

Torrance, Calif.
July 2, 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, July 2, 1957, in the Council Chamber, City Hall Torrance, California.

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

At the request of Mayor Isen, Building Superintendent Lee Schlens led the salute to our Flag.

The Reverend Morgan Gates of the First Baptist Church opened the meeting with an invocation.

Councilman Jahn moved to approve the Minutes of the Regular Meeting held June 25, 1957, as written.

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

BIDS:

Mayor Isen announced this was the time and place for the opening of sealed proposals for furnishing valves and fittings for the Water Department.

City Clerk Bartlett presented the Affidavit of Publication of Notice calling for Bids.

Councilman Benstead moved this be received and filed.

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

City Manager Stevens opened and City Clerk Bartlett read the Bids summarized here.

| <u>BIDDER</u> | <u>3-16" Gate Valves</u> | <u>3-24" Gate Valves</u> | <u>1-16" Butterfly Valve</u> |
|---|--------------------------|--------------------------|------------------------------|
| Ludlow Valve Mfg. Co. Inc. 3807 San Fernando Road Glendale 4, Calif. | \$1033.26 ea. | \$1475.12 ea. | No Bid |
| S. Morgan Smith Co. 9602 Las Tunas Drive Temple City, Calif. | No bid | No bid | \$1,371.00 |
| Crane Co. 321 E. Third St. Los Angeles 54, Calif. | \$ 674.00 | \$1,580.00 | \$1,588.00 |
| Crown & Wallace 15137 Illinois Paramount, Calif. | No bid | \$1,250.00 ea. | No bid |
| Heat Engineering & Supply Co. 136 E. Colorado Blvd. Monrovia, Calif. | No bid | No bid | \$1,364.00 |
| Rich Mfg. Co. of California 3851 Santa Ve Avenue Los Angeles 58, Calif. | \$ 674.00 ea. | \$1,580.00 ea. | |
| Mueller Co., 2801 E. 12th St. Los Angeles 23, Calif. | \$ 572.30 ea. | \$1171.90 ea. | No bid |

Councilman Drale moved these bids be referred to the Superintendent of the Water Department for study and a recommendation later in this meeting.

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

PRAIRIE AVENUE IMPROVEMENT DISTRICT - Filing of Debt Limit Report:

The City Clerk presented the City Engineer's "Debt Limit Report" on the proposed improvement of Prairie Avenue to the Council.

Upon motion by Councilman Benstead, seconded by Councilman Blount, and duly passed unanimously by roll call vote, the report was received and filed.

Mayor Isen asked if anyone wished to ask any questions on this, but there were none.

Upon motion by Councilman Drale, seconded by Councilman Benstead, and duly passed unanimously by roll call vote, the said report was approved.

The City Clerk presented:

RESOLUTION NO. 3237

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ACCEPTING AND APPROVING A REPORT ON THE IMPROVEMENT OF PRAIRIE AVENUE FROM 174TH STREET TO 182ND STREET IN THE PRAIRIE AVENUE IMPROVEMENT DISTRICT, BY THE CONSTRUCTION AND INSTALLATION THEREIN OF CURBS, GUTTERS, SIDEWALKS AND DRIVEWAY APPROACHES PREPARED IN ACCORDANCE WITH SECTION 2824 TO SECTION 2830, INCLUSIVE, OF DIVISION 4 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA; AND FIXING A TIME AND PLACE FOR A HEARING OF SAID REPORT:

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

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

Councilman Drale moved the adoption of this Resolution, seconded by Councilman Jahn, and upon roll call was adopted by the following vote:

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

NOES: COUNCILMEN: None.

ABSENT: COUCILMEN: None.

HOLLYWOOD RIVIERA SEWER DISTRICT NO. 3. 1911 Act Sewer District:

A letter dated June 27, 1957, from John R. Patrick, Assistant to the City Engineer, submitted petitions for the creation of a 1911 Act Assessment District in the Hollywood Riviera Sewer District No. 3. The petition bore signatures of the owners of 66% of the property within the area.

Councilman Jahn moved Mr. Patrick's letter be received and filed.

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

Councilman Jahn moved the following letter, dated June 14, 1957, from the County of Los Angeles Health Department, be accepted and spread in full in the Minutes of this meeting.

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

COUNTY OF LOS ANGELES
HEALTH DEPARTMENT
241 N. Figueroa Street
Los Angeles 12 Calif.

June 14, 1957

Honorable City Council,
City of Torrance, City Hall
Torrance, California.

Attention: Ronald W. Bishop,
City Engineer.

"Gentlemen:

SUBJECT: Hollywood Riviera Sanitary Sewer District No. 3

RECOMMENDATION: It is respectfully recommended that sanitary sewers be installed in this district.

ANALYSIS: This Department has made an investigation of the Hollywood Riviera Sanitary Sewer District No. 3, as shown on the attached map. During the course of this investigation 58 house-to-house calls were made. Of this number 31 occupants were not at home or did not answer the door. Of the 27 property owners or tenants actually contacted, 11 or 40.7% reported that they had experienced trouble with their individual subsurface sewage disposal systems. They complained of the seepage pits filling up or caving in, also that frequent pumping and cleaning out of the seepage pits or the construction of new pits was necessary.

The soil within the area of this proposed sanitary sewer district consists mostly of a fine beach sand. This type of soil does not provide good leaching action, also the sand sifts into the pits through the spaces between the brick lining and either causes the pits to cave in or fill up with sand.

In view of our survey, I, the undersigned Health Officer of the County of Los Angeles, having been officially designated by the City Council of the City of Torrance to perform public health services for the City of Torrance, do hereby recommend that proceedings be instituted at once for the installation of sanitary sewers in the Hollywood Riviera Sanitary Sewer District No. 3, located within the City of Torrance. This recommendation is made as an improvement necessary to the protection of public health and pursuant to the provisions of Section 2808 of the Streets and Highways Code.

Very truly yours,

S/Roy O. Gilbert, M. D.
ROY O. GILBERT, M.D.
Health Officer

cc: City Engineer (2)
Roy O. Gilbert, M. D.
Dr. Kogan, D.H.O."

City Clerk Bartlett presented:

RESOLUTION NO. 3238

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, FINDING AND DETERMINING THAT A SANITARY SEWER SYSTEM IN HOLLYWOOD RIVIERA SEWER DISTRICT NO.3, IN THE CITY OF TORRANCE IS NECESSARY AS A HEALTH MEASURE.

Councilman Benstead moved to dispense with further reading of Resolution No. 3238.

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

Councilman Jahn moved for adoption of Resolution No. 3238.

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

City Clerk Bartlett presented:

RESOLUTION NO. 3239

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, INSTRUCTING THE CITY ENGINEER TO PREPARE PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION OF A SANITARY SEWER SYSTEM IN THE HOLLYWOOD RIVIERA SEWER DISTRICT NO. 3, IN THE CITY OF TORRANCE AS OUTLINED IN DRAWING NO. SY-3-1, PREPARED BY THE CITY ENGINEER.

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

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

Councilman Drale moved for adoption of Resolution No. 3239.

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

WRITTEN COMMUNICATIONS:

1. A petition from property owners adjacent to Tentative Tract No. 23988, saying they believed there is a potential risk of that tract causing erosion and land slippage to the detriment of their properties, and requesting the employment by the City of an independent Professional Engineer to investigate such possibility and prepare a report for the City prior to approval of this land for further construction.

Tentative Tract No. 23988 was an item on this Agenda, and Mayor Isen ordered that this be considered now.

Mr. Eugene Maynor, acting as spokesman for the signers of the petition, gave his address as 4532 Newton Street. He said the present slippage at Portuguese Bend had alerted the residents to the possibilities of such dangers.

Councilman Jahn said this is only the preliminary tract map, and he pointed out such an engineer as these residents suggest be employed could determine nothing until the grading plans are presented. He said it must be determined how this will be cut before any real information can be prepared.

The City Manager, upon being questioned, agreed that the grading plans should be prepared before such a report could be prepared.

Mayor Isen asked if it would not be too late to do anything about this if the Tentative Map was approved tonight.

The City Manager, in reply to a question, said if this Tentative Map is passed, the Final Map will come into being. Something is needed for an Engineer to check. He must have something specific to work on.

191 Councilman Jahn did not believe passage of this Tentative Map, which shows no engineering but only the layout, means approval of the Final Map if that Final Map does not conform to the demands of the Engineering Department.

Councilman Drale suggested the City Manager contact someone in the County Engineering Department and ask for their assistance, saying they were familiar with this type of development, and so moved.

Motion seconded by Mayor Isen.

Councilman Jahn said if this motion meant approval of the tentative map would have to await information from someone else, he could not vote in favor of the motion, as there must be engineering plans for an engineer to work with.

Councilman Drale said this wait may save money for the subdivider, as well as serving these residents.

Mr. Hirschman, representing the subdivider, said Councilman Jahn was right on this. The subdivider cannot employ anyone to engineer this until the Tentative Map is approved. He said they would, of course, be happy to have the suggestions of the County Engineering Department, and

will comply with any requirements of the City, but they would like to get underway with this Tract.

Councilman Benstead spoke to the City Attorney, asking if the Council would not have to pass the Final Map on this Tract if this Tentative is approved.

The City Attorney said if it does not comply with all conditions imposed on the Tentative, the Council need not pass the Final. The Council might make the Final Map contingent upon approval of the final engineering plans, grading plans, and feasibility from the standpoint of the public welfare, he said.

Mr. Hirschman told the Council that to get this Tract under way and well along before the rainy season begins is important; he said they have employed the engineering firm being used to attempt to rectify the slide conditions at Portuguese Bend, as well as an expert hillside planner for the development of this Tract, they will comply with requirements of the City Engineering Department and the City's Grading Ordinance, and he felt this should be enough.

Mayor Isen asked Mr. Hirschman if his company would be willing to pay for the services of an independent engineer selected by the City Manager to do this checking and make a report to the City.

Mr. Hirschman repeated his listing of engineers who would check this Tract as it progresses, and said his company will pay for such services if the City feels it to be an absolute necessity. He felt the engineers they have retained and the City Engineer to be competent to make any requirements which may be necessary.

Councilman Jahn repeated that the subdivider could not employ an engineer until such time as the Tentative Map has been approved, because of the expense involved.

Mayor Isen said he would be willing to approve this Tentative Map subject to approval of the Final Map by an independent civil engineer providing Mr. Kissel, the subdivider, would pay for the engineer's service.

Councilman Drale felt the County could help in this, and it would be well to have their advice.

Mr. Maynor, speaking for those who had signed the petition before the Council, said it was their feeling it should be the City who retained such an engineer. They feel they should be protected by the City.

Mayor Isen thought perhaps this engineer should be retained by the residents who had requested the employment of such a man.

Mr. Maynor repeated they feel it is the responsibility of the City to protect them.

Mr. Hirschman repeated that they have a soil engineer who is the one hired by the Portuguese Bend Company who will control this operation. He said there will be a soil engineer, a civil engineer, the city engineer, a grading ordinance, all required by law in this case, to guard this development.

Mayor Isen asked how long it would take to contact Mr. Lambie at the County offices and ask for help on this.

The City Manager did not know how long it would take to get help from the County.

Mayor Isen asked the City Manager if he would suggest how this might be resolved, saying the Council would welcome his opinion.

The City Manager said there must be a plan for the engineer to work with. Without an engineering plan, the City Manager did not know what we could ask any engineer to check.

Mayor Isen asked the City Manager who should pay for this work.

The City Manager said normally when there is a question about a tract, it is up to the subdivider to answer it.

Councilman Drale repeated he would like to have the County's recommendation on this type of development.

Councilman Drale refused to withdraw his motion.

Mayor Isen asked to table this petition and Tract 23988 until we have heard something from the County.

Councilman Drale withdrew his motion, and Mayor Isen withdrew his second to that motion.

Councilman Drale moved to table the petition and Tract 23988 until the City Manager reports to the Council on whether the County can do this and if so, how much it will cost.

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

Councilman Benstead said the report from the County Flood Control District on Tract 23988 was not satisfactory in his opinion.

2. A letter from the North Torrance Civic Improvement Association, dated June 24, 1957, signed by John G. L. Crain, Vice President, suggested Harry J. Miller for appointment to the Airport Commission to fill the vacancy created by the ending of Mr. Crain's term of service on that Commission.

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

Councilman Drale recommended that Mr. Merrill Reeves of North Torrance be considered as an appointee to the Airport Commission.

Mayor Isen said that following his policy, he would announce the name of the new appointee ahead of time and allow the Council to have a period in which to consider the appointment.

3. A letter from Allen E. Kelly, 4934 Agnes Avenue, North Hollywood, California, requested reconsideration of the Council of a decision they made allowing him to remove the trees from the southwest corner of Sepulveda and Hawthorne, which adjoins the land on which he is going to erect a shopping center, at a cost of \$65 each. He said these trees will be out in the roadway if he makes his improvements and puts in the curbs and gutters, etc., without removing them.

Mr. Kelly was present to answer questions.

Councilman Benstead asked the City Engineer if this was true, and the City Engineer said it is; they will be about 2' from the curb in the street.

Councilman Benstead said if they have to be removed, that must of course be done. If it should be possible, he would like to see the palm trees moved to the Civic Center site.

Mr. Kelly said he cannot afford to do that, but if the City wishes to remove any of the trees, he will be glad to leave them.

Councilman Drale moved the \$65 fee be waived, and Mr. Kelly be permitted to proceed.

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

Mayor Isen moved the Street Department check the trees to see which of them it would be practical to save, and that they remove those at the City's expense.

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

4. A letter dated June 21, 1957, from Jack Harris of the South Bay Daily Breeze in Redondo Beach, California, solicited an ad for their Golden Jubilee Progress edition.

Councilman Jahn moved this be referred to the Chamber of Commerce.

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

5. A letter dated June 26, 1957, from Four Corners Pipe Line Co., 1052 W. Sixth St., Room 301, Los Angeles, California, requested a blanket franchise.

The City Attorney suggested this be referred to him and the City Manager.

Councilman Drale moved this be referred to the City Manager and the City Attorney.

There were no objections and it was so ordered.

6. A form to be used for the appointment of a Representative and alternate to be appointed to the Los Angeles County Division of the League of California Cities.

Mayor Isen said these meetings are usually held on Thursday in Pasadena. He said he would be glad to attend them if there could be an alternate plan for the meetings.

The City Manager said many efforts had been made to get such changes made.

Mayor Isen asked if this could be held in abeyance for the time being, and the City Manager said the Council could do so if they wished.

There were no objections, and it was so ordered.

7. A request from L. L. Crowther, Box 1271 Torrance, for a variance from the requirement that curbs, sidewalks and gutters be installed in front of his property at 24447 Hawthorne Ave., saying the property is in the middle of a block where there are no such improvements. The letter was dated July 2, 1957.

Councilman Jahn said there are some real estate offices near to this one of Mr. Crowther's which do not have these improvements.

Mayor Isen asked the City Engineer if he could report on this.

The City Engineer said he is checking into this.

Mr. Crowther came forward and asked this be considered as a hardship case, saying he had gone to considerable expense to get the building there and ready to lease, that he had a tenant, and that this was a hardship to him.

Upon being asked, the City Attorney read that portion of the Ordinance requiring these improvements, and told the Council this application should be filed with the Planning Commission.

The City Attorney reported that a provision had been made whereby a bond could be posted to guarantee the construction of these improvements.

Mr. Crowther said when the improvements are put in he will be glad to bear his portion of the cost.

The Mayor asked the City Engineer if we have the sidewalk easements in that area.

The City Engineer said he did not know.

The City Attorney suggested this be referred to him and the City Engineer for a week to see if it could be worked out.

Mr. Allison, Mr. Crowther's tenant, came forward, and said this delay in the final inspection had really put him out of business, as he had transferred his license to Torrance, and had planned to open the office on Monday.

He believed the business men in the area are preparing to ask for the improvements anyway.

Councilman Drale said the Council had set a policy in this matter, and he thought they should abide by it.

Councilman Drale moved the sidewalk, curbs and gutters be put in or the bond be posted as required by our Ordinance.

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

Councilman Jahn suggested that the City Engineer's investigation of business buildings opening without sidewalks should proceed at a faster pace. He mentioned a building in which a business had just opened where there is no sidewalk, and said we should avoid all appearance of being discriminatory.

Building Supt. Schlens knew the building to which Councilman Jahn referred, and said the final inspections were called on it before the effective date of the Ordinance.

Councilman Blount did not agree that this had been the case, and asked to have permission to check the Ordinance during the first recess.

There were no objections and it was so ordered.

Water Department Superintendent McVicar was prepared to give his recommendation on the bids called for by his Department and opened earlier in the meeting.

Mr. McVicar recommended the bid of Mueller Co. be accepted on Items 1 and 2, and the bid of S. Morgan Smith be accepted on the butterfly valve.

Councilman Blount moved to concur with the recommendation of the Water Dept. Superintendent.

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

At 6:30 P. M., Mayor Isen declared a recess, with the Council reconvening at 6:40 P. M.

The City Attorney reported he had been unable to locate the so-called 'sidewalk Ordinance' in his files, but said he would be able to have it found tomorrow.

Mayor Isen directed the Attorney to check it with Mr. Schlens when possible.

Mr. Schlens said the Ordinance does not deny him the right to give final inspection to buildings.

Councilman Jahn asked if that requirement was under the Building Department or the Engineering Department.

Mr. Schlens said it is under the supervision of the Engineering Department. The Building Department notifies the petitioner he must contact the Engineering Department. He said he and the City Engineer have now worked out a procedure which will avoid problems of this nature in the future.

Mayor Isen asked if the Ordinance should not be amended once more to prevent this, and the City Attorney felt it would be better to leave the Ordinance as it is at present.

Building Superintendent Schlens agreed with the City Attorney.

PLANNING & ENGINEERING MATTERS:

1. A letter dated June 27, 1957, from J. R. Patrick, Assistant to City Engineer, submitted a Street Easement from William E. Kilgroe et al., being a portion of Lot 2, Meadow Park Tract. A location sketch was attached, as was a Resolution authorizing the acceptance of the easement.

Councilman Blount expressed confusion, saying the letter says this is a street easement and the drawing shows it as a sewer easement.

Councilman Jahn said it is for a street, but is only 13-1/2' wide which he did not think good.

City Engineer Bishop said it is a street easement for 1/2 of the necessary width.

Councilman Benstead asked if the same parties did not own the land on either side of this easement, and the City Engineer believed so.

Councilman Jahn moved this be sent back to the Engineering Department for presentation when the proper width of the street is presented.

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

2. A letter dated June 27, 1957, from Ronald W. Bishop, the City Engineer, recommended release of Bond No. S-1058509 on Tract No. 21588 in the amount of \$55,000 to the Cimarron Land Co. (R. A. Watt), subdivider. A letter from Asst. Park Supt. Clemmer, dated June 27, substantiated the recommendation. A location sketch was submitted with the letter.

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

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

3. TENTATIVE TRACT MAP NO. 23988: (Resubmitted)

This matter was tabled earlier in the evening during a discussion of Item No. 1 under 'Written Communications'.

4. CASE NO. 435: A letter dated June 27, 1957, from George C. Powell, Planning Director, advised the Council the necessary easement to provide sewers has been received in the office of the City Engineer, and that the Planning Commission had unanimously recommended this matter for approval per Exhibits A, B, and C contained in case file.

There were no objections, and the matter was referred to the City Attorney for preparation of the proper Resolution.

5. A letter dated June 27, 1957, from Planning Director Powell, submitted to the Council for reconsideration two requests for waivers which had been refused by the Waiver Board, said action being approved by the Council.

Both applicants had appealed to the Planning Commission, who had recommended granting the waivers in both cases.

- a. Chester Radford, 17321 Wilton Place, a request for waiver of required 20' rear yard at addition to dwelling.
- b. Robert E. Heyns, 16621 Ermanita Avenue, request for permission to build to seven feet from back yard property line.

Councilman Drale moved to concur with the recommendation of the Planning Commission in both cases.

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

6. CASE NO. 447: Transmittal form from Planning Commission, recommending approval of application of Torrance Planning Commission for Change of Zone from R-1 to C-2; R-3; P-1; R-2 and C-3, as indicated on excerpt from Planning Commission Minutes of June 19, 1957, attached to transmittal, in the EL NIDO AREA, comprising that property bounded by 182nd St. on the north, on the west and south by the Santa Fe R/W, and on the east by Hawthorne Avenue. This was here for the purpose of setting a date for the Third and Final Hearing.

There were no objections, and Mayor Isen set July 23, 1957, at 8:00 P. M. in this Council Chamber as the day, hour, and place of the Third and Final Hearing on Case No. 447.

7. CASE NO. 450: Transmittal form from Planning Commission, recommending approval of application of Miguel and Clara Yniquez for a Variance to permit a retail store in Zone A-1, being located in a portion of Lot 44, Tract 18911, at 18107 Crenshaw Blvd.

Councilman Benstead asked for the map which the Planning Commission had specified be prepared showing the drives and ingress and egress roads.

Planning Director Powell gave copies of this map to each Councilman. Councilman Jahn asked if they have dedicated the land to the City where required.

Planning Director Powell said the offer of dedication had been made. Councilman Blount said if the dedication had not been made, he did not believe this should be here.

Mayor Isen held this over until the dedication has been made and the proper Resolution prepared by the City Attorney.

8. A letter dated June 27, 1957, from Planning Director Powell, submitted an Ordinance reclassifying that property described in Planning Commission Case No. 420, together with sketch showing location of the property. He reported the Council had unanimously approved this Change of Zone on March 12, 1957.

ORDINANCE NO. 884

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.420.

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

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

Councilman Jahn moved for adoption of Ordinance No. 884 at its first reading.

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

9. A letter dated June 27, 1957, from Planning Director Powell, submitted a proposed Ordinance relating to building site areas which had been approved by the Planning Commission on June 5, 1957. The letter requested that the Council direct this to the Planning Commission for the holding of the necessary hearings if this gets Council approval.

Councilman Jahn moved to refer this to the Planning Commission for the necessary hearings.

There was no objection, and it was so ordered.

City Clerk Bartlett read:

RESOLUTION NO. 3241

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING SALARY OF CITY MANAGER FOR FISCAL YEAR 1957-58.

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

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

Councilman Drale moved for adoption of Resolution No. 3241.

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

A man in the audience asked what the salary was.

Councilman Blount answered the gentleman, saying the Council feels our City Manager is worth every penny of it.

There was applause from the audience.

RESOLUTION NO. 3242

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN CONTRACT FOR ADVERTISING BETWEEN THE CITY OF TORRANCE AND THE TORRANCE HERALD FOR THE FISCAL YEAR 1957-1958.

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

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

Councilman Jahn moved to adopt Resolution No. 3242.

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

ORDINANCE NO. 882

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF A PORTION OF AN ALLEY IN THE TORRANCE TRACT IN THE CITY OF TORRANCE.

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. 882 at its second and final reading.

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

ORDINANCE NO. 885

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE CONTINUING A THREE-STEP PAY RANGE PLAN AND MAKING A CHANGE IN THE SALARIES OF THE VARIOUS POSITIONS IN THE CLASSIFIED SERVICE OF THE CITY OF TORRANCE.

Councilman Drale moved to dispense with further reading of Urgency Ordinance No. 885.

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

Councilman Jahn moved for adoption of Ordinance No. 885 at its first and final reading.

Motion seconded by Councilman Blount.

Jerry Holloman of the Fire Fighters' Local, asked the Council to withhold action on this motion until they have heard from the Fire and Police Wage Committee.

Police Officer Cook presented to the Council copies of a graph comparing the salaries of our firemen and policemen to those paid comparable cities in the area. He read in full a letter from the Torrance Fire & Police Wage Committee dated July 1, 1957, asking an 8½% increase in wages to be granted to them at once. Copies of the letter were given to each Councilman and filed with the City Clerk. Officer Cook told the Council the pay received by our men is \$14 below the average.

Jerry Holloman spoke in support of the letter, saying the Social Security being given to the other employees would not cover these men.

Councilman Jahn asked if the City Manager had seen the graph these men had prepared.

The City Manager said he had prepared a comparison of salaries which showed our salaries to be a little low, but he did not have the 1957-58 salaries of the cities used for comparison at that time.

Mayor Isen said he would like to see them get all the City can pay, and that a wage and salary survey is going to be made during the next year. He could not see how such an increase could be granted.

The City Manager said this had come to him out of a clear sky; he had not been consulted. In response to a question, he said the only place such money could come from would be from the Unappropriated Reserve which he recalled as being about \$140,000, of which \$40,000 had already been appropriated.

Councilman Drale asked why these men could not be covered by Social Security if it is taken by the miscellaneous employees.

The City Manager said the Police and Firemen can retire at the age of 55 on a pension of half-pay; the Social Security coverage does not begin at that early age, nor does it amount to that much money.

The Mayor asked if this Ordinance could be held over for a week to see what the cost of such an increase for the firemen and policemen would be.

The City Manager said this Ordinance actually becomes effective at once, being retroactive to July 1, 1957. He felt it could be withheld to the July 9 meeting.

Councilman Benstead asked how the policemen and firemen had arrived at their figures.

Jerry Holloman told him the comparisons used.

Councilman Blount said if we based our actions on those of other cities, there were certain other adjustments we should also make.

Officer Cook pointed out the graph they submitted showed the comparison of our salaries with those of agencies in direct competition with the City for these men.

Mayor Isen asked whether these problems might not come before the Council again when the City is informed of our Assessed Valuations so the amounts of money we will have to work with are definite.

Mr. Holloman said the cities of Gardena and Redondo Beach give fringe benefits to their policemen and firemen which we do not.

Mayor Isen said the Council will be glad to review the salaries of these men when we get more definite information from the Assessor's Office.

Councilman Benstead said we cannot do this if we do not have the money.

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

Councilman Benstead said he could not vote Yes on this unless Section 2 was eliminated, and this was why he voted as he did.

Mayor Isen moved at such time as the City Manager gets the final assessment figures on the property in Torrance, we will consider the raise in pay requested by the policemen and firemen.

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

Officer Cook asked when this will be, and the City Manager said in August.

City Clerk Bartlett read in full a Proclamation urging every citizen to display our national Flag on the 4th of July and every patriotic Holiday.

The Council concurred unanimously with the Proclamation.

ORAL COMMUNICATIONS

George Powell, Planning Director, reported that during the time the Trailer Ordinance was being prepared, there was a request from the Church on 174th just west of Yukon for permission to use a trailer as a classroom, on a temporary basis.

Councilman Benstead asked if this was a violation of the Ordinance.

Mr. Powell said he and Mr. Schlens had not thought so.

Councilman Drale said if their request had been to use this for less than 90 days, he would move to grant them permission for this use.

Motion seconded by Mayor Isen.

Bldg. Supt. Schlens explained this trailer has been used in the City of Los Angeles for this same purpose. If it does not conform to our safety requirements, he said he would not approve it.

Councilman Drale amended his motion to make approval subject to the approval of the Building and Fire Departments.

Mayor Isen accepted the amendment in his second to the motion.

There were no objections, and it was so ordered.

City Manager Stevens reported on the results of a conversation he had held with Mr. Rawn of the Sanitation Districts regarding the trunk sewer which the City had requested them to construct for us.

Mr. Rawn had told the City Manager they have \$45,000 set up for the current fiscal year to run the sewer in the Victor Precinct. If we can work out a District and run the sewer to benefit more people, it is likely they will contribute that money to such a sewer. He felt there is a

possibility this can be done, and said we would go to work to see what can be done.

Councilman Drale moved to concur with this suggestion of the City Manager.

There were no objections, and it was so ordered.

The City Attorney reported the petitions for the Parking District are ready to go now, and asked if it was the wish of the Council to hire someone to circulate them.

Mayor Isen said he would be in favor of it, as he felt this to be a simple matter of obtaining signatures which had already been given.

Councilman Benstead asked who would pay for this, and Councilman Blount asked if anyone was interested in this except the City.

Councilman Drale suggested giving this to the Chamber of Commerce to handle.

Councilman Blount felt the same basic principles to be involved in this as are involved in a bond issue.

Mayor Isen suggested that at the next Pre-Council Meeting at 7:00 P. M., the whole parking district problem be brought up again, and that the Chamber of Commerce Committee be here again.

Councilman Blount felt the merchants should also be interested in this.

The City Manager said if it was the wish of the Council, he would ask the Chamber of Commerce Parking District Committee to be here at that time.

There were no objections, and it was so ordered.

Councilman Blount asked if there had not been an Ordinance in the process of being prepared which required a certain number of parking spaces for a certain number of square feet of building, and asked what had become of it.

The City Attorney said it had been sent to the Planning Commission for the public hearings.

Planning Director Powell reported there will be such a hearing at the Planning Commission meeting of July 3, 1957.

Councilman Drale said Reynolds Aluminum had bought the old Pacific Electric property in our City, and had done some work, but had apparently come to a stand-still. He asked if anyone knew the reason.

The City Manager reported there had been more work to be done than they had originally planned; they had decided it would be better to do the engineering at their offices in West Virginia and then come back to do the work than it would to try to do the engineering here.

Bldg. Supt. Schlens said he would try to find out for the Council just what they are doing.

Mayor Isen asked the City Attorney if he had not been instructed to prepare an ordinance requiring those garbage trucks and trash trucks passing through the City to be covered to keep the streets clean.

The City Attorney said he is working on one now, but must be careful to handle it so our own garbage can be picked up. He thought the Ordinance would be ready to present to Council next Tuesday.

Mayor Isen felt such an Ordinance should be an Urgency Ordinance.

Mayor Isen read a clipping from an out-of-town paper saying Mr. Green had applied for a change of zone on the entrance to his transfer station for his garbage collection operation, the entrance to which is in Redondo Beach. The application was made to the Redondo Beach authorities. He asked the City Manager if there was anything this Council should do on this.

City Manager Stevens said no; he explained that Mr. Green had begun cooking the garbage he picks up at the transfer station and then trucking it to his property in Saugus.

The Mayor asked how we exercise control over the property.

The City Manager said anything that would go on there would need a permit.

Mayor Isen said he had two matters to refer to the Traffic Commission.

1. The possibility of a traffic light of some kind at Crenshaw and Carson;
2. The possibility of a traffic light of some kind at Crenshaw and Sepulveda.

Mayor Isen also felt we should try to get the State to make some provision for left turns on 174th and Western, which is such a busy corner that it is almost impossible to make a left turn from it.

Mayor Isen felt 174th and Crenshaw must have the same condition prevailing.

Mayor Isen said to enter Torrance from Western Avenue by way of Torrance Boulevard is well nigh impossible. He suggested that if a left-turn lane could be utilized on Western north of Torrance Blvd., with Western being widened just a little, it might help. He also recalled his suggestion that Torrance Blvd., between Western Avenue and Cabrillo, be made into one-way streets.

It was reported to him the plans for this latter improvement are now in the Engineering Department.

Mr. Dominic La Ferla, 1306 Esplanade, Redondo Beach, came forward to speak to the Council for his son-in-law, who operates Caprino's restaurant in Torrance. He said they wish to be allowed to extend their planters 1' onto the sidewalk.

Bldg. Supt. Schlens explained he could not issue such a permit without Council approval because this would impinge upon the public way.

Mayor Isen believed this would throw the whole block out of line.

Councilman Jahn said he would like to look at this before making any decision.

There was no objection, and it was agreed the Council would look at this and consider it at their next meeting.

Councilman Blount moved all bills properly audited be paid.

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

The meeting adjourned at 7:50 P. M.



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

APPROVED:



Mayor of the City of Torrance