4, 1957. The letter asked the Council to let them know how many would attend.

There were no objections, and the letter was ordered filed, with the Councilmen to make their own arrangements.

5. A letter from the Southwest Obedience Club of Los Angeles, Inc., dated April 19, 1957, signed by Ann J. Graham, Secretary, requested permission to use the area between the Police Station and the Recreation Center on Torrance Blvd. as a training ground each Saturday afternoon.

The Club tendered a copy of a recent letter from 'Guide Dogs for the Blind' thanking them for a donation, and said they actively support that group.

Councilman Benstead moved to dispense with further reading of Resolution No. 3192.

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

Councilman Benstead moved for adoption of Resolution No. 3192.

Motion seconded by Councilman Jahn, who asked if the League of California Cities would help in this matter.

City Manager Stevens said he had been made aware of this by the League, and had relayed the information to the Chief of Police.

Motion carried unanimously by roll call vote.

8. Deputy City Clerk Hallanger read in full a letter handed to him by Mayor Isen. This was addressed to the Mayor by Robert W. Sabel, 341 Paseo de Gracia, Redondo Beach (City of Torrance), and dated April 26, 1957.

Mr. Sabel cited the success of Oak Park, Illinois, in combining the police and fire protection, which he said he had found to result in an appreciable saving in men, money, and equipment, with a considerable increase in service morale. Mr. Sabel recommended that the City Council take this under advisement with the view of possible application to the City of Torrance.

Councilman Drale moved the letter be filed as a matter of record.

Motion died for lack of a second.

Councilman Jahn asked to consider the letter further.

Councilman Benstead asked to read the letter.

Councilman Drale moved that the Council not consider integration of the Fire and Police Department.

Councilman Jahn said not too long ago he had read a good article in a national publication on this, and the article had named other cities who have tried this innovation. Before filing this, he said he would like to refer it to the City Manager for thorough study and a report to the City Council, and he so moved.

Motion seconded by Councilman Blount.

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

Councilman Drale said he is opposed to this in every way.

Mayor Isen, for the record, said the other Councilmen have voted 'Yes' on this simply to get the study made; they have not favored the integration suggested by voting 'Yes' on this motion.

At this time, Kurt Liepman entered the Council Chamber, and Mayor Isen presented him with a copy of Resolution No. 3185, with appropriate remarks.

Recommendations from the City Manager:

1. The City Manager submitted a recap of the truck bids referred to him by the Council, and made the following recommendation:

"Recommend that Oscar Maples be awarded the bid for three (3) ½-ton pickup trucks and two (2) 1-½ ton flat bed trucks with hoist per specifications."

Councilman Jahn asked if this was not more trucks than bids had been taken for.

The City Manager said it was; he said the price was good, and since the bids were called for, a request for a 1/2-ton truck had come in from the Police Department. This is to be used to handle the parking meters, and would be paid for from parking meter funds. He said the old 3-wheeler is wearing out, and is no longer dependable for the job.

The City Manager said the trucks for the Park Dept. would be paid for from their budget.

Councilman Blount said he did not like this, saying the bid had been called for a certain number of trucks and was being awarded on a different basis. He believed that if the Sales Tax return to the City

had been taken on each item, the results shown would have been different.

Councilman Drale moved, since the difference in the bids was so small, that the bids for the 1/2-ton pickups be awarded to Oscar Maples and for the 1-1/2 ton flat beds be awarded to Paul's Chevrolet, as they are local men.

City Manager Stevens pointed out that Paul's Chevrolet had not bid to specifications; the hoist he bid on had a rise of 45°, and the City has always used 50°, which was bid on by all the other bidders. He said a 50° rise was requested by the Park Dept., and is a better unloading hoist.

Councilman Jahn said if their bid was not to specifications, they should not get the bid.

Councilman Blount seconded the motion.

Councilman Jahn pointed out this 5° difference makes a lot of difference when unloading a truck.

Councilman Benstead suggested all bids be denied; he said this is not what was called for and some of the bids were not to specifications.

Councilman Drale said he did not wish to withdraw his motion because these have all been opened and read, and the City would have to re-advertise.

Councilman Jahn asked if Councilman Drale would amend his motion to award the bid to Paul's Chevrolet on the two 1-1/2 ton trucks if they meet specification.

Councilman Blount said he would withdraw his second to the motion if it was amended.

Councilman Drale said he had based his motion on the material before the Council.

Mayor Isen asked if the Council would like to hold this over for a week to see if Paul can meet the specifications and will get a letter in to say that he will.

Councilman Drale said he favors giving the bid to a local man when the difference in every way is so slight.

Mayor Isen asked Councilman Drale if he would add to his motion that Paul's Chevrolet must meet the 50° rise needed.

Councilman Jahn moved to amend Councilman Drale's motion as follows: to add "if Paul's Chevrolet can meet the specification on the rise of the truck hoist on the two 1-1/2 ton trucks, the bid on them be awarded to him, and if not, they be reconsidered."

Mayor Isen seconded the amendment to Councilman Drale's motion.

Councilman Drale accepted the amendment to his motion.

Motion, as amended, carried unanimously by roll call vote.

2. The following recommendation was submitted for Council consideration and approval:

APPROPRIATIONS:

1. To Howard S. Martin for appraisal of the fair rental value of the commercial property of the Torrance Municipal Airport fronting on Pacific Coast Highway, 8 days at \$75.00, the sum of \$600.00, from Airport funds.

Councilman Drale moved to concur with this recommendation and pay Mr. Martin.

Motion seconded by Mayor Isen.

Councilman Jahn asked what was covered by the appraisal, and the City Manager said the commercial frontage.

Councilman Jahn asked if Mr. Martin had done appraisals for the City before, and the City Manager said he has, and the City has found his charges for his services to be reasonable and his work to be excellent.

Motion carried unanimously by roll call vote.

At 6:15 P. M., Mayor Isen declared a recess, with the Council reconvening at 6:30 P. M. Councilman Blount did not return to the meeting, and Mayor Isen said he had left the meeting to fulfill a commitment.

COMMUNICATIONS FROM THE LICENSE DEPARTMENT:

1. An April 26, 1957, recommendation from License Inspector Whitacre, was to the effect that he recommended approval of a request from Skyline Company for a refund of Business License Fee in the amount of \$18 paid April 24, 1957, Receipt #9144. This company was to have occupied the Eagle Aviation lease at the Airport but was turned down by the Airport Commission.

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

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

2. Under date of April 25, 1957, License Inspector Whitacre recommended granting a free license to operate two concession stands at Kettler Field and Shinoda Field, application of Thomas G. Wilkes, President of Torrance National Minor Little League. A copy of the application for business license and copy of application for free license were attached to Mr. Whitacre's letter.

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

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

3. An April 25, 1957, letter from the Junior Baseball League, Women's Auxiliary, Torrance National Little League, was signed by Thelma Marshall, President, and requested a free license to operate a concession stand at Del Amo Baseball Field, 1750 Plaza Del Amo, from May 4 to August 15, 1957.

A note from the License Inspector was appended, and recommended this request be granted, if the health permit is obtained.

Councilman Benstead moved this be referred to the Parks & Recreation Commission for their consideration and recommendation.

There was no second to the motion.

Councilman Drale said he felt if this property was leased to them, the City would have nothing to do with it.

Mayor Isen agreed with him.

Councilman Drale moved to approve this request, subject to the approval of the City Attorney.

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

At this time, Mayor Isen said the Council would hear the request of Dr. Ingold, who was present to request consideration from them.

Dr. Ingold, 1423 Marcelina, said a building he owns on the back of his property, which he built for the post office, has been vacated by them. He has leased the building to Parrish Stationers, who wish to use it for a typewriter repair shop. The Building Dept. cannot issue a permit to him for occupancy without expensive changes in the windows on the post office side. Dr. Ingold said there will be from one to three people working in the building, no more, and that he could not see the need for closing the openings there.

Mayor Isen asked if any of the Councilmen had any questions.

Councilman Benstead said he felt the Council should have a recommendation from the Building Dept. on this.

Dr. Ingold said they had recommended that these changes be made, and the Council is being asked for this exception to the Code because no one else can make it.

Councilman Jahn said he had looked at the building, which is on the west side of Dr. Ingold's property, just 1" inside the property line. It would be a 'Group F' building, which requires a certain fire wall that close to the property line. It would call for metal fire walls, mesh-covered windows, etc. When this was built, it was considered as a part of the post office, and therefore the windows were allowed to vary from the requirements. When he looked at this building, Councilman Jahn

continued, he noted many places similar to this facing on the same alley which did not fulfill that requirement. Unless the post office building and property is changed a great deal, he did not believe any great harm would be done by allowing this building to remain as it is. He thought this could be granted on a conditional basis, so if any changes are made at the post office which would make the changes more desirable, they could be required.

Mayor Isen believed Dr. Ingold had received approval from the City when he put the building there, and it is a good building. He felt to require the changes at this time would be unreasonable. The Mayor said he believed the Council could give Dr. Ingold a conditional permit for a typewriter repair shop in the building as it is if the occupancy will be as represented to them, with the condition that the Council can enforce the restrictions if they see fit.

Councilman Drale asked if the public would be using the room. He said he asked this question to ascertain what the occupancy would be.

Councilman Benstead asked if there is any rush on this decision.

Dr. Ingold said there is. He said they want to cut a door through to the building next to it.

Councilman Benstead said he has not seen this, and he will not go along with this until he has.

Councilman Jahn asked Dr. Ingold if they could get a permit and get anything done in a week.

Dr. Ingold said they have the permit for the door.

Dr. Ingold said he was appealing to the Council that he be relieved of having to make the changes outlined under these circumstances.

Councilman Jahn moved a waiver be granted in this case for the windows to allow them not to close the openings on the west side of the building providing the use and occupancy remain as stated here, with the building to be used by Parrish Stationers as a typewriter repair and storage room, and as a further condition, if and when a new building or expansion takes place on the post office side of this property, the variance be reviewed for a decision by the Council as to whether the building must be made to comply to the Code.

Motion seconded by Mayor Isen.

Councilman Drale asked if there is another door in the building.

Dr. Ingold said yes; he said there will be three exits, and it is a 30' x 80' building.

Motion carried unanimously by roll call vote of those present.

ENGINEERING AND PLANNING MATTERS:

1. FINAL TRACT MAP NO. 23151: Letter of transmittal from Planning Commission and Engineering Department 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.

NOTE: This tract was held over from Council meeting of April 16, 1957.

- X. Letter dated April 25, 1957, from Planning Director Powell, with attached sketch showing future street detail, gave an explanation of the tract.

Other attachments were:

- a. Letter from McNab Construction Co., dated March 19, 1957;
- b. Letter from Sou. Calif. Edison Co. dated March 14, 1957;
- c. Excerpt from Planning Commission Minutes of March 20, 1957;
- d. Letter from J.R. Patrick, Asst. to City Engr., dated March 20, 1957;
- e. L. A. County Flood Control letter dated October 29, 1956;
- f. Sketch of tract;
- g. Letter from A.E. McVicar, Supt. of Water Dept., dated January 3, 1957.

Councilman Drale moved to concur with the recommendation of the Planning Commission on Tract 23151.

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

Councilman Benstead said he voted against this because the size of the lots is not up to the standards set by the City.

2. A letter dated April 25, 1957, from John R. Patrick, Asst. to the City Engr., concerned the \$9,000 left to the City in County Gas Tax Monies, and submitted for Council review two suggestions as to the expenditure of this money, i.e., for a light armor coat to seal Torrance Blvd. from Madrona to Hawthorne, or to construct two traffic signals, whichever the Council thought more necessary.

Councilman Jahn recalled the Council had approved three traffic signals, one at 182nd and Crenshaw, one at 190th and Crenshaw, and one at Torrance Blvd. and Crenshaw, to replace the hanging signals now used at those intersections. He said by acting on this now, the Council could get two of those signals.

City Engineer Bishop said his Department would like to see the signals be put in with this money.

Councilman Jahn moved the County Gas Tax Monies due the City be used to install two traffic signals, one at 182nd and Crenshaw and one at Torrance Blvd. and Crenshaw, saying 190th and Crenshaw would require a more complicated traffic signal than either of these two intersections.

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

Councilman Drale moved one of the suspension-type signals removed from these corners be installed at 182nd and Prairie, which is a school crossing, subject to approval of the Traffic Commission.

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

3. A letter from John R. Patrick, Assist. to the City Engr., dated April 24, 1957, submitted to the Council the Traffic Commission's recommendation for approval of a vacationing of a portion of Newton St. adjacent to the Jump n' Jack Restaurant, on the southerly side of Pacific Coast Highway and easterly of Denny Street. A location sketch was submitted with the letter.

Councilman Jahn asked if the City should not be paid for this. It seemed to him that a portion of this would be 50' wide.

City Manager Stevens said it is a triangular piece of land, and if we do not vacate it we will have to improve and maintain it. By vacating the property, the restaurant owner will have to do that.

Councilman Jahn suggested that the restaurant owner may improve it as a parking lot. He thought they should pay the City for it.

Councilman Jahn moved to refer this to City Manager Stevens for negotiation.

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

4. An April 25, 1957, letter from John R. Patrick, Assist. to City Engr., submitted four street easements for the extension of Maricopa Street. A location sketch was submitted with the letter.

Deputy City Clerk Hallanger read:

RESOLUTION NO. 3187

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO
ACCEPT, ON BEHALF OF THE CITY THOSE CERTAIN EASEMENT DEEDS
IN TRACT 3458.

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. 3187.

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

5. An April 25, 1957, letter from John R. Patrick, Assist. to the City Engr., submitted an easement for the extension of 170th St. easterly of Yukon Ave., granted by the Torrance Unified School District.

A location sketch was submitted by the Assistant to the City Engineer.

Deputy City Clerk Hallanger reported that the next-to-last word in Line 4 of that letter should read 'easterly' instead of 'westerly'.

Mayor Isen ordered the correction made in the letter.

Deputy City Clerk Hallanger read:

RESOLUTION NO. 3188

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
ACCEPTING, ON BEHALF OF THE CITY, THAT CERTAIN EASEMENT
DEED FROM THE TORRANCE UNIFIED SCHOOL DISTRICT.

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

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

Councilman Benstead moved for adoption of Resolution No. 3188.

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

6. A letter dated April 25, 1957, from John R. Patrick, Assist. to City Engineer, submitted easement for the widening of Redondo Beach Blvd. and Arlington Ave. A location sketch was submitted with the letter.

Deputy City Clerk Hallanger read:

RESOLUTION NO. 3189

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
ACCEPTING, ON BEHALF OF THE CITY, THAT CERTAIN EASEMENT
DEED FROM SAM GARDNER AND MILDRED GARDNER.

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

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

Councilman Jahn moved for adoption of Resolution No. 3189.

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

7. A letter dated April 25, 1957, from City Engineer Bishop recommended release of bond in Tract No. 15569, Bonds No. 1741803 - \$38,102.50, and No. 1741804 - \$26,000.00, to Lynne Gardens, subdivider.

Councilman Jahn moved to concur with the recommendation of the City Engineer in the release of this bond.

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

A letter from Asst. Park Supt. Clemmer, dated April 22, 1957, concurred with the recommendation of the City Engineer, and a copy of it was submitted with the City Engineer's letter.

8. A letter dated April 25, 1957, from City Engineer Bishop, recommended release of Bond No. 16-123393 on Tract No. 20019 in the amount of \$51,500 to Grand Construction Co., subdivider.

A letter dated April 22, 1957, from Asst. Park Supt. Clemmer concurred in the City Engineer's recommendation, and was submitted with the

City Engineer's letter, as was a location sketch.

Councilman Jahn moved to concur with the recommendation of the City Engineer to release the bond on Tract No. 20019.

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

9. A letter from the City Engineer, dated April 25, 1957, recommended release of Bond No. 123818 on Tract No. 20163, in the amount of \$38,500, to Grand Construction Co., subdivider. A letter dated April 22, 1957, from C. W. Clemmer, Asst. Park Supt., concurred in this recommendation. A location sketch was submitted with these letters.

Councilman Jahn moved to concur with the City Engineer's recommendation to release the bond in Tract No. 20163.

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

10. A letter from City Engineer Bishop, dated April 25, 1957, recommended the release of Bond No. 520599 LA in the amount of \$46,600 on Tract No. 20252 to Property Management Corp., subdivider. A letter dated April 22, 1957, from Asst. Park Supt. Clemmer concurred in the recommendation of the City Engineer. A photocopy of a signed statement by buyers was submitted, as was a copy of the Final Subdivision Public Report. A location sketch was also submitted.

Councilman Jahn moved to concur with the recommendation of the City Engineer to release the bond on Tract No. 20252.

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

11. A letter dated April 25, 1957, from the City Engineer, recommended release of Bond No. S1059833 in the amount of \$32,000 on Tract No. 20445 to the subdivider, R. A. Watt Construction Co. A location sketch was attached, as was a letter dated April 22, 1957, from Asst. Park Supt. Clemmer concurring in the Engineer's recommendation.

Councilman Jahn moved to concur with the City Engineer's recommendation to release the bond on Tract 20445.

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

12. A letter dated April 25, 1957, from City Engineer Bishop, recommended release of Bond No. 246670 in the amount of \$29,000 on Tract No. 21512 to the subdivider, James Norris.

A letter dated April 22, 1957, from Asst. Park Supt. Clemmer was attached, and concurred with the recommendation of the City Engineer.

A location sketch was also attached.

Councilman Jahn moved to concur with the recommendation of the City Engineer to release the Bond on Tract No, 21512.

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

13. A letter dated April 25, 1957, from City Engineer Bishop, contained his recommendation that the Bond No. S 1094310 on Tract 22086 in the amount of \$25,000 be released to R. A. Watt Construction Co., the subdivider. A letter from C. W. Clemmer, dated April 22, 1957, concurred in the recommendation. A location sketch was attached.

Councilman Jahn moved to concur with the City Engineer's recommendation that the bond be released on Tract No. 22086.

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

14. A letter dated April 25, 1957, from City Engineer Bishop, recommended release of Bond 520775-LA in the amount of \$16,454 on Tract 22495 to the subdivider, Property Management Corporation. A letter from Asst. Park Supt. Clemmer, dated April 24, 1957, concurred in this recommendation. A location sketch was attached.

Councilman Jahn moved to concur with the recommendation of the City Engineer to release the bond on Tract No. 22495.

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

15. TENTATIVE TRACT MAP NO. 18363: Transmittal form from Planning Commission and Engineering Department recommending approval of Tentative Tract Map No. 18363, located at the southwesterly corner of 174th St. and Ainsworth Ave., containing 29 lots, presented by Mr. James Norris. Resubmitted.
Attached were:
- a. Excerpt from Council Minutes of April 23, 1957;
 - b. Excerpt from Council Minutes of April 9, 1957;
 - c. Letter from George Powell, Planning Director, dated Apr. 5, 1957;
 - d. Excerpt from Planning Commission Minutes of April 3, 1957;
 - e. Excerpt from Council Minutes of April 2, 1957;
 - f. Excerpt from Planning Commission Minutes of Mar. 20, 1957;
 - g. Excerpt from Planning Commission Minutes of Feb. 6, 1957;
 - h. L. A. County Flood Control letter dated March 13, 1957;
 - i. Letter of J. R. Patrick, Asst. to City Engr., dated Jan. 2, 1957;
 - j. Letter from Torrance Municipal Water Dist., dated Jan. 1, 1957;
 - k. Sketch of tract.

Councilman Jahn said this Tract had been held over due to an objection on his part, but his question had been answered, and so he moved Tract 18363 be approved with all stipulations of the approval.

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

- CASE NO. 417: Letter from Planning Director Powell, submitting revised recommendation of Planning Commission regarding placement of garages on Lots 1 through 16, Tract 21246. Attached were:
- a. Letter from Barclay Engineering Co., Inc., dated April 22, 1957;
 - b. Excerpt from Minutes of Waiver Board of March 21, 1957;
 - c. Excerpt from Planning Commission Minutes of April 3, 1957;
 - d. Location sketch.

Planning Director Powell told the Council when this was approved by them, it had been stipulated that the garages would not face the alley but would be at the sides of the building. Because this required more space, the petitioner had gone to the Waiver Board asking to be allowed to have a 10' set-back in the front yard. The property to the east of this is C-2 property, where no set-back is required. The Waiver Board had approved this request. The Planning Commission, however, wanted the buildings in this Case to line up with the Church west of the property, which is set back 14'4" and allowed the garages to be changed.

Councilman Jahn asked if the Council would be giving a Waiver here.

Director Powell said it was recommended the front line of the apartments line up with the Church.

Jack Spahn of Barclay Engineering, representing the petitioner, said this set-back would be observed at the request of the Planning Commission. He said his letter of April 22 outlined the Case.

Councilman Benstead asked what is on the opposite side of this property from the Church.

Mr. Spahn said the Church is west of the property, and the property on the east is vacant land, zoned C-2, which does not require any set-back. He explained that the Waiver Board had approved a 10' front yard set-back and a 2' set back in the rear yards of these lots to make up for the room lost to the builder by putting the garages on the sides of the building.

Then the Planning Commission had wanted the buildings to line up with the Church to the west instead of being 10' back, and in order to do this without causing too great a hardship on the petitioner, had allowed the garages to face on the alley if the petitioner will build on a line to be approved by the Building Department and with the garage doors to be of a decorative design to be approved by the Planning Director.

Mr. Spahn said these maps presented here bore the approval of the Building Department.

Mr. Spahn said the Waiver Board had allowed the set-back because the C-2 property next door requires no set-back.

Mayor Isen felt the Waiver Board and other Boards are giving permits which should come before the Council.

Mayor Isen said the Council had held a public hearing on this, and the people affected had agreed to the placement of the garages on the sides of the buildings.

Councilman Drale agreed with the Mayor that this had been done, and felt the residents of the area should be given notice of any change in the location of the garages.

Mr. Spahn said they had gone before the Waiver Board for the waiver of the front yard set-back because there had been no complaint about the front of the buildings.

Mayor Isen asked the City Attorney what the Waiver Board has to do with this, and the City Attorney said their authority is granted under the Land Use Ordinance.

Councilman Drale said a public hearing had been held on the plans as presented, and that he felt any change in the plans should have a public hearing.

Mr. Spahn said with the waiver of the front yard set-back requirement, they intended to conform to the 5' set-back in the rear yard.

Mayor Isen said the plans had passed this Council by a 4 to 1 vote, and this would change the plans which the Council had approved.

Councilman Jahn asked if the plans have been approved by the financing agency.

Mr. Wayne Nelson, the builder, said they have tentative approval from the loan company.

Mr. Nelson said they need about 10' for every garage. He said the residents of the area had no objection to the garages facing the alley if the developer would put guard rails along their fences to protect them.

Councilman Drale did not feel the Council should act on this.

Councilman Jahn said if the waiver of the front yard set-back would give them the room they need, he would not like to see them face the garages on the alley. He would prefer to see the garages left on the sides of the building.

Mr. Spahn said they had requested a 10' front yard and 2' back yard; this was approved by the Waiver Board, but the Planning Commission denied it.

Mayor Isen asked what had been wrong with the plans approved by the Council.

Mr. Spahn said it was the recommendation of the Planning Commission that these buildings line up with the Church and the garages be turned to face the alley.

Mayor Isen said this had passed the Council under certain conditions.

Councilman Drale repeated that he did not think the Council should take any action until the people in the area have been notified.

Councilman Jahn said he did not want to hold another hearing, and he did not believe it was necessary to change the design of the buildings.

Councilman Jahn moved the waiver be granted on the front yard set-back to 10' which is not unusual with a C-zone on each side of the property and everything else is to remain the same.

Councilman Benstead asked how far back the Church sits, and Planning Director Powell said 14'4".

Councilman Benstead moved to refer this matter back to the Planning Commission.

Motion seconded by Mayor Isen.

Councilman Jahn did not see what the Planning Commission would have to do with this, and Councilman Benstead said they could initiate action to have a new Hearing on the case.

The City Attorney told the Council the Change of Zone on this property had been granted, and the Ordinance passed. If there are new conditions, they must be granted by Ordinance.

Mayor Isen said he would not feel it had been fair to the people to change this without them having been notified.

Mayor Isen asked Mr. Spahn whether he would have this go back to his architects for a week or so and have them work on this and try to get it right and bring it back here, or have it returned to the Planning Commission.

Mr. Spahn said he would have to refer this to his client.

Mayor Isen said he thought it would be better to have the architect work on this and try to conform to what they already have and put it back on the Council Agenda at their convenience.

Councilman Benstead withdrew his motion, and Mayor Isen withdrew his second to the motion.

There were no objections from the Council, and Mayor Isen ordered that this be returned to the builder for his architects to work on and then be put back on the Agenda when it is ready.

Mayor Isen said the Council would like a written report from Don Mansfield and City Attorney Remelmeyer as to:

- 1) what action the Waiver Board may legally take, what they do, and how far they can go, and
- 2) what they have been doing for the City.

Mayor Isen instructed Mr. Mansfield to make an investigation and refer his findings to the City Attorney for a legal opinion to be given to the Council as soon as possible.

Councilman Jahn referred to a comment Mayor Isen made about new signs going up in Torrance, and asked who had the authority to approve new signs being erected.

Mayor Isen said there is a new sign on the Guenser property and next to it in the trailer court. He said the Council had not approved either of these.

Councilman Drale believed if signs went into industrial zones, they did not have to be approved by the Council.

Mayor Isen did not agree.

Councilman Jahn said the Council had not been asked for any sign permits.

Mayor Isen told Planning Director Powell he would like to have a report from him on this as soon as possible.

Mayor Isen said all applications for sign permits should come to the Council.

Councilman Benstead believed this to be the responsibility of the Planning Director, and said he had noticed new signs going up in various parts of the City.

Mayor Isen told Mr. Powell the Council would like to have this report right away.

17. Letter from George C. Powell, Director, Planning Commission, dated April 25, 1957, re Schreiber Bowl-O-Drome curbs and sidewalks, reported to the Council that the Planning Commission had recommended Mr. Schreiber's building be finally inspected without curbs and sidewalks with the following stipulations: 1) He post the required bond until the improvements are installed; 2) He agree in writing to make the installation of these improvements when they are installed in the neighborhood.

An April 26, 1957, memo from the City Engineer was appended, saying the proper grades are in the hands of Mr. Schreiber's engineer. Mr. Schreiber has already agreed to construct these curbs and gutters and will post a proper bond to the satisfaction of the City Attorney when so ordered.

Mayor Isen moved Mr. Schreiber post the required bond and agree in writing to install the required curbs and gutters.

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

18. A letter dated April 25, 1957, from Planning Director Powell, transmitted to the Council a copy of a reply to the inquiry request by the Council as to when the Don Ja Ran Construction Co. planned to build the hotel in the R-4 zone at Hollywood-Riviera.

The letter from J. George Wright of Don Ja Ran Construction Co., dated April 19, 1957, advised they hired the architectural firm of Palmer and Krisel to do the architectural work on this, and on March 15, 1957, had paid them a substantial retainer fee. The letter stated plans for the first unit of this development will be for about eighty furnished hotel apartment units, to be built on Lots 143 to 147 inclusive; it is their intention that the balance of the lots will be developed as part of the overall coordinated project when conditions will so warrant the addition.

Councilman Jahn commented that it looks as if it will be a long time until this is built.

Councilman Drale asked the City Attorney if there were any time limitations that could be brought to bear in such a case.

The City Attorney said he could not recall this case especially, but it is difficult to rescind a Change of Zone. He believed the Council could set performance standards.

Councilman Jahn moved the City Attorney investigate the conditions of this Change of Zone and report to the Council.

Motion seconded by Councilman Drale.

Mayor Isen noted that the letter from Mr. Wright mentioned 'hotel apartment units'. He did not believe this came under the heading of a 'hotel', and asked to have that checked.

The City Attorney suggested that this could have been handled by a Variance.

Councilman Drale said the home owners in the area should know about it if this is not to be a 'hotel'.

There were no objections, and the City Attorney was instructed to reply to Mr. Wright's letter and tell him the Council's feeling in this matter.

- 19. CASE NO. 435: Transmittal form from Planning Commission recommending approval of request for Variance of B & A Investment Co. to permit construction of multiple dwellings in Land Use Zone A-1 on the north 180 feet of the south 200 feet of Lot 21, McDonald Tract, being 3325 West 174th St. between Yukon and Glenburn. Attached:
 - a. "Exhibit A" location sketch;
 - b. "Exhibit B" letter dated April 8, 1957 from B & A Investment Co;
 - c. "Exhibit C" letter dated April 3, 1957, from B & A Investment Co;
 - d. Planning Commission Minutes of April 17, 1957.

Councilman Jahn said he could not tell what has been approved by all this, and he would like to have more information.

Councilman Benstead agreed with Councilman Jahn.

There were no objections and it was so ordered.

- 20. CASE NO. 440: (Resubmitted) Transmittal form from Planning Commission recommending approval of application for Variance submitted by Don C. Moshos, M.D., et al, to permit commercial development of Lot 41, Tract 15, at Arlington between 237th and 238th St., Zones C-2 and A-1. Attached: Letter dated April 25, 1957, from J. R. Patrick, Asst. to City Engr., regarding the wall to be built and the drainage on this land.

Councilman Jahn moved to concur with the recommendation of the Planning Commission.

Motion seconded by Councilman Drale.

Councilman Benstead objected, saying this letter did not answer his question asked when this was here before as to whether or not this method of disposing of the drainage was right or wrong.

Councilman Benstead moved to table this for a week so the Council could have a proper letter from the Engineering Department.

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

21. CASE NO. 441: Transmittal form from Planning Commission, recommending approval of request of Tom S. Howard for Variance to permit construction of an R-3 improvement in an R-2 Zone, in Lot 49, Block A, Tract 7506, further described as the northeast corner of 240th St. and Neece Avenue.

Attached:

- a. Excerpt from Planning Commission Minutes of April 17, 1957;
- b. Location sketch.

Councilman Jahn moved to concur with the recommendation of the Planning Commission with all special conditions noted.

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

Deputy City Clerk Hallanger presented:

RESOLUTION NO. 3190

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND APPROVING THE EXECUTION OF A DEED OF TRUST AND EASEMENT IN CONNECTION WITH THE AIRPORT LEASE TO LONGREN AIRCRAFT COMPANY, INC.

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

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

Councilman Drale moved for adoption of Resolution No. 3190.

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

A letter from the City Attorney, dated April 25, 1957, submitted a Resolution to the Council concerning the offer made by Mr. Binder to the City regarding the purchase of the "Mayfair Creamery Property".

Deputy City Clerk Hallanger read:

RESOLUTION NO. 3191

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK OF SAID CITY TO EXECUTE THAT CERTAIN AGREEMENT BETWEEN THE CITY OF TORRANCE AND GEORGE BINDER WITH REFERENCE TO CERTAIN PROPERTY TO BE ACQUIRED FOR PARKING PURPOSES.

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

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

Councilman Jahn moved for adoption of Resolution No. 3191.

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

Deputy City Clerk Hallanger read:

ORDINANCE NO. 871

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF A PORTION OF 166TH STREET, IN THE CITY OF TORRANCE.

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

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

Councilman Jahn moved for adoption of Ordinance No. 871 at its second and final reading.

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

A letter dated April 25, 1957, from the City Attorney, submitted to the Council for study a proposed Ordinance governing off-street parking in commercial zones, and suggested that if the Council approves the Ordinance, it should order the Planning Commission to hold hearings on it as provided by law for amendments to the Land Use Ordinance.

Mayor Isen said it had been the policy of the Council, as he recalled, that if the old Central District of Torrance bonded itself to provide off-street parking this would not apply in that district.

Councilman Drale agreed with the Mayor.

Planning Director Powell said if the Council wished, they might exclude that District.

Mayor Isen told the City Attorney this should be excluded in the Ordinance.

Mayor Isen, with the concurrence of the Council, proclaimed the month of May as KENNY MONTH in the City of Torrance.

Mayor Isen, with the concurrence of the Council, proclaimed May 1, 1957, as ELKS NATIONAL YOUTH DAY in the City of Torrance and commended the youth of our community for their moral and patriotic activities.

Mayor Isen, with the concurrence of the Council, proclaimed the week of May 1 to May 5, 1957, inclusive, as AIR FORCE WEEK in the City of Torrance.

Councilman Jahn moved concurrence of the Council with the Proclamations read by the Mayor.

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

Mayor Isen pointed out to the Council that the Church of Jesus Christ of Latter Day Saints had invited them all to an open house being held by that Church, and asked that each of them make his own arrangements for that affair.

ORAL COMMUNICATIONS

City Attorney Remelmeyer told the Council the City Attorney of Monterey Park has asked our City to go on record favoring AB 3996, which prohibits the County from going into a City in disregard of zoning ordinances.

Mayor Isen said we had passed a Resolution to that effect.

The City Attorney said this should go to the Assembly.

There were no objections, and the City Attorney was instructed to prepare a resolution to this effect and have it on the Agenda of the next meeting of the Council.

Councilman Drale asked to have a report on the work done towards the straightening of Carson through the High School Park at the next meeting of the Council.

There were no objections, and it was so ordered.

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

The meeting adjourned at 7:40 P. 'M.

A. H. Bartlett, City Clerk



By

Deputy City Clerk of the City of Torrance,
California

APPROVED:



Mayor of the City of Torrance