

Torrance, California
July 23, 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 8:00 P. M. Tuesday, July 23, 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, Acting Chief of Police Bennett led the salute to our Flag.

Councilman Drale opened the meeting with an invocation.

Councilman Drale moved to approve the Minutes of the July 16, 1957, meeting of the Council as written.

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

HEARINGS:

1. CASE NO. 445: Third and Final Hearing on Petition of Torrance Planning Commission for a Change of Zone from R-1 and C-1 to P-1 (Parking Zone) on a portion of Lot 18 and all of Lot 19, Block 15, Torrance Tract in downtown Torrance. Submitted to the Council with the recommendation were:
 - a. Transmittal form from Planning Commission recommending approval;
 - b. Excerpt from Planning Commission Minutes of June 5, 1957.

Mayor Isen announced it was the time and place for the third and final Hearing on Case No. 445.

City Clerk Bartlett presented the Affidavit of Publication of Notice of Hearing.

Councilman Benstead moved this be accepted and filed.

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

Mayor Isen asked if anyone wished to be heard on this Case.

There was no reply.

Councilman Blount moved the Hearing be closed on Case No. 445.

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

Councilman Benstead asked if the property as considered here was separated as it should be, from the property sold to Mr. Probert.

The fact that it was separated was brought out.

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

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

2. CASE NO. 447: Third and Final Hearing on Petition of Torrance Planning Commission for Change of Zone from R-1 to C-2; R-2 and C-3, as indicated on excerpt from Planning Commission Minutes of June 19, 1957, in the EL NIDO AREA, comprising that property bounded by 182nd St. on the north, by the Santa Fe Right-of-Way on the west and south, and by Hawthorne on the east.

Mayor Isen announced this was the time for the third and final Hearing on Case No. 447.

City Clerk Bartlett presented the Affidavit of Publication of Notice of Hearing.

Councilman Jahn moved the Affidavit be accepted and filed.
Motion seconded by Councilman Drale, no objection, so ordered.
Mayor Isen asked if anyone present wished to be heard on this Case.
Mr. Jack Kelly, 18211 Burin Avenue, asked if 182nd Street is to be straightened under this plan.

Planning Director Powell said this matter would be referred to the Traffic Commission and the Police Department, as this was really a traffic matter. He believed the City Engineer could follow up on that.

Councilman Drale asked if part of that street was not in Redondo Beach.

Planning Director Powell said that was true, and that the question will take a lot of study.

Mayor Isen said that 182nd Street is a matter completely separate from this Hearing.

Councilman Benstead moved to close this Hearing.

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

Mr. Kelly asked to see a map of the area showing the proposed zoning.

Planning Director Powell presented the map, saying there had been no changes in it since the last Hearing at the Planning Commission.

Councilman Drale moved to re-open the Hearing.

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

Mr. Frank Ewell, 18424 Mansel, said he would protest this because he thought all the property should have been zoned R-3. In that way, he felt everyone in the area could get together and sell for apartment houses.

Planning Director Powell explained that the lots there are 40' lots so the Commission could only recommend the R-2 zoning; however, if the people can get together with two or more lots and come in to the Commission, the Commission would consider the issuance of Variances. He felt the Planning Commission to be fair-minded, and said if reasonable plans were submitted such a request would be reasonable.

H. C. Young, who owns lots 22 and 23 said he would like for them to be zoned R-3, and asked if the Council thought the Planning Commission would be favorably inclined towards granting a Variance in a case such as his.

Mayor Isen replied that the Commission is fair-minded, and that in any case, an applicant could appeal to the Council.

Planning Director Powell reported that there were many individual requests for spot zoning for varied uses had been requested in the area, but the Commission could not satisfy everyone.

Mrs. Coffee, who said she owns 5-1/2 lots in that area, approved the R-2 zoning.

No one else wished to be heard.

Councilman Benstead moved the Hearing be closed.

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

Mayor Isen felt that no one could consider that the Commission had not been fair in this matter, and that no one would be denied reasonable use of property.

Councilman Drale moved to concur with the recommendation of the Planning Commission in Case No. 447.

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

Councilman Jahn said he had voted affirmatively on this with the idea that the matter of 182nd St. would be referred to the Traffic Commission.

The other Councilmen agreed, with Councilman Drale suggesting some contact be made with the City of Redondo Beach to see what can be worked out.

COMMUNICATIONS:

1. A letter dated 17 July, 1957, from William A. Mason, 204 Via La Circula, Hollywood Riviera, Redondo Beach, referred to a letter on the Agenda of the last meeting from Jess Nickles, 308 Paseo de la Playa with reference to parking on the vacant lots across from Mr. Nickles' home.

Councilman Blount said Mr. Nickles' letter is on the agenda of the next meeting of the Traffic Commission, and asked if this letter could be sent there as a part of the matter.

There were no objections, and this was ordered referred to the Traffic Commission.

Councilman Benstead asked if they should not have copies of both the letters, and Councilman Blount said they would have.

Councilman Drale moved the Traffic Commission be authorized to study the prolongation and widening of 182nd Street through El Nido with the concurrence of the City of Redondo Beach.

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

2. A letter dated July 17, 1957, from George Binder, 404 No. Roxbury Drive, Beverly Hills, California, made suggestions with reference to purchase of Lot 1, Block 2, Torrance Tract, for the Off-Street Parking District. Copy of the letter had been sent to the Chamber of Commerce.

Councilman Benstead moved the letter be filed.

Councilman Drale asked if this could be referred to the Parking authority.

Councilman Jahn pointed out that some of the statements Mr. Binder made in the letter would have to be verified.

Mayor Isen suggested this letter be referred to the Parking Committee of the Chamber of Commerce.

Councilman Benstead withdrew his motion.

There were no objections, and this letter was ordered to be referred to the Parking Committee of the Chamber of Commerce.

3. A letter dated July 18, 1957, from Alter Realty & Insurance Co., signed by Gerald L. Alter, and F. N. Merralls, made a joint offer to buy three parcels of land now owned by the City, and submitted a map showing the land involved.

The City Manager submitted a map to the Council showing these three pieces of land, which he said are near the Soule Steel Company. He reported they were lots which probably should be sold. They have been listed as property not needed by the City. The custom has been to have such land appraised and call for bids on it, Mr. Stevens said.

Councilman Jahn did not think the \$11,000 offered for the three lots was an adequate price.

Councilman Drale moved Alter Realty be notified that we will have the property appraised and will call for bids on it, selling the property to the highest bidder, and that the City Manager be authorized to proceed with this.

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

4. A communication dated July 12, 1957, from Frances T. Radcliff, Rehabilitation Counselor for the Blind, State of California Department of Education, 215 American Avenue, Long Beach 2, California, referred to Mr. Walter Pinkard. Miss Radcliff asked that the application made by Mr. Pinkard to the City for employment be re-evaluated, giving him an opportunity to be self-supporting.

Councilman Benstead asked if Mr. Pinkard had been employed by the City.

City Manager Stevens said he had not; this appeal to the Council was being made over the Civil Service Board; he did not know which test Mr. Pinkard had taken, but said Mr. Pinkard had been refused because of insufficient vision so far as he knew.

Mr. Don Mansfield, Assistant City Manager, said the man had applied for a job as a laborer. He was disqualified on the performance test. The State Dept. of Education reported Mr. Pinkard had experience in gardening work, and asked if he could be considered for that type of work.

Mr. Mansfield reported it is our policy to look for capabilities, not the hindrances a person may have, but we must get the best person possible for each position. Mr. Clemmer thought perhaps this man could do the work, but he did not pass the requirements of the Civil Service Board.

Councilman Drale said he would like to see the man placed if he can fit in, but that he would not like to interfere with the regular process of employment.

Mr. Mansfield agreed we must follow the Civil Service process, and this is where the matter rests.

Councilman Drale asked the City Attorney if the Council could override the decision of the Civil Service Board in the matter.

City Attorney Remelmeyer said they could not.

Councilman Benstead said the Council might suggest to the Civil Service Board that Mr. Pinkard be allowed to take the test for custodial work.

Councilman Blount felt all this information should be referred to the State Counselor who wrote to the Council. He did not believe the Council should begin telling the Civil Service Board what to do, and thought this would constitute interference with them.

Councilman Blount moved this all be sent to the Civil Service Board for their consideration.

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

COMMUNICATIONS FROM PARK DEPARTMENT:

1. A memorandum from C. W. Clemmer, Asst. Park Supt., to the City Manager reported two requests for removal of trees.

- a. Mr. Sol Burns has presented a written request to remove the eucalyptus trees between 212th St. and 213th St. on Torrance Blvd. He requested this because the J. S. Enterprises, Inc., Sol Burns Secretary, 1030 Engracia St., intends to build commercial buildings in this area.

Mr. Burns was present, and told the Council it was intended to build a car wash, gas station, etc., on that corner, with a restaurant and liquor store on the corner. The expenditure of \$50,000 is contemplated. The trees are useless and will be in the way and will be a menace to traffic. He reported he has not applied for his building permit, but is filing the plans now.

Mayor Isen moved Mr. Burns be permitted to remove the trees at his own expense when the building permit is issued, on such portions of the premises as the trees will interfere with traffic.

Motion seconded by Councilman Drale.

Mr. Burns felt the City should remove these trees.

Councilman Benstead said he would like to see the trees left where they are.

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

- b. A request from Dr. Apfel of 1741 So. Grand Ave., San Pedro, California, accompanied by a check for \$50 for removal of the eucalyptus tree in front of his office at 2375 Torrance Blvd. The \$50 is to pay for a Magnolia tree to replace an Acacia tree that had to be removed from the Acacia St. side of the office. The reason for the request is to build onto their present office out to the property line.

Mayor Isen moved Dr. Apfel be allowed to remove the tree at his own expense when the building permit is taken out.

Councilman Jahn pointed out the difference in these two applications.

Councilman Benstead moved to deny the request.

Motions died for lack of a second.

Councilman Drale moved the request be granted at the time the building permit is taken out.

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

COMMUNICATIONS FROM THE LICENSE DEPARTMENT:

1. A recommendation dated July 18, 1957, that a refund of \$25 paid in error to the City for a General Contractor's License be made to Mr. Don Bumpas, Sunset Builders, 16034 Ventura, Covina. be made. This was signed by Gale Whitacre, License Inspector.

Councilman Jahn moved to concur with Mr. Whitacre's recommendation that this license fee of \$25 be refunded.

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

2. HELD OVER FROM MEETING OF JULY 16, 1957: Application from Jr. Chamber of Commerce for free license for Rodeo and Carnival for Rancho Days to be held July 24-28, 1957. Submitted to the Council was the following material:

- a. Excerpts from July 16, 1957, Council Minutes, showing previous action on this matter;
- b. Copy of memo dated July 11, 1957, from License Inspector Whitacre, recommending approval;
- c. Copy of letter dated July 3, 1957, from Torrance Jr. Chamber of Commerce, submitting this request.

Councilman Drale moved the request be granted.

Councilman Blount seconded the motion, and asked if the insurance policy holding the City harmless has been received by the City Attorney.

The City Attorney said he has received an insurance policy, but he felt we should have adequate policies in which the City is named as a co-insured. We are not in this policy. Mr. Remelmeyer said he had discussed this with Mr. Lund, our insurance representative. Anyone who is going to use City property for such an affair should apply at least 60 days in advance, and should not be given such permission until he has approved their insurance policies, the City Attorney recommended.

In this instance, Attorney Remelmeyer said the Craft Show is insured for \$100,000/300,000 but the policy excludes many things. We should go over this policy. He felt the City could be sued in spite of this policy. While we have a general insurance policy, which will protect us if we are sued, this will be reflected in our insurance premiums in the future.

Mr. Frank Dussell of the Jr. Chamber of Commerce came forward and told the Council this insurance had nothing whatever to do with the rodeo, but covered only the carnival.

The City Attorney said the same problem applies. He said he had no policy from the rodeo, the tent, or the parade.

Mayor Isen said anything the Council passes will be subject to the proper insurance and coverage for the City.

Councilman Drale asked Mr. Dussell which part of this celebration the Jr. Chamber of Commerce is responsible for.

Mr. Dussell said the carnival only.

Councilman Drale said all of these applicants should have insurance naming the City as co-insured.

Councilman Drale moved free license be granted to the rodeo, carnival, tent, and parade, provided adequate insurance naming the City as co-insured, to be approved by the City Attorney, is provided before issuance of the licenses.

Councilman Blount accepted the amended motion in his second to the motion, but commented that on July 11 the Jr. Chamber of Commerce were told this was being considered subject to insurance. He went on record as thinking this to be risky.

Mr. Dussell said they would provide the insurance.

Councilman Blount said someone should be delegated to notify all the applicants of this.

Mayor Isen instructed the City Attorney to see that this was done.

Building Supt. Schlens recalled that the matter of free permits had come up at the last meeting; he said he has applications for a free permit for the bleachers, on his desk but has no authority to grant it. He will

have other applications for free permits, in connection with this affair, but cannot grant them without permission.

License Inspector Whitacre said the Chamber of Commerce had also applied for a free license for a loudspeaker.

License Inspector Whitacre reported no one had applied for a license for the rodeo or parade. He has received an application only from the Jr. Chamber of Commerce for the carnival.

The Councilmen expressed surprise at this.

Motion carried unanimously by roll call vote.

Councilman Drale moved no permits be issued until the necessary insurance is cleared through the City Attorney and the necessary permits be granted free of charge.

Motion seconded by Mayor Isen.

Councilman Jahn asked if we were waiving any rules on inspection or whether these must all comply with the City's laws.

Mr. Schlens said all must comply.

Motion carried unanimously by roll call vote.

Councilman Drale felt these people should be notified that in the future, requests of this nature should be in here at least 60 days in advance of such affairs.

There were no objections, and the City Clerk was instructed to see that this was done.

At 8:45 P. M., Mayor Isen declared a recess, with the Council reconvening at 8:50 P. M.

COMMUNICATIONS FROM THE CITY MANAGER:

Mayor Isen asked the City Manager to give the Council his report on the Park & Recreation and Airport bonds, saying the City Manager had planned to brief the Council on these earlier but there had not been time.

The City Manager said with reference to the Airport bonds, he had planned to call the Hanaur company, and then unexpectedly had received a report from their Mr. Dan giving their opinion on these bonds. He said this had been made with no knowledge on their part that we had intended to ask for such information.

They believe a \$1,000,000 revenue bond issue could be floated and carried by the Airport. On such an issue, usually repayment in 20 or 30 years is planned, with a specified sum being retired each year. It is permissible to retire a lesser amount of such bonds in the first two to five years. In order that the Airport may have an opportunity to be set up and get going, they thought no bonds need be retired for the first two years. The bond market has firmed, and Mr. Dan thought we might be able to sell revenue bonds at 4½% or lower, but he did not think it would be much lower. Just a couple of months ago, the City Manager said, our own school bonds were selling for 4%. It is Hanaur's belief it will get better. Revenue bonds are their field, so this is advice from experts. Hanaur gave us this information with the understanding there is no obligation on our part. It was their opinion the Airport could carry the bonds. The \$1,000,000 they mention would be about our share of this.

The City Manager reported he had met with the District Engineer from the CAA. Their consideration has made it necessary to require less land and still come up with the type of airport we have planned. The District Engineer felt very sure that because we have the highest type of priority we could get Federal aid, but unless we have something to back up our application we will not get it. The final decision on Federal airport aid for the next year will be made in October, and the program is set up to end in two years, so we must get our application in now.

Councilman Jahn asked if it was true we would not have to sell the bonds until our need for the money is at hand, and the City Manager said that was right, that we do not have to sell the bonds until we need the money and may never sell part of them.

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Mayor Isen said it should be heavily stressed these revenue bonds for the Airport will be entirely self-sustaining, supported by the Airport and those who use it.

The City Manager said that was true. This would not be a general obligation bond, and would not fall on the taxpayers. It would be a self-sustaining bond.

Councilman Jahn asked if that would hold true in case of default, and the City Manager said it would.

Councilman Blount asked the City Manager if any changes have been made under the new District Engineer of the CAA as to the acquisition of land. He felt if we were going to put property under a cloud we should point out with certainty the land we are talking about.

The City Manager said he was speaking of the land between Madison St. and Hawthorne Ave., and between 236th and 240th Streets. There might be some north of 236th, but he was not sure.

Mayor Isen asked if a sketch could be prepared and distributed upon request showing the area to be acquired.

The City Manager said that could be done, but it would have to agree with the planning of the Engineer, who has a slightly different idea on the length of the runway and the character of the Airport, and the Council would have to agree to the plan first.

Mayor Isen felt it would be wise to poll the Council regarding an October 29, 1957, election, as there had been some difference of opinion as to the amount of money and the type of issue. This will be a revenue bond issue payable only to the Airport and payable only from Airport funds, in the amount of \$1,000,000.00.

Councilman Jahn said he would move to find out if the Council was agreed on the October 29, 1957, date for the election.

Councilman Drale felt we should have this on the first Tuesday in November, as that is usually election day.

Councilman Jahn pointed out that the City Manager has told the Council the CAA will make their recommendations as to who should receive Airport aid sometime in October. He thought the election should be held ahead of that time.

Mayor Isen asked the City Manager if the date of the election could be set later than tonight, and the City Manager said it could.

Councilman Jahn moved a bond issue be presented to the people in October for the improvement of the Torrance Airport and the type of bonds to be revenue bonds, completely self-supported by the revenues from the Torrance Airport, in the amount of \$1,000,000.00, with the bonds to be sold as needed.

Councilman Blount asked if this was for the acquisition of land.

The City Manager believed the issue should be primarily for the land acquisition, although not completely. He felt the percentages might be determined within the next couple of weeks.

Councilman Jahn said he did not want to tie his motion to that, but his intent was to acquire the land first.

Councilman Jahn amended his motion to say the money would be used primarily for the acquisition of land and/or improvements at the Airport.

Councilman Blount seconded the motion as amended.

Councilman Benstead asked if the taxpayers would have to pay any of this money, and was told they would not; this is to be a self-sustaining revenue bond issue.

Motion carried unanimously by roll call vote.

Councilman Jahn moved the City Manager begin now to prepare an application to be presented to the District Engineer of the CAA for funds to come from the next year's allocation of Federal aid for the acquisition of land at our Airport.

Motion seconded by Mayor Isen.

The City Manager reported that such an application is almost ready.

Motion carried unanimously by roll call vote.

Councilman Jahn said when the CAA District Engineer comes to talk to the City Manager, it might be well to have a joint meeting.

The City Manager said he would like to have the District Engineer come here and go into detail on this with the Council. We rate very high under the point system used in allocating these funds, he said.

Mayor Isen suggested the District Engineer arrange to be here at 7:00 P. M. on an 8:00 P. M. Council Meeting night, saying that 3 weeks from tonight would be the first such meeting.

The City Manager said he would see if it could be arranged.

Parks & Recreation Bonds:

City Manager Stevens said this involved a number of parcels of land, using as a starting point the Gold Report, and work the Recreation Commission has done in selecting sites, and work done by Recreation Director Van Bellehem, as well as a number of personal inspections, he had come up with a plan that looks feasible. The total acreage varies, but it will be about 100 - 110 acres. The City Manager suggested the Council inspect a map which indicates the parks we now own, a number of which are not developed, but the map shows the location of them.

The City Manager felt if we tied down an issue just to land acquisition we would be limited. He thought it would be better to have one issue to cover both acquisition of land and improvements. By the time of the election, we could have this pretty well spelled out. A combination of land acquisition and improvements would give some leeway, and would also have more City-wide appeal.

The parks we have all tried to select are distributed in North Torrance, Central Torrance, and South Torrance, so there will be a distribution which is as it should be. People are interested in something near their homes or at least in their districts.

The City Manager presented the map, which the Council inspected.

Mayor Isen said the map, which would be called Exhibit A, showed the tentative locations for parks to be located throughout the City. He asked if the City Manager had any estimate at all of the cost.

The City Manager said he had used a figure of \$15,000 per acre; he pointed out that each of these proposed sites was clear, which would mean a saving.

Councilman Benstead moved to concur with the recommendation of the City Manager as outlined here.

Councilman Drale demurred, saying he would like to check these sites first.

The City Manager said this was presented as a possible solution. It is within our means. Most of the land is unimproved. Most of the sites have the approval of the Parks & Recreation Commission. The one near the old City Dump may not have been approved. It was considered because it can only be used for parks or parking, and can never be used for any building purpose.

Mayor Isen asked whether the City Manager did not believe, as a result of his study, with a \$3,000,000.00 bond issue for land and improvements, by proper bargaining and other factors we might be able to do better than we thought, and use perhaps half the money for land and the rest for improvements. He emphasized that there should be flexibility in this matter.

The City Manager said if we do restrict a certain sum of the money for the acquisition of land we could have more for improvements.

The City Attorney reported we will have an appraisal by next week and the appraiser will give us the range of the prices of these properties, assuming they are the same ones he checked. This would give us a pretty good idea of the cost of the land acquisition.

Councilman Jahn asked if the bond issue must specify exactly the amount of money to be used for the acquisition of land.

The City Manager said no, we could have the issue without tying ourselves to specific sums for land.

Mayor Isen moved to go along in principle with the idea that a Parks & Recreation bond issue be placed on the ballot along with the Airport bond issue and that the Parks & Recreation issue be for not more than \$3,000,000.00 for the acquisition of land and improvements to those

park sites presently owned by the City, with the entire matter to be defined and approved as soon as possible.

Councilman Benstead said he thought that was what his motion covered.

Mayor Isen felt his motion to be more definite, and said Councilman Benstead's motion had died for lack of a second.

Councilman Benstead seconded Mayor Isen's motion.

Motion carried unanimously by roll call vote.

Mayor Isen felt the action taken here tonight gave the City Manager enough idea of the unanimity of opinion of the Council to go ahead with the work which must be done.

Miscellaneous Recommendations of the City Manager:

Under date of July 19, 1957, the City Manager submitted the following recommendations for Council consideration and approval:

TRANSFER OF FUNDS:

The City Manager recommended that the amount of \$3,000 be transferred from the General Fund to the Municipal Improvement Bond Fund of 1955, effective July 24, 1957.

Councilman Jahn moved to concur with the recommendation of the City Manager on the Transfer of Funds.

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

CONTRACTS: (Held over from meeting of July 16, 1957)

"Our investigations have indicated that the best way of supplying motorcycle service to the City is by leasing from the officers owning the machines, as has been done in the past.

"I recommend that the lease contract with Officers Lewis, Jackson and Cook be extended for one year, commencing July 1, 1957, and ending June 30, 1958, at a rate of \$80 per month for each motorcycle."

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

Councilman Blount requested this be held over for another week as he felt the Chief of Police is being shackled with the officers presently serving as motor officers. If the Chief wanted to transfer one of them he would have to refrain from it, and would have little choice. Councilman Blount said we can rent motors or lease them cheaper than we are presently leasing them from these men. He could not vote to continue these leases because this guarantees these men they will have the same jobs for another year.

Mayor Isen felt if what Councilman Blount said were true, he would agree with him. However, he did not believe there was anything in the agreement that they work the motorcycle duty. The lease does not specify that.

Councilman Benstead pointed out they may not want other people to ride their motorcycles.

Mayor Isen said the lease does not call for their personal services.

Councilman Benstead moved to hold this over for a week.

Motion seconded by Councilman Blount.

Acting Chief of Police Bennett said such leases do present problems at times, as the owners of the motors, who lease them to the City, feel it should be their duty to ride the motors.

Mayor Isen felt if that were the case, preference has been granted to these officers, as the lease did not read that way.

The City Manager felt the Chief was running the police department, and if this situation has created a problem, it should be straightened out by the Chief, and it is his responsibility to do so.

Councilman Jahn asked if one advantage of this form of leasing is having each maintain his own motorcycle.

The City Manager said they do maintain them. He said he had checked with the City of Los Angeles, who had told him that if we could get these motors for this price they would recommend our taking them. He reiterated that to lease the motorcycle does not guarantee the owner a job.

Councilman Blount asked if the City Manager had checked with anyone else on this, and the City Manager said he had not.

Councilman Blount said he had checked and we should be able to get them more cheaply than this.

Councilman Blount pointed out the personnel problems which could arise in the Police Department about this.

The City Manager said if the Chief thinks other people should ride the motors, we could make other provisions. It is the privilege of the Chief of Police to transfer them off the motors if he thinks it should be done.

Councilman Drale asked the City Manager if two more motorcycles had been authorized.

The City Manager thought so.

Councilman Benstead asked what would happen if we took a man off his motorcycle and he asked to cancel his contract.

Mayor Isen said the contract could be cancelled.

Motion to hold this for a week carried unanimously by roll call vote.

Councilman Benstead said he would like to know the cost of new motorcycles and their maintainance for three years.

The City Manager said he would try to get that information.

In a memorandum dated July 18, 1957, the City Manager recommended that the bid of Oscar Maples be accepted for the cab-over-truck and chassis for units to carry our refuse packers be accepted and all other bids be rejected. He reported their bid to be \$18.87 per unit higher than the bid of International Harvester Co., but considering that one trip for service to International Harvester Co. would off-set this cost and also due to the fact that we can obtain better service locally, he felt accepting the Oscar Maples bid to be justified.

A resume of the bids received on the cab-over-truck and chassis was submitted with the City Manager's recommendation.

Councilman Jahn moved to concur with the recommendation of the City Manager that the bid of Oscar Maples be accepted and all other bids be rejected.

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

In a memorandum dated July 19, 1957, the City Manager recommended we purchase 4 Leach Packers (A. M. Donaher & Son @ \$5,349.76 ea.), and 1 Gar Wood Packer (Gar Wood Industries, Inc., LP-520 Load Packer @ \$5,428.80 ea.), providing the companies can guarantee delivery of their unit within sixty days from acceptance of the bid. In setting the sixty-day period, he assumed the trucks will be delivered to them in time to mount the bodies. The City Manager outlined the time element involved in the last deliveries we took from these companies, and stressed the necessity of not more than 60-day delivery.

Councilman Blount moved to concur with the recommendation of the City Manager to purchase 4 Leach Packers and 1 Gar Wood Packer.

Motion seconded by Mayor Isen.

Councilman Jahn said he would vote to concur with the City Manager's recommendation, but he wanted it understood he was doing so because the City Manager thought the Gar Wood unit would serve better in the downtown area where there is more rubbish in the area, because it was the Councilman's opinion that the Leach was a better unit.

Councilman Benstead also felt the Leach unit to be superior. He felt the safety factors of the Leach unit alone to be worth a great deal.

Councilman Benstead asked his feelings be shown in the record.

Councilman Jahn understood the Gar Wood unit has not been sold to other cities or put into use for some reason. He assumed this would be clarified before we bought this unit.

The City Manager said a representative of Gar Wood was present and would answer questions.

The representative from Gar Wood came forward; he said they have not delivered this unit as yet, because it is brand new. It has been tested for over a year. 54 of them are going into operation next month. He said he would be glad to keep us informed of their performance. He said these units are being built now and delivered.

Councilman Benstead asked if the State Safety Commission has approved the Gar Wood packer.

The representative of Gar Wood said he had not heard anything about it, but he had not heard of any objections from them to the unit.

Councilman Drale said we have used Gar Wood packers here before, and asked the City Manager if they had not proven to be satisfactory.

The City Manager said they have.

City Manager Stevens described the delay we had before in receipt of a Leach packer, and asked if Mr. Donaher, who was present, would give the Council a statement as to whether the units will be delivered and in operation within 60 days from his acceptance of this bid.

Mr. Donaher said he would be glad to give the City such a statement, saying when the trucks are received the bodies will be mounted. The bodies will be in Los Angeles within 42-45 days.

Mr. Donaher said if the trucks are delivered by the time the bodies are received there will be no problem.

Motion to concur carried unanimously by roll call vote.

Under date of July 19, 1957, the City Manager submitted letters from the local branches of the California Bank and the Bank of America re financing of trucks and packer units for a 30-month period.

The City Manager recommended we accept the proposal of the California Bank for financing the units.

Councilman Drale moved to concur with the City Manager's recommendation and accept the proposal of the California Bank for financing the units.

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

COMMUNICATIONS SUBMITTED BY LEGAL DEPARTMENT:

1. The City Attorney submitted a copy of a letter dated July 8, 1957 from the AT&SF Railway Company regarding property owned by Chanslor-Western Oil and Development Co. adjacent to the Civic Center Site. The map gave this information in accordance with a recent meeting of their representatives with the City Council and other City officials.

City Manager Stevens had the map with him, and presented it to the Council for their inspection.

At 9:45 P. M., Mayor Isen declared a recess, with the Council reconvening at 9:50 P. M.

Mayor Isen said the Council wanted this map referred to Planning Director Powell to have the zones verified and corrected if necessary and to have the map put on a larger scale for review when it is ready.

2. In answer to a request made by the Council at their June 11, 1957 meeting, the City Attorney suggested the Council adopt a policy requiring a subdivider to post notices of the first hearing before the Planning Commission on a tentative Tract Map. The City Attorney pointed out weak spots in this suggestion, and that only experience would prove its worth. The City Attorney said the Planning Director and he would appreciate the expression of the Council's opinion on the recommendation.

Mayor Isen felt the suggestion to be a good one.

Councilman Jahn felt it to be filled with too many contingencies.

The City Attorney pointed out that by making this a matter of policy, and not of law, the Council could rescind it at their discretion.

Councilman Drale felt the people near such a development should be notified. He asked if the zone of land does not change to fit the development of the land if it differs from the original zone.

Councilman Benstead thought it should.

The City Attorney said it does not, and he did not think it should. He said he would write the Council a memorandum giving them his reasons for this within the next week.

Mayor Isen said that has nothing to do with the policy suggested here, which is an informal policy to let the people know what is going on.

Councilman Jahn did not agree with this policy, saying it would be an imposition of a burden on the subdivider.

Councilman Blount moved to adopt this policy on a trial basis and if it works out fine, and otherwise the Council can change it.

Mayor Isen asked if Councilman Blount referred to the policy outlined in the second paragraph of the letter from the City Attorney, and Councilman Blount said he did.

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

3. Under date of July 18, 1957, the City Attorney submitted a lease to R. L. Marks at Torrance Airport, with the Resolution authorizing the lease, as directed by the Council at their meeting of May 28, 1957.

Councilman Jahn said Mr. Marks was the man who had applied to this Council for the right to use a chemical toilet installation at his lease, and the application had been refused by the Council, although it had been approved by the Airport Commission.

Councilman Benstead asked how much property is involved.

The City Manager said this is a 30' x 30' lease.

Councilman Benstead asked if we do not require that a building be approved by our Building Superintendent.

Bldg. Supt. Schlens said the building was moved in, but we do require that toilet facilities be installed.

Councilman Blount said there was no insurance policy furnished by this man.

Mayor Isen asked if the Council could disaffirm their concurrence with this lease.

Councilman Blount moved to table the matter.

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

Councilman Jahn said the building is on the airport and is being used. He believed our Commercial ordinance states that if toilet facilities are available to more than one person, that two separate facilities should be provided.

Bldg. Supt. Schlens said this man posted a bond for the relocation of his building, and that under our ordinance the toilet will be required.

Councilman Jahn asked if this meant the toilet or toilets would be required to be built, and Mr. Schlens said yes.

Councilman Drale asked to have this brought back on the Agenda in this case, and moved to concur with the lease subject to the necessary insurance.

Councilman Blount objected because we do not have the insurance policy.

The City Attorney said the building should not be on the land until the lease is approved by the Council.

Councilman Benstead asked if final inspection had been made.

Mr. Schlens said it has not.

Councilman Drale's motion died for lack of a second.

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4. Under date of July 17, 1957, the City Attorney submitted an Urgency Ordinance in accordance with action taken at Council Meetings of July 9 and July 16 on traffic regulations.
City Clerk Bartlett read:

ORDINANCE NO. 890

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
TORRANCE ESTABLISHING CERTAIN TRAFFIC CONTROL
MEASURES PURSUANT TO ARTICLE IV, SECTION 17.35
OF "THE CODE OF THE CITY OF TORRANCE, 1954."

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. 890 at its first and final reading, as an Urgency Ordinance.

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

ENGINEERING AND PLANNING COMMISSION MATTERS:

1. A letter dated July 18, 1957, from John R. Patrick, Assistant to City Engineer, regarding 'Aid to Cities Gas Tax Funds - 1957-58' reported he was submitting a resolution asking allocation of Aid to Cities Gasoline Tax Funds for the installation of traffic signals at the following intersections:

182nd St. and Crenshaw Blvd.;
190th St. and Crenshaw Blvd.;
Torrance Blvd. and Crenshaw Blvd.

Councilman Drale asked the City Manager when he thought we would get the money.

The City Manager could not give any idea of the time that would be required, but said this is the necessary first step.

Councilman Jahn asked if application had not been made for this money too near the end of the last Fiscal Year to get the funds.

The City Manager said the amount of money had been increased a small amount.

City Clerk Bartlett read:

RESOLUTION NO. 3250

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE REQUESTING THE BOARD OF SUPERVISORS
LOS ANGELES COUNTY TO MAKE ALLOCATION OF "AID TO
CITIES" GASOLINE TAX FUNDS FOR STREET IMPROVEMENTS.

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

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

Councilman Benstead moved for adoption of Resolution No. 3250.

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

2. A letter dated July 18, 1957, from John R. Patrick, Asst. to City Engineer, recommended the employment of Barnett, Hopen & Smith as Assessment Engineers on an hourly basis for the Hollywood Riviera Sewer District No. 3, and submitted the necessary Resolution.

City Clerk Bartlett read:

RESOLUTION NO. 3251

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN CONTRACT BETWEEN THE CITY OF TORRANCE AND BARNETT, HOPEN AND SMITH.

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

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

Councilman Jahn moved for adoption of Resolution No. 3251.

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

REPORTS:

The office of the City Clerk reported they have received and have available for inspection the reports for the month of June from the General Manager and Chief Engineer and the Controller of the Metropolitan Water District.

A letter dated July 18, 1957, from City Clerk Bartlett submitted for its second reading Ordinance No. 889, and reported the vote on the Ordinance at its first reading on July 16, 1957.

City Clerk Bartlett read:

ORDINANCE NO. 889

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING NEW SECTIONS TO CHAPTER 31 OF "THE CODE OF THE CITY OF TORRANCE, 1954" PROHIBITING THE CASTING OF SOUND OVER THE PUBLIC WITHOUT A PERMIT THEREFOR.

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

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

Councilman Blount moved for adoption of Ordinance No. 889 at its second and final reading.

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

ORAL COMMUNICATIONS

License Inspector Whitacre reported a request from Boy Scout Troop No. 266 of Redondo Beach, sponsored by the First Methodist Church, for a free license to sell doughnuts in Torrance on August 3.

Councilman Drale moved the free permit be granted.

Councilman Benstead wondered whether we should not restrict such activities to local troops.

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

Acting Chief of Police Bennett reported he had sent a letter to the City Manager regarding the conversion of Torrance Blvd. between Western and Cabrillo into a one-way street. He reported he had met with some of the property owners in that area and they do not favor the change. Mr. Dorsey had inspected this, and did not think it would be proper to do this until we are ready to put the program into effect.

Mayor Isen, saying he had made this motion, moved the portion of the Ordinance applying to Torrance Blvd. be deleted and a proper ordinance be presented.

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

Mr. John V. Russell, of the Department of Public Works, reported he had given the Council a report covering the 'Deficiencies on the City's Streets from 1956-1971', and he asked that they approve it.

Mayor Isen asked if this could be on the agenda of the next meeting. The City Manager said it has to be in Sacramento by the First of August, so it cannot be delayed any longer.

Councilman Drale asked if the streets had been designated.

Mr. Russell presented a map showing the streets he referred to.

Councilman Drale moved to concur with the recommendation of the Director of Public Works.

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

Mayor Isen asked that this matter be given the number of "M-2" on this Agenda.

Bldg. Supt. Schlens referred to the matter of the size of a sign on the property owned by an existing business, advertising that business, but not attached to the building, which he had recently brought before the Council.

Mr. Schlens reported he and the City Attorney had worked on this and have arrived at a suggested solution to the question of such signs, which they would like to have the Council consider.

Mr. Schlens suggested a basic area of 42 sq. ft., saying he had used that before in Ordinances, and it is used in other places in the County for such signs.

Councilman Jahn moved to concur with the recommendation of Bldg. Supt. Schlens that 42 sq. ft. be the size recommended for such signs and be included in our Sign Ordinance.

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

City Manager Stevens reported to the Council that the bills for the first three months of rubbish collections are being prepared. He proposed that these billings be made quarterly in advance when our system is set up.

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

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

City Attorney Remelmeyer requested that the City Council retain Mr. James Hall as our attorney in the Dominguez Water case. Mr. Searles is ill and this matter may go on for some time. Mr. Hall is familiar with the entire case.

Councilman Drale moved that Mr. Hall be retained as the City's attorney in the Dominguez Water case on a reasonable fee basis.

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

Councilman Benstead reported that he had been told there is still City-owned property in the building behind the old City Hall on the property Hall which was bought by Mr. Probert. He had understood the building had been emptied, and felt it should have been.

City Manager Stevens had also believed the electrical equipment had been moved from that building, and assured Councilman Benstead this would be done immediately.

Councilman Benstead moved this be done at once.

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

Councilman Blount moved the Ordinances which have bearing upon tracts be amended to require that if there is a Change of Zone required to make a single-family residential tract conform to use, that those Hearings be instituted as a part of the Tract Map.

Motion seconded by Councilman Benstead.

Councilman Jahn asked if this meant that on land zoned, for instance, C-2 or M-1, where a residential tract was to be built, that a Change of Zone would automatically be instituted.

The City Attorney said it would be a part of the map.

Councilman Jahn said then he would be in favor of it if the motion could be amended so that the question of what was to be built could be placed on the application, with the reply to protect the applicant. He said that in many cases, an applicant is not asked what he intends to build.

Councilman Blount amended his motion to ask that the application contain a statement from the builder as to whether he intends to build single-family or multiple residences.

Amendment was accepted in his second to the motion by Councilman Benstead.

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

Councilman Drale reported that on 182nd St., near the North High School, there is a low spot in the street which needs to be improved.

Councilman Blount said that had been taken care of.

City Manager Stevens told the Council that the appointment of the third Judge for the area would be made in the latter part of August, and Mr. Chace had felt that because the Judge would be coming here eventually it would be well for him to come now. He asked if the Council would consider allowing the Council Chamber to be used for court purposes until the Court House is ready.

There were no objections, and it was ordered that this permission be given.

Councilman Blount moved all bills properly audited be paid.

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

The meeting adjourned at 10:20 P. M.



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

APPROVED:



Mayor of the City of Torrance