

Torrance, California
May 21, 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, May 21, 1957, in the Council Chamber, City Hall, Torrance, California.

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

At the request of Mayor Isen, Mr. Fred Mill led the salute to our Flag.

The Reverend Stanton opened the meeting with an invocation.

Councilman Drale moved to approve the Minutes of the Adjourned Regular Meeting of the Council held May 14, 1957.

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

EXCHANGE OF PROPERTY: Proposed exchange of property located at Newton St. and Pacific Coast Highway. This matter had been continued to this meeting from the May 14, 1957, meeting of the Council.

Mayor Isen reported that the Council wished to continue a Pre-Council discussion of this matter; there is another proposed plan on this property. With concurrence of the Council, Mayor Isen appointed a Committee, consisting of Councilmen Jahn and Drale, our Traffic Consultant, Mr. Dorsey, and City Engineer Bishop to work out an alternative plan on this, with Mr. Rogers to sit in on the meeting. Mayor Isen expressed the hope this would be worked out during the coming week. He said the Council would have a meeting with City Manager Stevens here next Tuesday afternoon at 2:00 P. M. to discuss budget matters, and at that time the proposal concerning this exchange of property could be discussed, with Mr. Rogers present at that time.

Councilman Jahn referred to City Manager Stevens's comparison sheet showing budget requests, and said he would like to have the Department Heads present to explain their various requests, and especially those who have asked for large increases in their budgets.

There were no objections to this, and Mayor Isen agreed with the suggestion. It was so ordered.

City Manager Stevens said he had planned to do this, but felt the budget discussion will take a lot of time; he felt one meeting would not suffice.

Mayor Isen announced this will be an open meeting, but informal. As required by the Brown Act, all meetings of the Council are open to the public, but the meeting to be held at 2:00 P. M. next Tuesday will be an informal meeting.

BIDS:

Mayor Isen announced this was the time and place for opening of Bids for the sale of a Franchise to National Supply Company.

Deputy City Clerk Hallanger presented the Affidavit of Publication. Councilman Benstead moved this be accepted and filed.

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

Deputy City Clerk Hallanger announced he had received no bids on this Franchise.

City Attorney Remelmeyer said Mr. Fred Mill of National Supply Co. was present, and would like to address the Council on this.

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Mr. Mill came forward to address the Council, and said they wish a simple change in the Ordinance on this. He said their attorney had worked up this contract from an old one, and they would prefer to have this put under the City's usual Franchise formula.

Mayor Isen commented there had been a 5-year exemption clause in the contract, as well.

Mr. Mill said they would also like to waive that; he explained this Franchise was simply to replace a Franchise they had with the City for a number of years.

Mayor Isen asked the City Attorney if this would require re-advertisement.

City Attorney Remelmeyer thought not; if this goes under the new Ordinance, it will be under our own development and not a State act.

Councilman Drale moved the City Attorney be authorized to prepare a new Ordinance for our next meeting concerning the Franchise of National Supply Company.

Councilman Blount seconded the motion.

Councilman Benstead asked Mr. Mill what this Franchise will be used for.

Mr. Mill said they pipe gas to their plant from the oil fields; they do not sell any gas. It is only a little over 4,000 feet of line. It will bring income of less than \$100 a year to the City under either formula.

City Attorney Remelmeyer had discussed this with Mr. Mill and City Manager Stevens, and reported Mr. Mill had agreed to pay a minimum of \$200 a year for the Franchise or the figure under the formula, whichever may be larger.

Councilman Jahn asked whether, under the motion before the Council now, they would be awarding a bid by voting.

The City Attorney assured him they would not; the only thing that can be done now is for him to put the new Ordinance on the Agenda for next week's Council meeting.

City Manager Stevens was asked for an opinion on this, and said he felt there are many advantages. This is simpler, and will allow as much income.

Councilman Benstead asked if the City should not be protected by insurance under this contract.

The City Attorney said the new Ordinance requires that.

Motion carried unanimously by roll call vote.

Mayor Isen announced this was the time and place for opening of bids for the improvement of Arlington Avenue from 190th St. to Del Amo Blvd.

Deputy City Clerk Hallanger presented the Affidavit of Publication.

Councilman Benstead moved these be received and filed.

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

Councilman Drale moved that, as the bids were opened, the totals only be read.

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

Mayor Isen announced that the bids would be open for inspection if any interested persons cared to see them.

City Manager Stevens opened, and Deputy City Clerk Hallanger read the Bids which are itemized and made a part of these Minutes, Pages 3 and 4.

As the bid from R. V. Kleppinger, 8116 Alcove Ave., No. Hollywood, was not accompanied by a bond of any kind, the bid was disqualified.

Councilman Jahn moved the bid be rejected and disqualified because of the absence of bond.

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

Councilman Benstead moved the bids be referred to the City Engineer for study and recommendation to the Council later in the meeting.

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

BID SUMMARY
IMPROVEMENT OF ARLINGTON AVENUE FROM 190TH STREET TO DEL AMO BOULEVARD

Bids Received May 21, 1957

ENGINEER'S ESTIMATE - CONTRACT: \$88,932.85

CONTRACTOR	WARREN SOUTHWEST		ADAIR BROS. CONTRACTORS		HAYDEN W. CHURCH		S. A. CUMMINGS CORP.		FLIPPEN BROS., INC	
	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL
1. 25,524 Cu. Yds. Excavation	0.43	10,975.32	0.34	8,678.16	0.61	15,569.64	0.50	12,762.00	0.55	14,038.20
2. 10,748 Tons Untreated Rock Base	2.80	30,094.40	2.83	30,416.84	2.99	32,136.52	2.82	30,309.36	2.95	31,706.60
3. 3,485 Tons Plant Mix Surfacing	6.05	21,084.25	6.50	22,652.50	6.35	22,129.75	6.70	23,349.50	7.25	25,266.25
4. 143 Cu. Yds. Reinforced Concrete	73.00	10,439.00	75.00	10,725.00	85.00	12,155.00	80.00	11,440.00	91.50	13,084.50
5. 30 Lin. Ft. 24" C.M.P. with Flap Gate	7.44	223.20	11.00	330.00	9.10	273.00	12.00	360.00	15.40	462.00
6. 2,302 Lin. Ft. - 7' Chain Link Fence with Gate	1.95	4,488.90	2.20	5,064.40	1.85	4,258.70	1.70	3,913.40	1.90	4,373.80
7. 5 Only Adjust Manholes	90.00	450.00	100.00	500.00	50.00	250.00	125.00	625.00	45.00	225.00
TOTAL BID:		77,755.07		78,366.90		86,772.61		82,759.26		89,156.35

IMPROVEMENT OF ARLINGTON AVENUE FROM 190TH STREET TO DEL AMO BOULEVARD

GRIFFITH CO.			W. & W. HOLT CONST. CO.		R. V. KLEPPINGER		MC AMIS & BAKER		TOMEI CONST. CO.			
ITEM	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL
1.	0.49	12,506.76	0.57	14,548.68	0.528	13,476.67	0.46	11,741.04	0.40	10,209.60		
2.	3.00	32,244.00	3.10	33,318.80	2.97	31,921.56	3.10	33,318.80	4.80	51,590.40		
3.	7.00	24,395.00	6.30	21,955.50	6.85	23,872.25	6.75	23,523.75	6.75	23,523.75		
4.	91.00	13,013.00	78.00	11,154.00	87.92	12,572.56	80.00	11,440.00	70.00	10,010.00		
5.	11.00	330.00	13.50	405.00	13.26	397.80	10.15	304.50	11.00	330.00		
6.	1.70	3,913.40	1.80	4,143.60	1.84	4,235.68	1.75	4,028.50	2.27	5,225.54		
7.	60.00	300.00	160.00	800.00	67.98	339.90	45.00	225.00	50.00	250.00		

TOTAL	86,702.16	86,325.58	86,816.42	84,581.59	101,139.29
<u>BID:</u>					

WRITTEN COMMUNICATIONS:

1. A verified claim from Bernadine H. Hinton and Michael and Jeffrey Hinton, minors, for personal injuries and property damage incurred in accident occurring on or about Friday, March 22, 1957, submitted by law offices of Prince and Maslow, 6331 Hollywood Blvd., Hollywood 28, Calif.

Councilman Benstead moved the claim be denied and referred to the office of the City Attorney.

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

2. A request from Reverend Patrick J. McGuinness, Pastor of the Nativity Catholic Church, dated May 6, 1957, for vacation of a portion of the alley running west of Madrid, with recommendations from the Engineering Department, Traffic Commission and Planning Commission. A location sketch was attached.

Councilman Drale asked the City Attorney whether in vacating an alley it is not necessary to have public hearings.

The City Attorney said it is.

Councilman Drale moved to grant the vacationing of the alley, subject to the necessary reservation of easements and the necessary public hearings.

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

3. A letter dated May 10, 1957, from J. J. Benner, Chief Engineer, Torrance Fire Department, reported an offer of \$600 for the 1942 GMC fire truck the City has, this being an increase of \$200 over the trade-in offer received for this piece of equipment. Chief Benner felt the offer to be a good one, and recommended prompt attention to it.

Councilman Benstead asked Chief Benner if the equipment is in use at present, and Chief Benner said it is.

Chief Benner went on to say this equipment has reached the point where it will need a lot of work done and will be expensive. It has capacity of one and one-half tons, and we now have to carry up to 7 tons on it. The expense of putting it back in shape will be within a few dollars of what we are being offered for it.

Mayor Isen asked if this request is being made in connection with the new budget, and Chief Benner said it is.

Councilman Drale felt we might need this new equipment. He moved the request be denied.

Councilman Benstead asked where this is being housed at present, and Chief Benner said at the headquarters station. He said at times it must be used several times a day, and it is in very bad shape.

Councilman Blount seconded Councilman Drale's motion, and, as there were no objections, Mayor Isen ordered the motion carried.

4. A letter dated May 13, 1957, from Richard H. Holmes, 22037 Doris Way, Seaside Ranchos, went on record with certain complaints with regard to the Little League ball playing in the Seaside Ranchos drainage basin, and made suggestions as to how the matters which are repugnant to him could be controlled.

Councilman Blount recalled that in the past, the Council has had numerous communications from Mr. Holmes; he suggested the Mayor appoint a committee of this Council to go down and talk to the Little League authorities and look into the nuisances which Mr. Holmes says prevail. The committee could report to the Council as a whole and make any necessary recommendations, at the next meeting of the Council.

Councilman Jahn pointed out that some of the things Mr. Holmes suggested could not be done.

Mayor Isen appointed a Committee consisting of Councilmen Blount and Benstead and Assistant City Manager Mansfield to follow through on the suggestion, and directed Deputy City Clerk Hallanger to write a letter to Mr. Holmes advising him of this action. He asked that the letter to Mr. Holmes tell him that his suggestion #2 could not be complied with.

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5. A letter dated April 5, 1957, from the Board of Education, signed by J. H. Hull, Secretary, regarding their wish to build a school north of the present high school site in South Torrance, had been on the Council's Agenda on April 23, 1957, and referred by them to the Planning Commission, Engineering and Legal Department. This was returned to the Agenda of this meeting.

Councilman Jahn pointed out that the City Attorney's opinion in this matter was fairly inclusive.

The City Attorney said he had talked to Mr. Waldrip of the Board of Education since writing his opinion, and Mr. Waldrip had agreed they will come in for a grading permit on this land.

Mayor Isen asked how much land will be affected, and the City Engineer thought it would be over 1-1/2 acres.

Councilman Drale moved to grant the schools the necessary permission to build a school in that section of the Walteria Lake area providing they concur with the recommendation of the City Attorney on the grading ordinance, and the City of Torrance is insured and held harmless against any damage caused by the diversion of waters.

Councilman Jahn said it would be necessary to amend an Ordinance to do this; he said there have been many attempts made to build in the Walteria Lake area. He suggested some statement be made on the policy of the Council in this matter. He asked whether we are going to abide by the Ordinance in all other cases or amend the Ordinance as we go along. He suggested that if we do amend the Ordinance for the Board of Education, the plan should be given to the Engineer not only for the grading, but in such a manner as to show sump construction as mentioned in Mr. Hull's letter.

Councilman Dralé said his motion had been made for public convenience and not for any specific persons. He felt it economically necessary that the school be developed.

Councilman Benstead asked what Councilman Drale meant by that.

Councilman Drale felt the Schools would be able to get the land more reasonably than they could get other land in that area, and the money means a great deal to the Board of Education.

Mr. Hamilton, representing the Board of Education, was present, and said any other pieces of land in that area which they could acquire had homes built on them, and this would mean the land would have to be bought with the houses on it, making it prohibitive in cost. He did not know what they would have to pay for the property, which is now under condemnation.

Councilman Blount said he found little grounds for the Council to question this. He pointed out that Mr. Waldrip had expressed the willingness of the Board of Education to cooperate to the extent of the grading permit, and he felt the Council had very little choice in this matter.

Mayor Isen said it seemed to him it is clear this is not a matter of an individual getting permission to build in the Walteria Lake area, but the matter of another public agency, which is a different situation. They have decided this is to the best interests of the public and he did not feel the Council could question it. The School District covers the City and has felt this to be in the interests of the City as a whole. So far as he is concerned, this is policy, because this is a public agency.

Mayor Isen suggested Councilman Drale amend his motion to make this 'subject to the approval of the City Engineer'.

Councilman Drale said by the act of taking out a grading permit they automatically must have the City Engineer's approval.

The City Engineer agreed.

Mr. Hamilton assured the Council it is not the intent of the Board of Education to do anything except abide by the grading plan. He said it is their intent to take care of the water on the acreage they use.

Councilman Blount seconded Councilman Drale's motion.

Councilman Drale amended his motion to include 'that the City Attorney be authorized to prepare the necessary Ordinance omitting that 10 acres from the Walteria Lake area', and asked if the City has a letter from the Board saying they will conform with our Engineer's recommendation.

The City Attorney said he had a letter from Mr. Waldrip saying they will do no grading except under the grading plan.

Councilman Benstead objected, saying the Council should do nothing at all if they have no jurisdiction.

Councilman Drale wanted the record to show this is being done because the schools are a public agency.

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

At 6:25 P. M., Mayor Isen declared a recess, with the Council reconvening at 6:30 P. M.

LICENSE MATTERS:

1. A letter dated May 3, 1957, from Luis Milovich, asked for a dance license for the Skipper Inn Cafe located at 18930 Hawthorne Avenue.

A memorandum from Acting Police Chief Percy Bennett, dated May 16, 1957, said 'it is not required to have an additional license to hold dances. A license must be obtained only when a charge or fee is made for dancing, otherwise Mr. Milovich's request to have dances in his establishment is permitted, providing there will be no police problem created.'

Mayor Isen ordered these matters filed as a matter of record, and instructed Deputy City Clerk Hallanger to send the applicant a copy of Chief Bennett's letter and tell him the Council will not require a license unless fees are charged for dancing.

Councilman Jahn referred to his knowledge of inspection for the County, and said they inspect for exits, etc. He asked if this will not require special building inspection. He asked if our City had any laws on that subject similar to the laws he had worked under for the County, saying if they had not, perhaps some should be prepared.

Mayor Isen said he could not see how there would be any more public assembly problem in such an instance.

2. A memorandum dated May 16, 1957, from G. Whitacre, License Inspector, reported to the Council our Ordinance No. 692, governing fireworks stands, does not specify an opening or closing date. Mr. Whitacre had checked and found the State Code provides the opening date is 12:00 Noon, June 28th, and the closing date is 12:00 Noon, July 6th. He recommended these organizations be given permission to operate their stands on these dates in the City of Torrance.

Councilman Drale moved to concur with License Inspector Whitacre's recommendation.

Councilman Benstead thought such stands should close at 12:00 midnight on July 4th.

Mr. Whitacre was present, and said the various organizations who will operate these stands have asked for this information.

Councilman Drale agreed with Councilman Benstead that such stands should close at 12:00 Midnight July 4th, and suggested this time and date be substituted for the July 6th date in the State Code so far as fireworks stands in our City are concerned.

There were no objections to this, and it was so ordered.

COMMUNICATIONS FROM THE CITY MANAGER:

Under date of May 16, 1957, the City Manager submitted the following recommendations for consideration and approval:

PERSONNEL:

1. That Fire Chief Benner be authorized to attend the California Chiefs' Annual Conference to be held in Bakersfield on June 20-22, 1957, and that he be issued a check in the amount of \$65.00 to defray the expense in attending this conference.

Councilman Benstead moved to concur with the City Manager's recommendation under 'Personnel'.

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

APPROPRIATIONS:

1. For the purchase of a 19½ cu. ft. air compressor for the Paint Department, the sum of \$518 plus tax. This compressor will replace the old hand-crank one which is approximately fourteen years old and of a capacity of 7 cu. ft. Many accidents, or near-accidents, have occurred during the cranking of the old compressor. Mr. Perkins states that it is actually inadequate for the job and has recommended the purchase of the new compressor. Three bids were obtained for comparable equipment and the above model No. G-3 would be purchased from the Essick Machinery Company.

Councilman Jahn moved to concur with the City Manager's recommendation under 'Appropriations'.

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

AWARD OF CONTRACT:

1. That the bid of T & E Electirc, in the amount of \$19,000 be accepted as the lowest responsible bid for the installation of a runway lighting system at the Airport, and that all other bids be rejected.

Councilman Jahn moved to concur with the City Manager's recommendation under 'Award of Contract'.

Motion seconded by Mayor Isen.

Councilman Jahn asked if this included lighting the beacon.

The City Manager said it takes it up to the beacon, but will not light it.

Motion carried unanimously by roll call vote.

JOB DESCRIPTIONS:

The following job descriptions are attached for your consideration and approval:

1. Airport Traffic Controller.
2. Fireman.

A copy of these job descriptions is also being sent to the Civil Service Board for their approval.

Councilman Drale asked in which respects the job description for Fireman differed from the old job description.

The City Manager referred this question to his assistant, Mr. Don Mansfield.

Assistant City Manager Mansfield said this incorporates all the requirements of the old job description and adds requirements for physical fitness, which are the same as those in the police job descriptions.

Fire Chief Benner replied to a question from the Council by saying he concurred in recommending this be adopted.

Councilman Benstead asked if these job descriptions had been before the Civil Service Board.

Mr. Mansfield said their recommendations have been incorporated in this job description, and that these are both being forwarded to them.

Councilman Benstead did not agree with the requirements of the job description for firemen where it concerned teeth and dentures.

The Mayor asked if this requirement applies to policemen as well, and Mr. Mansfield said it does.

Councilman Drale moved that particular requirement be stricken from the job description.

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

Councilman Blount suggested that it might just as well be stricken from the job description of policemen, as well.

Councilman Drale seconded the motion, and it was so ordered.

REPORT ON STATUS OF CONTROL TOWER:

The City Manager reported "C.A.A. has our equipment list for the Control Tower activation under study and will have the recommended items for installation ready for listing on next week's agenda."

PARKS & RECREATION MATTERS:

1. A communication dated May 6, 1957, from H. B. Van Bellehem, Director of Recreation, submitted specifications and regulations for operation of mobile refreshment stands licensed by the City Council. Attached were:

- a. Recreation Department's recommended specifications and regulation.
- b. Recreation Department's recommended form letter announcing that the City is interested in receiving informal bids on operation of a mobile concession stand at the Victor E. Benstead Plunge.

Councilman Benstead moved to concur with the recommendations for the duration of this one summer season only.

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

Councilman Benstead moved that a fence be constructed along the West side of the plunge 60' north, and that the area on the north between the park and the pool be blacktopped with the fence to be of a structure to harmonize with the other structures there.

Councilman Drale offered to second that part of the motion having to do with the wall.

Councilman Benstead separated his motion, and moved that a fence be constructed along the west side of the plunge 60' north, with the fence to be of a structure to harmonize with the other structures there.

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

Councilman Benstead moved the area easterly of the 60' extension of the fence be blacktopped so cars may park there.

Mayor Isen thought that might keep the area from being used for a park.

Councilman Drale wondered if it could not have a temporary top of some kind.

City Manager Stevens said there is a chemical which can be used to settle the dust, and which works very satisfactorily, but he said it will not work if there is traffic on it.

Councilman Drale seconded the motion, subject to the necessary funds being available.

Mayor Isen asked Councilman Benstead if this is a part of a plan.

Councilman Benstead said it is, that he had understood the snack bar was to be north of the present wall.

Councilman Benstead said this would not cost much. He said this has been before the Recreation Commission. Summer will soon be here. They were supposed to have a recommendation in on this last week but it was not here.

Mayor Isen moved to table this for a week and ask for a recommendation from the Parks & Recreation Commission at the next meeting of the Council.

Councilman Drale asked the City Manager how much money would be required for this.

The City Manager said between \$2500 and \$3000 would be an estimate, but he would have to see this before he could actually say.

Mayor Isen asked if the wall could not be shorter.

Councilman Drale said the wall had been authorized some 6 to 8 months ago; he reminded the Council it had been authorized as a wind-break.

Mayor Isen moved to table this for a week for a recommendation from the Parks & Recreation Commission, and it was so ordered as there were no objections.

Mayor Isen instructed Deputy City Clerk Hallanger to call this to the attention of Mr. Van Bellehem.

2. A letter dated May 9, 1957, from the Parks & Recreation Committee, signed by Herma Tillim, Chairman, submitted that Committee's recommendation that the Flavian Elementary School playground remain open Saturdays from 9:00 A. M. to 5:00 P. M., also school holidays and summer vacation. A petition from residents of the area, bearing about 100 signatures, was presented from the residents of the area near the school and brought about this recommendation.

Councilman Benstead moved to concur with the recommendation of the Parks & Recreation Commission.

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

3. A letter dated May 9, 1957, from the Parks & Recreation Commission, signed by Herma Tillim, Chairman, submitted that Commission's recommendation that the City Council send a Resolution to the Board of Supervisors requesting that El Nido Park be turned over to the City of Torrance, effective July 1, 1957.

Councilman Benstead said he understood we had to take the park over anyway, and asked if there is any rush about it.

- No one knew of any reason for precipitate action.

Councilman Benstead said they have set up County funds to do a lot of work there, and this may stop it.

Mayor Isen directed Assistant City Manager Mansfield to write a letter to the Board of Supervisors thanking them for the improvements put into El Nido Park during the last year and asking if more work can be done before we take it over.

There were no objections, and this was ordered back on the Agenda sometime late in June.

4. A letter dated May 9, 1957, from the Parks & Recreation Commission, signed by Herma Tillim, Chairman, submitted their recommendation that any properties zoned for mining, or used for mining purposes, should be filled as mined or turned over to the City for parks.

City Attorney Remelmeyer replied to a question by saying the latter part of their recommendation is unconstitutional. He said he would have to check the other parts of the recommendation.

There were no objections, and this was ordered referred to the City Attorney for his recommendation as to what the Council might consider in this recommendation.

5. A letter dated May 16, 1957, from H. B. Van Bellehem, Director of Recreation, submitted the following recommendation on acceptance of bids for equipment:

That the Torrance Cycle and Sports Shop be awarded the bid at their proposal of \$2,750.68.

Mr. Van Bellehem gave his reasons for this recommendation, namely, this firm bid on all items listed on the bid form; this firm bid on the equipment as specified and offered no substitutes; they are a local concern which has offered valuable repair service to the Department in the past on all of our sporting equipment.

Councilman Jahn moved to concur with Mr. Van Bellehem's recommendation that the Torrance Cycle & Sports Shop be awarded the bid at their proposal of \$2,750.68.

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

6. A letter dated May 10, 1957, from Herma Tillim, Chairman of the Parks & Recreation Commission, conveyed that Commission's invitation to the Council to attend a meeting with Mr. Robert Gold of Louis J. Kroeger & Associates, the Torrance Unified School District officials and the Board of Education, the Planning Commission and the Parks & Recreation Commission. This meeting will be held in the Council Chambers at 8:00 P. M. Wednesday, May 22, 1957.

Everyone on the Council indicated they would attend this meeting.

ENGINEERING AND PLANNING MATTERS:

1. AWARD OF CONTRACT - HOLLYWOOD RIVIERA SEWER DISTRICT NO. 2:

City Engineer Bishop presented his analysis of the sealed Proposals submitted to him for analysis and report, naming Charles L. Burch & Sons as the lowest responsible bidder in the sum of \$276,888.00, and recommended that the contract be awarded to Charles L. Burch & Sons.

Councilman Jahn moved that the Engineers analysis and recommendation be received and filed, seconded by Councilman Benstead and duly carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Blount, Drale, Jahn, Isen. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

City Engineer Bishop presented, and Deputy City Clerk Hallanger read:

RESOLUTION NO. 3203

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AWARDED THE CONTRACT FOR THE IMPROVING OF PASEO DE GRACIA AND CERTAIN OTHER STREETS IN SAID CITY, IN WHAT IS KNOWN AS HOLLYWOOD RIVIERA SEWER DISTRICT NO. 2, BY THE CONSTRUCTION AND INSTALLATION THEREIN OF A SANITARY SEWER SYSTEM AND ALL OTHER ITEMS OR WORK INCIDENTAL OR APPURTENANT THERETO, AND DIRECTING THE CITY CLERK TO PUBLISH A NOTICE OF SAID AWARD.

Councilman Jahn moved to waive reading in full and read title only.

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

Councilman Drale moved that Resolution No. 3203 be passed and adopted, seconded by Councilman Jahn, carried by the following roll call vote:

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

Mayor Isen asked the City Engineer if he was prepared as yet to make a recommendation on the bids for the improvement of Arlington Ave. from 190th St. to Del Amo Blvd. which were referred to him earlier this evening.

City Engineer Bishop replied that he was not, and would like to be allowed to make his recommendation on that set of bids at the next meeting of the Council.

Councilman Jahn so moved.

There were no objections and it was so ordered.

2. A letter dated May 16, 1957, from City Engineer Bishop, recommended that the improvement bond be released in Tract No. 18911, being Bond No. 16-31227-55 - \$55,000, to Tony Parravano, subdivider.

Councilman Jahn asked if all these houses were completed, and the City Engineer said they are.

City Engineer Bishop's letter said the subdivider had orally agreed to pay to the City, before the bond was released at this Council meeting, the sum of \$500 to be used by the City for improvement of the alley in this tract, which it is estimated will cost \$1000.00.

City Engineer Bishop reported he had received Mr. Parravano's check in the amount of \$500.00.

Councilman Jahn asked how long this alley is, and City Engineer Bishop said it is about 107' long and is 20' wide.

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

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

3. A letter dated May 16, 1957, from John R. Patrick, Asst. to City Engineer Bishop, concerned a Quitclaim Deed in Tract 18379; Mr. Patrick explained that it was necessary that a quitclaim deed be granted to Don Ja Ran Construction Corp. and Peerless Bldg. Corp. for the original easement which was dedicated by the recording of the tract map. This change was necessary because of the proximity of the sewer line to the cliff, which caused a realignment of the sewer and necessitated the granting of a new easement.

City Engineer Bishop explained that the sewer had been moved to the new easement, and this old easement is no longer needed.

Deputy City Clerk Hallanger read:

RESOLUTION NO. 3204

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE AUTHORIZING AND DIRECTING THE MAYOR
AND CITY CLERK TO EXECUTE, ON BEHALF OF THE
CITY, THAT CERTAIN QUITCLAIM DEED TO DON-JA-RAN
CONSTRUCTION CO., INC., AND PEERLESS BUILDING
CORPORATION.

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

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

Councilman Benstead moved for adoption of Resolution No. 3204.

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

4. CASE NO. 435: George C. Powell, Director, Planning Commission, resubmitting transmittal form from Planning Commission recommending approval of Case No. 435, application of B & A Investment Company for Variance to construct multiple dwellings at 3325 W. 174th St., Land Use Zone A-1.

Councilman Jahn said in reviewing the papers on this Case, and reading the letters from the B & A Investment Co., he could not exactly tell what they planned to build on the lots. He said the Council has a map of the property, but do not have building plans.

Mr. Al Wechsler, representing the B & A Investment Co., presented the completed plans to the Council, saying they had just received them this afternoon.

Councilman Jahn commented that these plans show carports, and they are not satisfactory to the City.

Councilman Jahn moved to concur with Mr. Van Bellehem's recommendation that the Torrance Cycle & Sports Shop be awarded the bid at their proposal of \$2,750.68.

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

6. A letter dated May 10, 1957, from Herma Tillim, Chairman of the Parks & Recreation Commission, conveyed that Commission's invitation to the Council to attend a meeting with Mr. Robert Gold of Louis J. Kroeger & Associates, the Torrance Unified School District officials and the Board of Education, the Planning Commission and the Parks & Recreation Commission. This meeting will be held in the Council Chambers at 8:00 P. M. Wednesday, May 22, 1957.

Everyone on the Council indicated they would attend this meeting.

ENGINEERING AND PLANNING MATTERS:

1. AWARD OF CONTRACT - HOLLYWOOD RIVIERA SEWER DISTRICT NO. 2:

City Engineer Bishop presented his analysis of the sealed Proposals submitted to him for analysis and report, naming Charles L. Burch & Sons as the lowest responsible bidder in the sum of \$276,888.00, and recommended that the contract be awarded to Charles L. Burch & Sons.

Councilman Jahn moved that the Engineers analysis and recommendation be received and filed, seconded by Councilman Benstead and duly carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Blount, Drale, Jahn, Isen. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: None.

City Engineer Bishop presented, and Deputy City Clerk Hallanger read:

RESOLUTION NO. 3203

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AWARDED THE CONTRACT FOR THE IMPROVING OF PASEO DE GRACIA AND CERTAIN OTHER STREETS IN SAID CITY, IN WHAT IS KNOWN AS HOLLYWOOD RIVIERA SEWER DISTRICT NO. 2, BY THE CONSTRUCTION AND INSTALLATION THEREIN OF A SANITARY SEWER SYSTEM AND ALL OTHER ITEMS OR WORK INCIDENTAL OR APPURTENANT THERETO, AND DIRECTING THE CITY CLERK TO PUBLISH A NOTICE OF SAID AWARD.

Councilman Jahn moved to waive reading in full and read title only.

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

Councilman Drale moved that Resolution No. 3203 be passed and adopted, seconded by Councilman Jahn, carried by the following roll call vote:

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

Mayor Isen asked the City Engineer if he was prepared as yet to make a recommendation on the bids for the improvement of Arlington Ave. from 190th St. to Del Amo Blvd. which were referred to him earlier this evening.

City Engineer Bishop replied that he was not, and would like to be allowed to make his recommendation on that set of bids at the next meeting of the Council.

Councilman Jahn so moved.

There were no objections and it was so ordered.

2. A letter dated May 16, 1957, from City Engineer Bishop, recommended that the improvement bond be released in Tract No. 18911, being Bond No. 16-31227-55 - \$55,000, to Tony Parravano, subdivider.

Councilman Jahn asked if all these houses were completed, and the City Engineer said they are.

City Engineer Bishop's letter said the subdivider had orally agreed to pay to the City, before the bond was released at this Council meeting, the sum of \$500 to be used by the City for improvement of the alley in this tract, which it is estimated will cost \$1000.00.

City Engineer Bishop reported he had received Mr. Parravano's check in the amount of \$500.00.

Councilman Jahn asked how long this alley is, and City Engineer Bishop said it is about 107' long and is 20' wide.

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

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

3. A letter dated May 16, 1957, from John R. Patrick, Asst. to City Engineer Bishop, concerned a Quitclaim Deed in Tract 18379; Mr. Patrick explained that it was necessary that a quitclaim deed be granted to Don Ja Ran Construction Corp. and Peerless Bldg. Corp. for the original easement which was dedicated by the recording of the tract map. This change was necessary because of the proximity of the sewer line to the cliff, which caused a realignment of the sewer and necessitated the granting of a new easement.

City Engineer Bishop explained that the sewer had been moved to the new easement, and this old easement is no longer needed.

Deputy City Clerk Hallanger read:

RESOLUTION NO. 3204

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE AUTHORIZING AND DIRECTING THE MAYOR
AND CITY CLERK TO EXECUTE, ON BEHALF OF THE
CITY, THAT CERTAIN QUITCLAIM DEED TO DON-JA-RAN
CONSTRUCTION CO., INC., AND PEERLESS BUILDING
CORPORATION.

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

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

Councilman Benstead moved for adoption of Resolution No. 3204.

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

4. CASE NO. 435: George C. Powell, Director, Planning Commission, resubmitting transmittal form from Planning Commission recommending approval of Case No. 435, application of B & A Investment Company for Variance to construct multiple dwellings at 3325 W. 174th St., Land Use Zone A-1.

Councilman Jahn said in reviewing the papers on this Case, and reading the letters from the B & A Investment Co., he could not exactly tell what they planned to build on the lots. He said the Council has a map of the property, but do not have building plans.

Mr. Al Wechsler, representing the B & A Investment Co., presented the completed plans to the Council, saying they had just received them this afternoon.

Councilman Jahn commented that these plans show carports, and they are not satisfactory to the City.

Mr. Wechsler said they will put garages there, not carports. Planning Director Powell said the motion recommending approval of this development specified garages.

Councilman Benstead asked about the sewers.

Mayor Isen asked the petitioner to obtain a letter from the Church to certify that the arrangement about sewers outlined by the petitioner would be satisfactory to them.

Mr. Wechsler said they are getting an easement from the Church and should have it within a few days.

Councilman Blount said he could not vote on this until he is sure the development will have sewers.

Mayor Isen suggested this be held over for the easements, or a letter from the people letting them have the easements, at which time this can be put back on the Agenda.

Mr. J. W. Walker, who said he lives by the Church there and has for some time, said the Pastor at the Church has told him he is pleased about this arrangement. He said he is selling the property to the B&A Investment Corp., and would like to see this approved subject to the easements.

Mayor Isen explained that the Council would want to be sure the sewers would be put in before they vote on the matter; this was ordered held over until such a letter as the Mayor had outlined above has been received by the Council.

5. CASE NO. 442: Transmittal form from Planning Commission, recommending approval of application of Harry L. Griffin for Variance at 20502 Hawthorne Avenue to permit manufacture of lawnmowers.

Planning Director Powell told the Council that is the red brick building which has been used for a woodworking shop. This will be an assembly plant.

Mayor Isen asked if the Variance could not be granted to permit assembly but not manufacture.

Councilman Drale said he would not object to that.

Mayor Isen ordered the permit corrected to permit assembly of lawnmowers but not manufacture, and moved to approve the Variance with that correction.

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

COMMUNICATIONS FROM THE CITY ATTORNEY:

1. A letter dated May 16, 1957, from the City Attorney re considering the 1% return to the City in sales tax in determining the identity of the lowest responsible bidder was next, and the conclusion read as follows: "The Council may consider the 1% return to the City in sales tax in determining the identity of the lowest responsible bidder. This rule is applicable to all contracts, whether or not for public works."

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

2. A letter dated May 16, 1957, from the City Attorney, submitted for study only a proposed Ordinance governing off-street parking in commercial zones.

Councilman Drale moved to hold this for a week for study.

There were no objections and it was so ordered.

3. A letter dated May 16, 1957, from the City Attorney, submitted to the Council a proposed Ordinance amending Section 24.2 of the "Sign Ordinance" excluding established businesses from certain conditions imposed by said Ordinance.

Deputy City Clerk Hallanger read:

ORDINANCE NO. 875

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 24.2 OF CHAPTER 24 OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 842 RELATING TO SIGNS) ENTITLED "SCOPE" AND SUBSTITUTING A NEW SECTION THEREFOR RELATING TO THE SAME SUBJECT.

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

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

Councilman Benstead moved for adoption of Ordinance No. 875 at its first reading.

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

REPORTS:

1. The office of the City Clerk advised that the reports of the General Manager and Chief Engineer and the Controller of the Metropolitan Water District for the month of April, 1957, are on file in the office of the City Clerk.

2. The office of the City Clerk advised that the Annual Report of Financial Transactions concerning Cities of California, prepared by Robert C. Kirkwood, State Controller, covering the Fiscal Year 1955-56, is now in file in that office.

Deputy City Clerk Hallanger read:

ORDINANCE NO. 872

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING ORDINANCE NO. 756 ENTITLED "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUIRING CERTAIN PUBLIC IMPROVEMENTS TO BE INSTALLED ON OR ADJACENT TO COMMERCIAL PROPERTY" AND SUBSTITUTING THE NEW PROVISIONS THEREFOR RELATING TO THE SAME SUBJECT MATTER.

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

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

Councilman Jahn moved for adoption of Ordinance No. 872 at its second reading.

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

ORAL COMMUNICATIONS

Councilman Jahn mentioned that job descriptions on Airport personnel had been handed to the Council for information only, and he moved these be referred to the Airport Commission for study and recommendation.

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

Building Supt. Schlens referred to the matter of signs, and asked for a statement of policy from the Council.

Mayor Isen said the applications for permits for billboards should come to the Council; so far as those in connection with businesses in the City are concerned, it was not the intent of the Council to handle those.

Councilman Benstead commented that some of the Eligibility Lists for employment by the City must be getting low, as temporary employees are being appointed; he suggested this be remedied as soon as possible, as the new Fiscal Year will be starting and new employees will be chosen.

Councilman Drale agreed with Councilman Benstead.
There were no objections and it was so ordered.

Councilman Benstead commented that some time ago he had asked that yellow 'School Crossing' lines be painted near the school at 220th and Arlington. Since the new interpretation of the use of the yellow lines has been made, he would like to have those yellow school crossings painted. Councilman Benstead moved the school crossing at 220th and Arlington be painted yellow at once.

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

Mayor Isen suggested as a matter of policy all school crosswalks be painted yellow in conformance with the Attorney General's opinion, subject to the approval of the Traffic Commission and City Council.

There were no objections and it was so ordered.

Councilman Drale asked to have a report on the curbs, gutters and sidewalks on Prairie Avenue between 174th St. and 182nd St. at the next meeting of the Council.

There were no objections and it was so ordered.

Councilman Jahn asked if the City Attorney was not preparing an Ordinance governing truck routes throughout the City and specifying that all trucks carrying garbage or rubbish be covered.

The City Attorney said he will try to have such an ordinance within the next few weeks, but this is very complicated and is requiring a great deal of time.

Councilman Jahn asked if an ordinance requiring the trucks to be covered could not be prepared at once, saying it is badly needed.

The City Attorney said he would be glad to present such an ordinance as soon as possible, but said it seems to be a very complicated matter.

Councilman Blount moved all bills properly audited be paid.

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

The meeting adjourned at 7:20 P. M.

A. H. Bartlett, City Clerk

By *J. J. Salazar*
Deputy City Clerk of the
City of Torrance

APPROVED:

Albert Isen
Mayor of the City of Torrance