

Torrance, California
August 6, 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, August 6, 1957, in the Council Chamber, City Hall, Torrance, California.

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

At this time Mayor Isen introduced Mr. Jerome Scharfman, the City's new Finance Officer.

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

Councilman Drale opened the meeting with an invocation.

Councilman Benstead moved to approve the Minutes of the Regular Meeting of the Council held July 30, 1957, as written.

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

Councilman Drale moved the permit granted to McLaughlin Brothers to pick up paper be held for clarification by the City Manager and City Attorney, and the previous action of the Council in the matter be rescinded, as he questioned whether or not this might be used in a manner detrimental to the City.

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

"STRAW VOTE" ELECTION:

Mayor Isen read in full the following report from City Clerk Bartlett which was dated August 2, 1957, and ordered it made a part of the record:

"Special "Straw Vote" Election August 2, 1957, on Supplementing State Retirement (SERS) with Old Age Security (OASI)"

The following was the result of the "Straw Vote" held August 2, 1957:

No. of employees eligible to Vote.	217
(Water Department excluded)	
No. of YES votes cast	161
No. of NO votes cast	<u>35</u>
Total votes cast including Absentee Vote	196
Percentage of employees voting	90%
Percentage of YES votes cast	82%
Percentage of NO votes cast	18%

Ballots Nos. 1 through 225 were issued by the City Manager's office, and of these the following unused ballots should be destroyed: Nos. 68 through 75 and Nos. 204 through 225."

Councilman Benstead asked why the Water Department employees had not voted.

The City Manager explained they are under a different contract, and could not vote on this one. He reported that Water Department Superintendent McVicar has told him the employees of that Department wish to proceed with this and vote. When the information is requested from Sacramento on this, it will be on both contracts.

Councilman Benstead asked when the final vote on this will be held, and City Manager Stevens said he understood the State would hold the final election within 90 days after formal notification.

Councilman Benstead asked if the notification has been sent.

City Attorney Remelmeyer said it has been.

Councilman Benstead moved the proper action be taken to get the procedures under way, and that the Water Department employees' contract be considered as if they had voted affirmatively.

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

City Clerk Bartlett asked for authority to destroy the ballots which were not used.

Mayor Isen told him to proceed with this, commenting they are not official ballots.

Councilman Benstead moved the authority be granted.

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

Mayor Isen pointed out to those interested that the Water Dept. employees had not voted in this election because of a legal technicality and that they would be treated as if they had voted affirmatively on this question.

BIDS:

Mayor Isen announced this was the time and place for the opening of sealed proposals for installing 16-inch and 24-inch water mains in Hawthorne Ave. between Torrance Blvd. and Sepulveda Blvd.

City Clerk Bartlett presented the Affidavits of Publication of Notices calling for Bids.

Councilman Jahn moved these be received and filed as a matter of record.

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

City Manager Stevens opened, and City Clerk Bartlett read, the following bids for installing the 16-inch water mains:

<u>BIDDER:</u>	<u>TOTAL SUM BID:</u>
Bosko Contruction Co., 8520 Fishman Road Pico, Calif.	\$ 22,000.00
SE Pipe Line Contruction Company 13736 Mulberry Drive Whittier, California	\$ 11,236.50
Sam B. Pearce 1401 No. Central Avenue Los Angeles 59, California	\$ 10,622.08
M & J Construction Co. 949 No. Vendome Los Angeles 26, Calif.	\$ 15,385.00
Camco Construction Co., Inc. P. O. Box 2127 Fullerton, Calif.	\$ 10,540.00
J. E. Young Pipe Line Contractor, Inc., 931 E. Rosecrans Ave., (@ \$2.19 per lineal foot, Los Angeles 59, Calif. 4400 feet)	\$ 9,636.00
Mutual Pipeline Co. 4339 Heather Rd. Long Beach, Calif.	\$ 15,762.00
Graven & Co. 8736 Palm Avenue Bellflower, California	\$ 11,057.60

Conduits, Inc. \$11,750.00
 24202 Hawthorne Blvd.,
 Torrance, California.

City Manager Stevens then opened, and City Clerk Bartlett read, the following bids for installing the 24-inch water mains:

<u>BIDDER:</u>	<u>TOTAL SUM BID:</u>
S E Pipe Line Construction Co. 13736 Mulberry Drive Whittier, California.	\$ 46,499.56
M & J Construction Co. 949 No. Vendome Los Angeles 26 California	\$ 40,580.00
Sam B. Pearce 1401 No. Central Ave. Los Angeles 59, California.	\$ 64,278.50
Camco Construction Co., Inc. P. O. Box 2127 Fullerton, Calif.	\$ 38,500.00
J. E. Young Pipe Line Contractor, Inc. - 6800' @ \$6.74 per lineal foot 931 E. Rosecrans Ave., Los Angeles 59, California.	
Bosko Construction 8520 Fishman Road Pico, California	\$ 47,600.00
Graven & Company 8736 Palm Avenue Bellflower, California	\$ 42,684.00
United Concrete Pipe Corp., Baldwin Park, California	No Bid

Councilman Drale moved all bids be referred to the Assistant City Manager and Water Dept. Supt. McVicar for analysis and recommendation at a later time during the meeting.

There were no objections, and it was so ordered.

HEARING: PRAIRIE AVENUE IMPROVEMENT DISTRICT:

City Clerk Bartlett presented the Affidavit of mailing notices. Councilman Drale moved to accept the affidavit and order it filed. Motion, seconded by Councilman Jahn, carried unanimously by roll call vote of those present.

Mayor Isen announced this was the time and place fixed for the hearing of protests or objections against the work proposed to be done or the district proposed to be assessed as described in the Resolution Determining the Nature, Location and Extent of the Proposed Improvement.

City Clerk Bartlett read the Debt Limit Report in full.

Mayor Isen asked if any written protests had been filed with the Clerk.

Clerk Bartlett reported there was one, and read in full a protest from Bodkin, Breslin & Luddy for their client Dr. Arthur Olson, who owns Parcel No. 11 in the District.

Mayor Isen then called for verbal protests against this improvement.

L. Liston, 17702 Prairie Ave., Lot 7 of the R. O. Hickman Tract, protested against this improvement.

Albert Nambu, 17982 Prairie, which he believed to be Parcel #26, protested for his father, S. Nambu.

There were no further protests from the floor.

City Engineer Bishop read in full a letter from himself to the Council, dated August 6, 1957, asking the Hearing be postponed for two weeks more. Although the proceedings were ordered in good faith, the letter reported that as of today there were 10 easements not yet assured. Eight of the owners of these easements appear to be inclined to grant them. The City Engineer recommended the Hearing be continued to a certain time and place two weeks hence to see if these easements could be secured.

Director of Public Works John V. Russell, upon being questioned, agreed with the City Engineer that this should be done.

Councilman Jahn asked if there was a possibility some of the property would be taken out of the District.

City Engineer Bishop said there is such a possibility.

Councilman Drale said because of the school being there, every effort should be made to expedite this.

Mayor Isen explained that this work was under way in an effort to speed the district as much as possible.

Councilman Benstead asked if Councilman Drale had not tried to get some of the easements necessary.

Councilman Drale said he had, and so had Councilman Blount and Mr. George Powell.

Mrs. Eugene Phillips, who lives in the District, asked if anything could be done to secure the necessary easements speedily, as school starts very soon.

Mr. Bill London, who lives in the District, reported the heavy traffic there poses problems.

Mayor Isen explained that the Council is sympathetic with the residents of the area, but cannot do anything until over 50% of the easements have been received.

Mr. London asked what would happen if the necessary easements are not procured.

Councilman Jahn suggested Mr. London contact the City Attorney to see if he had any suggestions.

Councilman Benstead asked that Mr. London help contact those people who have not yet given the easements and try to persuade them to cooperate.

Councilman Jahn moved the Hearing be continued until August 20, 1957, at 5:30 P. M.

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

Planning Director Powell presented copies of a sketch showing the easements granted and those still needed to such residents of the area as were present at the meeting.

WRITTEN COMMUNICATIONS:

1. A letter dated July 28, 1957, from Clarence T. Hoyt, 24409 Park Street, WALTERIA, protesting against building plans he thought were being made by a neighbor. Copies of the letter from Mr. Hoyt were sent to Councilman Blount, Councilman Benstead, and Councilman Drale, as well as to the Planning Commission.

Attached to this letter were copies of a letter from Mr. Hoyt to the City Engineer dated June 23, 1957; copy of a letter to J. V. Russell, Director of Public Works, from City Manager Stevens regarding this matter and asking an investigation to assure that the proposed improvements would be according to Code; reply to Mr. Stevens from Mr. Russell outlining the action taken; letter dated July 30, 1957, from Lee Schlens, Supt. of Bldg., and G. C. Powell, Director of Planning, outlining the matter in full.

Bldg. Supt. Schlens told the Council this whole matter would go to the Planning Commission on Wednesday, August 7, 1957, for a ruling on the Variance. He said a Variance had been issued on the back of the property 7 years ago, and that should be checked by the Planning Commission.

There were no objections, and it was so ordered.

2. A petition dated July 27, 1957, signed by 27 residents of the area near the ocean front on Paseo de la Playa in Hollywood Riviera averred that the vacant property along the ocean front there has become a public nuisance. They contended that due to the public using the beaches there for walkways, driving on them, and the parking situation caused by heavy traffic, many nuisance factors are created. They requested the street be widened and the addition of street lights.

City Manager Stevens reported that while the lots in question are inside our City, some of them are County property.

Councilman Jahn noted that the petition stated Mr. Newton of Supervisor Chace's office had been contacted and had referred this matter to the City. He asked if a letter should not be written to Mr. Newton asking if the County should not be contacted inasmuch as some of the lots in question are County property.

City Manager Stevens pointed out the residents want the street to be widened and lights installed.

Councilman Drale asked if the area could not be posted to prevent driving on the sidewalk easements.

Councilman Jahn said the residents should be notified that the street lights, sidewalks, etc., would have to be obtained through an improvement district.

Councilman Jahn moved a letter be written to the persons who sent this petition to the City explaining how the street lights and similar improvements can be obtained through an improvement district.

Councilman Benstead asked where the County property is in the area.

The City Manager said they own certain of those lots, but he did not have a map with him to show which lots.

Mayor Isen asked if the County could do anything about this.

The City Manager said they could develop them or post them.

Councilman Drale agreed with Councilman Jahn that if the lots are to be used to park cars on, it would be well to oil them and use them for parking.

Councilman Benstead felt the matter should be referred to the County.

Mayor Isen asked the City Manager to write the letter requested by Councilman Jahn, with a copy of this letter before the Council and our reply to it to be sent to Supervisor Chace, and the Supervisor to be requested to check with the County on this.

Councilman Jahn said he would amend his motion to ask that the City Manager also ask Supervisor Chace to see if the County would make some effort to control the dust from their property.

Motion, as amended, seconded by Mayor Isen.

Mr. Warnke, 332 Paseo de la Playa, said people drive over the curbs across the street from him on the vacant property. He said the parking is a serious problem about three hours a day once or twice a week for 6 or 8 weeks during the year. If the street could be widened they would have relief from the congestion. He said they have dust only when the cars are driven over the curbs. Otherwise they have no dust at all.

R. W. Shea, 300 Paseo de la Playa, felt that a parking lot across from his property, unless it could be made as unobtrusive as possible, would be detrimental to his property.

Councilman Jahn said the County has bought the lots, and the City has no control over them.

Mayor Isen told the residents who were present they could get information from the City Engineer as to how to go about getting street lights and improvements.

Mr. Shea said the petition was sent in to alert the Council to the problems the residents out there have.

Mr. Warnke said they would like to have the property posted to prevent illegal driving on the curbs, and have the street posted 'No Parking'.

Councilman Drale asked if the area could be trenched to prevent this, on the easement for sidewalks.

Mayor Isen said if there is such an easement there this should be referred to the Traffic Commission for recommendation.

Mr. John Scanlon, 316 Paseo de la Playa, reported the danger to the residences if there should be a fire when the traffic is heavy there.

Mayor Isen suggested they contact the City Engineer's office for a remedy.

Mr. Scanlon mentioned the nuisances created by the public driving over the bank there.

Mayor Isen told him that was a County problem.

Councilman Drale suggested Mr. Newton be requested to meet with these people to discuss their problems.

Mayor Isen suggested to Mr. Scanlon and the men with him that they make such an appointment and notify the Council, so that any Councilmen who might be able to do so could attend the meeting with them.

Mr. Scanlon agreed to follow through on this and let the Council know.

Councilman Jahn withdrew that part of his motion asking a letter be sent to the petitioners, as these men were present. He declined to withdraw that portion of his motion referring to the County, but agreed to withhold it until after the meeting with Mr. Newton.

3. A letter dated July 30, 1957, from Mrs. H. B. Kirkpatrick, 1229 Portola Ave., protested the barking of dogs next to her residence, and asked if the Council could help her in any way to stop this.

The matter had been referred to the City Attorney to see if any action could be taken.

The City Attorney said he has asked for an investigation of the conditions and will have a hearing on it if necessary.

Mayor Isen suggested a check be made to see if the dogs had been inoculated.

There were no objections, and it was so ordered.

3X. A petition signed by 20 residents on Border Avenue from Carson St. to Plaza del Amo protesting the condition of the Pacific Electric right-of-way in their area and asking it be cleaned up, the weeds cut or burned and that it be maintained in a sightly manner. They asked further that the proper steps be taken to pave the entire right-of-way as Border has become an important and heavily traveled street.

There were no objections, and this matter was referred for discussion at the impending meeting with officials of the Pacific Electric, when right-of-way problems will be discussed.

4. A letter dated July 26, 1957, from the Regional Water Pollution Control Board No. 4, concerned United States Public Health Service allocation of funds for sewerage construction during the fiscal year 1957-58.

A memo from the City Manager, dated July 30, 1957, was appended, and reported we have written to the Regional Water Pollution Control Board for regulations and instructions to determine if we are eligible for any of these funds.

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

4X. A letter dated July 26, 1957, from Quinton Engineers, Ltd., signed by John F. Hamer, submitted a plan for the Coleman Engineering Co. facility, showing that a tree will interfere with the plan as developed. They requested permission to remove this tree.

A memo dated August 1, 1957, from the City Manager, explained that Mr. Hamer had agreed during a telephone conversation that day to plant a good quality young tree to replace the one to be removed.

Councilman Drale moved the request be granted.

Motion seconded by Councilman Jahn.

Councilman Benstead asked if they would replace this with a good tree, and the City Manager felt confident that they would.

There were no objections and it was so ordered.

5. A letter dated July 26, 1957, from R. G. Miller, 23850 Hawthorne Blvd., offered to buy Lot 6, Tract No. 7955, located on Newton St. and owned by the City for \$1,800 providing a Building Permit will be issued for a single-family resident to be built on the property.

A note from Bldg. Supt. Schlens, dated July 30, 1957, reported the lot to be 25' x 100', and zoned R-1. If there is no building existing on the lot, a building permit for a single-family dwelling and garage or carport could be issued.

Mayor Isen said this would be subject to our usual demand for an appraisal and bids, and as there were no objections, the City Manager was instructed to have this done at the same time the appraisals on other City property is being made.

6. A letter dated July 24, 1957, from M. E. Salsbury, Sr. Assistant Chief Engineer, requested formal approval of the closing of Gramercy Place in the vicinity of the Dominguez Channel during reconstruction period.

Attached to this letter were copies of memos from Chief Benner of the Fire Department giving the conditions under which this could be done in such a way as not to interfere with the operations of his department, a memo from Street Supt. Perkins saying it would not affect operation of that department, and a memo from Police Chief Bennett saying this had been discussed at the Traffic Commission meeting on July 31, and it would not be an inconvenience for the period of reconstruction.

Councilman Jahn moved to grant the request.

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

7. A letter dated August 2, 1957, from City Manager Stevens, had attached a letter dated June 17, 1957, from the Los Angeles County Flood Control District and concerned the widening of bridges over Dominguez Channel at Western Avenue and Gramercy Place. The City Manager recommended that the City authorize the widening of the two bridges to standard width so the District may include the widening with their own construction. He said the funds would have to come from the Unappropriated Reserve.

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

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

8. A copy of Resolution No. 3219, adopted by the Council on June 11, 1957, by unanimous vote, and a copy of the June 14, 1957, letter signed by Mayor Isen and submitting the Resolution to the County Board of Supervisors, were on the Agenda, with the reply from Richard L. Newton, Deputy, for Burton W. Chace, this letter being dated July 25, 1957. Mr. Newton, in his letter, assumed this Resolution was official notification to the County to cancel the agreements between the City of Torrance and the County of Los Angeles.

Councilman Drale moved Mr. Newton's letter be filed as a matter of record.

Councilman Jahn did not agree with Mr. Newton's letter, and commented concerning a newspaper article which had quoted this letter and treated the matter quite lightly, questioning whether the writer of the article had contacted any City official about this as he said he had done. The Councilman then read a statement outlining action the Board had taken after receiving this Resolution, in which the Supervisors had considered the cost of certain services rendered on a contractual basis to certain municipalities within the County. He said he was referring to such services as street work, park services, etc.

If Mr. Newton is aware of the action of the Supervisors, Councilman Jahn felt we should inform him that if some cities use such County services as enable them to amass large sums of money, which, in our case or a similar case must be used for operating expenses of the City, it would not seem fair. Councilman Jahn felt Mr. Newton should be told of the extreme displeasure of the Council at the treatment accorded this matter.

Councilman Benstead agreed with Councilman Jahn, and felt that copies of the clipping Councilman Jahn read should be sent to the League of California Cities.

Mayor Isen said he had received the letter from Mr. Newton, which showed that a copy had been sent to City Manager Stevens. He stated he had not shown his letter to anyone, preferring to wait until the Council had seen it, and he was positive that City Manager Stevens had felt as he had, and had kept the copy of the letter confidential until such time as the Council had an opportunity to study it. Mayor Isen felt the article in a local paper had been uncalled for.

The Mayor said the Resolution, No. 3219, had referred to such incorporated cities and the services they use from the County which may lead to a borough system. The services the County furnishes to such cities are furnished at cost, and there is a certain 'breakage' down the line which must be paid by someone. The Mayor and the Council felt the time has come to find out if we, as tax payers in the County, have to finance this 'bargain basement incorporation'. If they are wrong, they will be the very first to say so. They were simply suggesting this in line with their request to the Board of Supervisors that they hold the line on taxes.

Mayor Isen reported he is now expecting a reply from Supervisor Chace on this matter.

9. A claim from Robert A. Owens for injuries said to have been sustained in an accident on or about May 2, 1957, at the Torrance Park.

Councilman Benstead moved this be denied and referred to the Legal Department.

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

10. A claim from Helen M. Vowles for personal injuries said to have been sustained July 12, 1957, behind the Safeway Store building in downtown Torrance.

Councilman Benstead moved this be denied and referred to the City Attorney.

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

BIDS:

Water Department Superintendent McVicar recommended the bids opened earlier in the evening be awarded as follows:

16" Water main, to the J. E. Young Co., @ \$2.19 per lineal foot,	
	total for 4400' \$9,636.00
24" Water main, to the Camco Construction Co., sum total	\$38,500.00

Councilman Drale moved to concur with the recommendation of the Water Department Superintendent.

Motion seconded by Councilman Jahn, who questioned whether the quote by the J. E. Young company would allow much variance in the cost.

Mr. McVicar said not more than the amount required for a possible variance of from 50 to 100 feet.

Motion carried unanimously by roll call vote of those present.

At 6:40 P. M., Mayor Isen declared a recess, with the Council reconvening at 6:50 P. M.

COMMUNICATIONS FROM THE CITY MANAGER:

In a letter dated August 1, 1957, the City Manager submitted the following recommendation for Council consideration and approval:

PERSONNEL:

1. That Mr. Lee Schlens, Building Superintendent, be authorized to attend the International Conference of Building Officials in San Francisco, September 9 to 13, 1957, with appropriate expenses paid.

Councilman Drale moved to concur with the recommendation of the City Manager under 'Personnel'.

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

APPROPRIATIONS:

1. On July 12, 1957, a letter was received from James S. Bower and Albert Levitt of Jefferson, Inc., concerning attorney fees for clearing the title of the Torrance Triangle Shopping Center. A copy of their letter is attached.

On July 23, 1957, a check was received from the Jefferson, Inc., in the amount of \$1,000 for attorney's fees. The check was deposited in the Airport Fund.

MacFaden, Browne and Hall have submitted a bill in the amount of \$1,000 to cover fees on the above matter to date.

I recommend that the \$1,000 deposited by Jefferson, Inc., for legal fees be paid to MacFaden, Browne and Hall.

Mayor Isen questioned whether it would be wise to accept this now before the questions on this are all settled.

City Manager Stevens recommended this, saying Mr. Hall has done the work and has billed us for it.

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

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

City Clerk Bartlett read in full the following letter from the City Manager to the Council, dated August 2, 1957:

"The United States Conference of Mayors will convene in New York City for a 4-day meeting September 8th through 12th.

The purpose of the conference will be the annual briefing sessions regarding Mutual Federal-City interests.

Attendance at this meeting benefits the participating cities in many ways.

Recognizing that Torrance is soon to pass the 100,000 population mark, it would appear timely for the Council to seriously consider representation at the Conference."

Councilman Drale moved Mayor Isen be extended the courtesy of representing the City at the Conference with all appropriate expenses paid.

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

The City Manager submitted the revised job descriptions for the Chief of Police and Assistant Chief of Police under date of August 2, 1957. He suggested the examinations be held for these two positions as soon as conveniently possible.

The City Manager reported it is felt the examination for Chief of Police should be an oral examination, whereas the examination for Assistant Chief of Police should be oral and written.

Councilman Benstead moved to concur with the job descriptions as revised.

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

City Manager Stevens reported that the Civil Service Board felt the Council should call for the examination.

Councilman Jahn moved the examinations be held as soon as possible. Motion seconded by Councilman Drale, no objections, so ordered.

COMMUNICATIONS FROM THE BUILDING DEPARTMENT:

1. A memo dated August 1, 1957, from Lee Schlens, Supt. of Bldg., recommended a refund for a Waiver on a carport in the amount of \$15, Cash Receipt No. 10780, Misc. Receipt #3636. This was recommended as the owner is cancelling his request before any action was taken by the Waiver Board.

Councilman Drale moved to concur with Bldg. Supt. Schlens's recommendation in this matter.

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

2. A memo dated July 30, 1957, recommended a refund in the amount of \$30 on Misc. Receipts Nos. 3658 and 3659, which were written in error to Sign Hangers, Inc., for a waiver which was not required.

Councilman Benstead moved to concur with the recommendation of the Bldg. Supt. in this matter.

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

PLANNING & ENGINEERING MATTERS:

1. A letter dated August 1, 1957, from R. W. Bishop, City Engineer, recommended release of Bond No. 520126LA in the amount of \$375,000 to Alamo Homes Corp., et al, on Tract No. 20473, south of Torrance Blvd., north of Sepulveda Blvd., east of the westerly Torrance City limits.

Councilman Jahn moved to concur with the recommendation of the City Engineer in the release of Bond No. 520126LA.

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

2. A letter dated August 1, 1957, from City Engineer Bishop, recommended release of Bond No. S-1121883 in the amount of \$46,500 to the R. A. Watt Construction Co., subdivider, on Tract No. 22758.

Councilman Jahn moved to concur with this recommendation of the City Engineer on Bond No. S-1121883.

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

3. A recommendation for release of bond on Tract No. 19835 was withdrawn from the Agenda at the request of R. W. Bishop, City Engineer.

4. A memo from City Engineer Bishop recommended release of Bond No. 66367 in the amount of \$6,200 on Tract No. 20027 to the Liberty Investment Company.

Councilman Drale moved to concur with the recommendation of the City Engineer on the Bond No. 20027.

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

All memos shown above from the City Engineer, recommending the release of subdivision bonds, were accompanied by memos from C. W. Clemmer, Asst. Park Supt., advising that parkway trees had been inspected and approved by his Department, and concurring in the City Engineer's recommendation for bond release.

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5. A letter dated August 1, 1957, from City Engineer Bishop, re-submitted a resolution of intention to vacate the westerly 10 feet of Casimir Avenue northerly and southerly of 180th Street, shown on an attached sketch.

The City Engineer advised that the parties purchasing these two lots are the owners of record, and the proposed vacation will revert to the said lots.

The City Engineer recommended this vacation.

City Engineer Bishop's letter was accompanied by a letter dated July 25, 1957, from Asst. to City Engineer John R. Patrick concerning this vacationing, as well as a memo from Mr. Geo. C. Powell, Planning Director, to Mr. Patrick concerning this and dated May 14, 1957.

City Clerk Bartlett read title of:

RESOLUTION NO. 3254

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO VACATE A CERTAIN PORTION OF CAIMIR AVENUE IN THE CITY OF TORRANCE, FIXING A TIME WHEN THE CITY COUNCIL WILL MEET TO TAKE FINAL ACTION THEREON, AND PROVIDING FOR THE PUBLICATION OF THIS RESOLUTION.

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. 3254.

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

6. A letter dated August 1, 1957, from City Engineer Bishop, presented to the Council a resolution of intention to vacate Pacific Coast Highway Service Road and a Portion of Dalemead Street between Crenshaw Blvd. and Rolling Hills Road. The City Engineer advised that if this Resolution were adopted, it should be with the condition that the drainage conform strictly to the requirements of the Engineering Dept. and gave his reasons for that recommendation.

The City Engineer reported the Council had concurred with the Planning Commission amendments to the plan and stipulations as to fences, and added that this vacationing be contingent upon the petitioner's taking out a building permit for the buildings as shown on the exhibit presented.

Councilman Jahn asked if the vacation on Dalemead was for a specific purpose.

Mr. Daryl Anderson, petitioner, came forward and said that 8.5' was being vacated upon recommendation by the Planning Commission so they can build the wall back there and maintain the service road, parkway, etc.; and said there is a 4' sidewalk already there which they built for the City.

Mayor Isen asked if the street will be wide enough after this is vacated.

City Engineer Bishop said it will be a standard 60' street.

In reply to a question from Councilman Benstead, Planning Director Powell reported this was recommended by the Planning Commission because there will be a service road there, they wanted a wall built, and it would relieve the City of the necessity of maintaining the parkway.

Councilman Drale asked if the City is to be reimbursed for this land.

Mayor Isen explained that we are not asking for payment for this because the land was originally given to the City, with the sidewalk and road already in, for a different purpose. Now that the land was to be developed for a higher purpose, the land is needed by the owner for the development. The same owner is going to develop the land who put in the improvements and gave them to the City originally.

Councilman Drale did not agree with this; he felt the City should be paid for this land. He believed this would take a 4/5ths vote of the Council to vacate this property back to these people, and that the Council must hold Hearing on it.

The City Attorney believed a hearing would be required on the Ordinance.

Councilman Drale pointed out that in a similar case down the street from this, the City is asking payment. He did not feel this would be fair.

Mayor Isen pointed out the difference in the two cases.

The City Attorney was directed to check and see whether a 4/5ths vote would be required to approve this recommendation, and report back later in the meeting.

7. A letter dated August 1, 1957, from City Engineer Bishop, re-submitted to the Council Final Tract Map No. 23149, which the Council had approved on May 14, 1957. The City Engineer explained that re-approval was necessary because after the original approval it was found necessary to obtain the signature of an authorized officer of the Dept. of Veterans Affairs of the State of California on the title sheet of the map.

Councilman Jahn moved to re-approve Final Tract Map No. 23149.

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

8. Under date of August 1, 1957, City Engineer R. W. Bishop submitted an easement for street purposes over a portion of Lot 29 in Tract 454, in accordance with condition required in approval of Planning Commission Case No. 451. This easement is to be used for the future extension of Kent Avenue southerly of 226th Street.

City Clerk Bartlett read title to:

RESOLUTION NO. 3257

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
ACCEPTING, ON BEHALF OF THE CITY, THAT CERTAIN EASEMENT
DEED FROM MAX EDWIN WEBBER AND FRANCIS B. WEBBER.

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

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

Councilman Benstead moved for adoption of Resolution No. 3257.

Motion seconded by Councilman Jahn.

Councilman Drale asked how wide an easement this will be.

City Engineer Bishop said it is 8.83' wide, for the widening of the street.

Planning Director Powell explained that other lots, owned by other people, are also concerned with this, and that this 8.83' is Mr. Webber's share of this land for widening the street.

Motion carried unanimously by roll call vote of those present.

9. TENTATIVE TRACT MAP NO. 23871:

- a. Transmittal form from Engineering Department recommending approval of Tentative Tract Map 23871, located on 180th Pl. westerly of Gramercy Pl., containing 10 lots, presented by Thos. R. Dale.
- b. Letter dated Aug. 2, 1957, from Planning Director Powell relating Planning Commission action on this Tract;
- c. Letter from L. A. County Flood Control Dist., dated July 24.
- d. Minutes of Planning Commission Meeting of July 17, 1957;
- e. Letter from Asst. to City Engr. Patrick, dated July 3, 1957;
- f. Letter from Supt. of Water Dept. McVicar, dated July 3;
- g. Sketch.

Councilman Jahn moved to concur with the recommendations of the Planning Commission on Tract 23871, subject to the condition that the usual joint use agreement between the City and Moneta Water Co. be executed before the final tract map is submitted.

Motion seconded by Councilman Drale.

Councilman Benstead asked the sizes of the lots.

Planning Director Powell said the lot sizes were set out in his letter, and that they do not conform to the Ordinance but are in an area of lots this same size, and it would not be practical to have them differ.

Councilman Benstead asked why this was not on the letter of transmittal.

Planning Director Powell explained that was because of a question raised here about a month ago about material on the letters of transmittal. The Engineer will now prepare the letter of transmittal and material from the Planning Commission will be submitted separately.

Councilman Jahn agreed that would be better.

Mayor Isen said the lot sizes should be shown on the front sheet.

Planning Director Powell said if the Council approved, he would provide a form to give this information.

There were no objections and it was so ordered.

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

10. CASE NO. 435 - VARIANCE: (RESUBMITTED) Letter from Geo. C. Powell resubmitting Transmittal from Planning Commission recommending approval of request of B & A Investment Co. for a Variance to permit construction of multiple dwellings at 3325 W. 174th St. between Yukon and Glenburn.
Attached were: a. Transmittal form from Planning Commission
b. Sketch.

Councilman Jahn asked if the easement asked in this Case had been received.

City Engineer Bishop said yes, the easement had been accepted.

Councilman Jahn moved to concur with the recommendation of the Planning Commission in Case No. 435, subject to Exhibits A, B, and C.

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

11. CASE NO. 445 - CHANGE OF ZONE: Cover letter from Geo. C. Powell, Planning Director, submitting for FIRST reading, Ordinance reclassifying property situated in Block 15, Torrance Tract. A location sketch was submitted with the letter.

City Clerk Bartlett read title to:

ORDINANCE NO. 892

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO.445.

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

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

Councilman Jahn moved for adoption of Ordinance No. 892 at its first reading.

Motion seconded by Councilman Drale.

Councilman Benstead asked if this property was to become a public parking lot, or if it would remain a portion of the property with the building.

Mayor Isen and the City Manager said it would remain with the building.

Motion carried unanimously by roll call vote of those present.

12. A letter dated August 1, 1957, from Planning Director George Powell, submitting Ordinance reclassifying property described in Planning Commission Case No. 447, which Change of Zone was approved unanimously by the Council on July 23, 1957.

City Clerk Bartlett read title to:

ORDINANCE NO. 893

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 447.

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

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

Councilman Jahn moved for adoption of Ordinance No. 893 at its first reading.

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

13. HEARING ON AMENDMENT TO THE LAND USE ORDINANCE (APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954"), with reference to procedure governing Waivers.

A letter dated August 1, 1957, from the Planning Commission, submitted their final report on an Ordinance governing Waiver and the procedure therefore. The letter reported that Hearings had been held by the Planning Commission on this on July 3 and 17, 1957, with the Notice of Hearing having been published June 23, 1957. The Ordinance was recommended for approval.

There were no objections, and Mayor Isen set the date for the third and final Hearing on this Ordinance as August 20, 1957, at 5:30 P. M. in the Council Chamber.

Councilman Jahn asked if the intent of this Ordinance was that the Council should approve Waivers when they have been approved by the Waiver Board and/or Planning Commission.

Mayor Isen said the Ordinance provides there can be a direct application to the Council for a Waiver.

The City Attorney said the Council should approve Waivers in any case.

Councilman Jahn asked if this meant Waiver applications could come directly to the Council without going to the Waiver Board or Planning Commission.

The City Attorney said it did, which was what the Council had thought should be provided.

Mayor Isen said that would be only in extreme cases.

The City Attorney explained that if the Waiver Board and/or Planning Commission should deny a waiver, the applicant could come to the Council for a review, and if they wished, the Council could grant the Waiver. He added that if, after study, the Council wished, they could amend this Ordinance.

Mayor Isen suggested this be considered at the public Hearing.

14. HEARING ON AMENDMENT TO LAND USE ORDINANCE - OFF-STREET PARKING

An August 1, 1957, letter from the Planning Commission submitted their final report on an Ordinance governing Off-Street Parking. The letter reported that Hearings had been held on this on July 3 and 17, 1957. The ordinance was recommended by them for approval.

There were no objections, and Mayor Isen ordered the third and final Hearing on this to be held on August 20, 1957, at 5:30 P. M. in the Council Chamber.

Planning Director Powell recommended to the Council that they give special study to the formula developed in this Ordinance.

Mayor Isen requested Mr. Powell to give the Council a letter on the formula.

15. HEARING ON AMENDMENT TO LAND USE ORDINANCE - REGULATING FENCES, WALLS AND HEDGES.

An August 1, 1957 letter from the Planning Commission submitted to the Council their final report on an Ordinance regulating fences, walls and hedges on residential purposes. It reported Hearings had been held on this on July 3 and 17, 1957, and the Ordinance was recommended for approval.

There were no objections, and Mayor Isen ordered the third and final Hearing on this to be held on August 20, 1957, at 5:30 P. M. in the Council Chamber.

16. A letter dated August 1, 1957, from Planning Director Powell, submitted to the Council a proposed Ordinance regulating the parking of trailer coaches in the City. A sketch was attached indicating where trailers cannot be parked under this Ordinance. A copy of a letter from the City Attorney to the Planning Commission concerning this, dated July 12, 1957, was enclosed for Council information.

There were no objections, and this was ordered held until the next regular Council meeting for study.

Councilman Benstead suggested that this ordinance also govern the parking of airplanes on residential property if that is possible.

COMMUNICATIONS FROM THE CITY ATTORNEY:

1. A letter dated August 2, 1957, from City Attorney Remelmeyer, reviewed the application of R. L. Marks for a lease of a 30' x 30' piece of land at the Torrance Airport. The letter reported that Mr. Marks has paid the first and last years' rent on the lease, and a letter has been received from his insurance agent reporting he has coverage in the amounts of \$100,000/\$300,000. A copy of the lease agreement was submitted to the Council, as was the necessary Resolution.

City Clerk Bartlett read the title to:

RESOLUTION NO. 3258

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE AUTHORIZING AND APPROVING AIRPORT LEASE
AGREEMENT WITH ROBERT L. MARKS.

Mayor Isen moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Jahn, carried unanimously by roll call vote of those present.

Councilman Jahn moved for adoption of Resolution No. 3258.

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

2. A letter dated August 1, 1957, from City Attorney Remelmeyer, submitted an Urgency Ordinance repealing Ordinance 887.

City Clerk Bartlett read title to:

ORDINANCE NO. 895

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING ORDINANCE NO. 887 WHICH RESTRICTED SPEED ON MADRONA AVENUE AND ERECTED CERTAIN REGULATORY TRAFFIC SIGNS IN THE CITY OF TORRANCE AND SUBSTITUTING NEW PROVISIONS RELATING TO THE SAME SUBJECT.

Councilman Benstead moved to dispense with further reading of Urgency Ordinance No. 895.

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

Councilman Benstead moved for adoption of Urgency Ordinance No. 895 at its first and final reading.

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

ORDINANCES:

A cover letter dated August 2, 1957, from City Clerk Bartlett, reported to the Council that Ordinance No. 891, submitted for its second reading tonight, had been adopted unanimously at its first reading on July 30, 1957.

City Clerk Bartlett read title to:

ORDINANCE NO. 891

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING ORDINANCE NO. 888 AND ADDING ARTICLE IV TO CHAPTER 13 OF "THE CODE OF THE CITY OF TORRANCE, 1954" RELATING TO THE COLLECTION AND DISPOSAL OF RUBBISH AND GARBAGE AND ESTABLISHING FEES THEREFOR.

Councilman Jahn moved to dispense with further reading of Ordinance No. 891.

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

Councilman Jahn moved for adoption of Ordinance No. 891 at its second and final reading.

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

VACATION OF DALEMED:

City Attorney Remelmeyer reported that a majority was sufficient for this vacationing, and that it did not require a 4/5ths vote of the Council to vacate land.

Mayor Isen explained once more that he felt it would be only right to return this land to the people who had improved it and dedicated it to the City because they had, at that time, planned to develop it for another use. As their plans have changed, and they intend to develop the land for a higher use, this seems to be advantageous to the City.

Councilman Drale felt the land should be appraised and the people should pay the City for the land.

Councilman Drale asked if anything had been done about a case down the street from this where the man needs to have land vacated, and has been told he must pay for the land.

The City Manager said he believed that Case would be on the Agenda of the next regular meeting of the Council.

Mayor Isen felt the two cases to be dissimilar in all respects.

City Clerk Bartlett read title to:

RESOLUTION NO. 3255

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO VACATE A PORTION OF CERTAIN STREETS IN TRACT NO. 18416 IN THE CITY OF TORRANCE, FIXING A TIME AND PLACE FOR A HEARING THEREON AND PROVIDING FOR THE PUBLICATION OF THIS RESOLUTION.

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 pointed out this would only begin the necessary procedures, so that the Hearing can be held and a decision made on this.

Councilman Jahn moved for adoption of Resolution No. 3255, with the comment he wanted his reason for this to be in the record.

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

Councilman Drale asked to have the record show that he did not think this should be vacated free of charge.

Councilman Drale asked for a written ruling from the City Attorney on whether a 4/5ths vote is not necessary for vacation of property.

Mayor Isen reported that all the Councilmen had been invited to the groundbreaking for the new Coleman Engineering plant at 10:00 A. M. Saturday, August 10, 1957.

ORAL COMMUNICATIONS

City Manager Stevens reported that the map requested from the Santa Fe Railway by the Council had been received.

Mayor Isen directed the City Manager to hold this in his office so the Councilmen can inspect and study it.

The City Manager reported he would like to take his vacation during the last week of August and the first week of September.

Councilman Jahn moved to approve this vacation period.

Motion seconded by Councilman Drale.

Councilman Benstead did not think this was necessary, and the rest of the Council agreed, but they thanked the City Manager for his usual courtesy in this matter.

There were no objections, and it was so ordered.

License Inspector Gale Whitacre reported that the Torrance Area Youth Band had applied for a free license to sell brooms in the City to raise funds, beginning August 7 through August 12, 1957.

Councilman Benstead moved the request be granted.

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

Bldg. Supt. Schlens reported that the sub-standard vegetable stand at the corner of Crenshaw and Sepulveda has been removed.

Councilman Benstead noted that there was a letter for information only from the WALTERIA Civic Association protesting the posting of notices instead of mailing them in cases of change of zone, etc.

Planning Director Powell reported that notices are always mailed, and the posting of notices was being considered as an additional courtesy measure.

Councilman Jahn agreed that posting should not be done as the sole measure of notification in such cases.

Mayor Isen commented upon a letter marked for information only, saying it concerned the County's right to give a park such as El Nido to an 'unincorporated city'. In case this is an honest error concerning the El Nido Park and the City of Torrance, he thought this should be called to the attention of the writer of the letter, and he should be told that Torrance is an incorporated City, in case this has any bearing on the matter.

The City Manager reported there is apparently some question as to whether the County can give away property.

Mayor Isen felt they have their facts wrong in this particular case.

The City Manager reported the County Counsel had questioned the right of the County to give away property.

Mayor Isen directed the City Manager to write a letter in reply to this, informing them of the true corporate status of the City of Torrance.

Mayor Isen complimented the Police Department upon the attention they are giving to illegal posting of notices, and suggested they follow up on a notice which he gave to Chief Bennett.

Mr. Jay Beasley reported that on Thursday night, August 8, the WALTERIA Businessmen's Association is going to receive two awards for their work with the youth of the area. They are having a dinner dance there in celebration. The charge is \$3.25 per person, including dinner and the dance, and asked everyone to attend.

Mrs. Virginia Henderson, 16203 Haas, thanked the Council for giving the Youth Band the free license to sell brooms.

Councilman Drale 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 7:45 P. M.


A. H. Bartlett, City Clerk of the City
of Torrance, California

APPROVED:


Mayor of the City of Torrance