

Torrance, California
September 10, 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, September 10, 1957, in the Council Chamber, City Hall, Torrance, California.

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

At the request of Mayor Pro Tem Jahn, Mr. Gene Voorhees led the salute to our Flag.

The Reverend Milton Sippel opened the meeting with an invocation.

Councilman Drale moved to approve the Minutes of the Council Meeting held September 3, 1957, as written.

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

HEARINGS:

Mayor Pro Tem Jahn announced this was the time and place for the third and final hearing before the City Council on petition of Torrance Planning Commission for a Change of Zone in Case 434, Lots 7 to 13 inclusive, a portion of Lots 5 and 6, all in Block "D" of Tract 10307, immediately South of Torrance Beach, from R-3 to R-1.

Deputy City Clerk Whitacre presented the Affidavit of Publication.

Councilman Drale moved this be accepted and filed.

There were no objections and it was so ordered.

Mayor Pro Tem Jahn asked if anyone present wished to be heard.

Mr. J. R. Newville, 407 Paseo de la Playa, came forward. Mr. Newville recounted to the Council the history of this land, saying the lots had been sold with deed restrictions to R-1, although the City had later zoned the land R-3. Mr. Newville, who owns the portions of Lots 5 and 6 not owned by the County, said he knew when he bought his land that the City had zoned it R-3, but he was familiar with the deed restrictions. He had therefore asked the Planning Commission to re-zone his land R-1, as he had built his home there. The Planning Commission had initiated this action at the same time, although the owners of Lots 7 to 13 have begun Court action to have the land they own zoned R-3, and the deed restrictions removed.

Mr. Newville asked that the Council concur with the recommendations of the Planning Commission.

Mayor Pro Tem Jahn asked if anyone else wished to be heard.

Mr. William H. Constablé, 4049 Via Solano, owner of Lot 8 in this Case, requested a continuance of this Case, saying his attorney and Mr. Marlowe, owner of some of the land in question, were unable to get here tonight due to prior commitments. He reported that Mr. Southworth, who had sent in a letter, was unable to be here because of his work. Mr. Constable said the lots were bought with R-3 zoning, and court action is under way. He repeated his request for a continuance of at least one week.

Mayor Pro Tem Jahn asked if anyone else wished to be heard.

Deputy City Clerk Whitacre presented a letter from Benjamin G. Southworth, 4048 Via Solano, Palos Verdes Estates, which was filed with him tonight. Mr. Southworth, owner of Lot 7, Block D, Tract 10307, asked for a continuance, as he could not be here.

Councilman Drale asked to see positive proof of the deed restrictions to R-1.

Councilman Benstead asked if Planning Director Powell could give the Council anything on this matter.

Mr. Neville asked that the Case not be continued, saying he planned his vacation for next week.

Mr. William Mason, Vice President of the Hollywood-Riviera Community Association, told the Council he was thoroughly familiar with the zoning of all the lots in question. He said they were zoned R-1 by their deed restrictions.

Mr. Constable said if Mr. Neville planned a vacation, he and his associates in this matter would be glad to have this continued for a period of time allowing Mr. Neville to take his trip, regardless of whether it was two or three weeks.

Councilman Benstead repeated his question to the Planning Director.

Planning Director Powell reported to the Council that the Planning Commission cannot take deed restrictions into account because they cannot recognize them as such. He knew only what was brought before the Planning Commission regarding these deed restrictions. The Commission had acted entirely on their opinion of what the land should be zoned.

Councilman Drale said he had no objection to continuing this Case.

Councilman Benstead moved to continue this Case to Tuesday, October 8, 1957, at 8:00 P. M.

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

Mayor Pro Tem Jahn announced this was the time and place for the third and final hearing before the City Council on petition of Torrance Planning Commission for a Change of Zone in Case 452, Lots 143 to 168, inclusive, of Tract 18379 in the Hollywood Riviera District, from R-4 to R-1.

Deputy City Clerk Whitacre presented the Affidavit of Publication.

Councilman Benstead moved this be accepted and filed.

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

Mayor Pro Tem Jahn asked that the record show he asked the following questions of the City Attorney, and the Attorney's replies:

Question: Can a hotel be built in an R-3 zone?

Answer: No.

Question: Can a motel be built there?

Answer: No; the Ordinance does not specifically mention it, but they are not given permission to be built in that zone by the Ordinance.

Question: Is there a legal difference between a hotel and motel?

Answer: I have not been able to find any legal distinctions; I think we would have to use our common knowledge until the matter is settled by the courts.

Mayor Pro Tem Jahn asked if anyone wished to be heard on Case 452.

Mr. F. W. Peck, representing the owners of the land, said he had entered the case on September 4, and requested a continuance to some time early in October so he could prepare the case of his clients.

Mayor Pro Tem Jahn said the owners had known of this for some time, and many people were here on this and the Council would like to have them heard. He said the request for continuance could be considered later.

Councilman Drale moved the Council go ahead with this hearing.

Mr. Peck answered Councilman Benstead's question by saying he is an attorney, and only entered the case September 4.

B.J. Russell, 400 Via Linda Vista, Redondo Beach, President of the Hollywood-Riviera Homeowners Assoc., said they do not want a continuance. The Planning Commission had 4 or 5 meetings at which this was discussed. His group did not object to the plans originally proposed for a resort-type hotel, which they believed would be an asset to the City. Their opposition came about when something other than that was proposed. They do not feel a motel would fulfill the same purpose. They had proposed R-1 because the land around it is zoned R-1. They oppose construction of a motel there.

Mr. Gene Voorhees, Secretary of the Hollywood-Riviera Homeowners

Association, asked that the Case not be continued. He felt that the Don Ja Ran and Peerless Corporations had had ample time to retain an attorney and it would not be reasonable to ask all these people to make arrangements to come here again.

Mr. Voorhees told the Council that at the meeting of August 27 on this case, Mr. Sterns had threatened the President of the Hollywood-Riviera Homeowners Association with a law suit on the basis of a letter written to the Council being libelous. Mr. Voorhees did not believe the letter could be so construed, and that it was Mr. Sterns' intention to intimidate Mr. Russell and the Association with a law suit to prevent them from being here to express their opinions.

E. C. Perry, 634 Camino de Encanto, asked that the Hearing not be continued. He recalled that Mayor Isen had considered the continuance to a later date, when he would be at home, but the Council had wished to go ahead with this because there was the possibility that a motel or other objectionable structure could be started there before the Hearing.

Mr. Perry recounted the history of the hearings before the Planning Commission. Their group of homeowners in the Don Ja Ran tract had selected spokesmen to represent them, electing 12 members, and he had been chosen as the spokesman of the group.

Mr. Perry presented to the Council copies of a Resolution adopted by their group, copies having been presented to the Planning Commission.

He reported to the Council that material had been presented by Don Ja Ran and/or Peerless to the Planning Commission outlining several things, among others, that they considered individuals liable because they had signed certain documents when they bought their homes. Then it was suggested the two sides get together. The committee which had been elected met, and they were reluctant to meet with Don Ja Ran personnel due to the fact that they had been threatened with a law suit, but the Committee did meet with the Planning Commission and discuss with them the problems involved. Following this meeting, there was another hearing before the Planning Commission.

At the last meeting, the Homeowners concurred with the Council and their instructions to the Planning Commission to rezone the area from R-4 to R-1, but the Committee members thought possibly a variance could be granted to Don Ja Ran to put up a hotel as planned. A compromise had been suggested, i.e., that the area might be zoned R-1 on the beach front and R-4 at the foot of the tract for a resort-type hotel. The people had consented to this, but at the last Planning Commission meeting on this, they were told by the Don Ja Ran people no such compromise was offered. Mr. Perry read a line from a letter he had received from Don Ja Ran, saying that whatever they build on the property would be an asset to the area. The letter was signed by Mr. George Wright.

Mr. Perry said they are asking that this promise be fulfilled and the property be used in a manner to benefit the community and homeowners. They believe R-1 zoning will fulfill that wish.

Mayor Pro Tem Jahn asked if anyone else wished to be heard, but there was no reply.

Councilman Drale moved to concur with the recommendation of the Planning Commission and zone the property R-1.

Councilman Blount suggested Mr. Peck be requested to bring his side of this before the Council, and requested that the Mayor tell Mr. Peck his client has been represented before this Council by an attorney who is present.

Mr. Peck said his clients bought this property in 1953 or 1954 at a cost about \$900,000 and it was zoned R-3 at the time. They had then developed the property east of this with about 550 homes. They bought it knowing it was zoned R-3, and had been previously restricted, by deed restrictions, to a comparable use. They took that into account when they bought the property. About a year and a half ago, contemplating the construction of some sort of resort-type hotel, they applied for a change of zone to R-4, which was granted. He did not believe specific plans were submitted for approval. There were prints and sketches presented. Somehow, the word got around they were not going to build a hotel there.

Mr. Peck said they have no immediate plans to do anything with the land, as it will require a great deal of money at a time when financing is difficult. There obviously had been strong feelings engendered among the residents of the area, and the owners of the land. Mr. Peck was not concerned with that. He said this was a legal problem, changing the zone of the land not back to R-3 which it had been, but to R-1. He asked an opportunity to come here before the Council at a date convenient to them to make a full presentation of why he did not think this should be done.

Mr. Peck said he would like to bring with him an appraiser, a planning consultant and an engineer; he was only asking for a couple of weeks to enable him to make a fair presentation, he said.

Mr. Peck said with referent to the statement that they plan to build a motel, that they do not intend to build anything. They do ask to be heard on their reasons why this should not be changed to R-1. He respectfully requested a short continuance.

Councilman Benstead asked why they are asking for a change of zone if they do not intend to do work of any kind with the property.

Mr. Peck said they ask only that this be changed to R-3 rather than R-1, as the Council has suggested.

Councilman Drale corrected his motion, saying the recommendation from the Planning Commission is not as he had thought it to be; he corrected his motion to be 'that Lots 143 to 168 inclusive of Tract 18379 in the Hollywood Riviera District be zoned R-1.'

Mayor Pro Tem Jahn said the Hearing was not closed yet.

Councilman Blount told Mr. Peck that the rumor that a motel would be built there came from a gentleman who said he was representing Don Ja Ran and who had showed pictures of it to the Council. Mr. Sterns had done this, saying he was their representative. Councilman Blount said it was on his own motion this had started, so he did not believe there could be any doubt that he wished the area to be protected. For that reason, he asked the City Attorney if it would not be feasible to grant some sort of relief to these people by setting this over for a few days to allow them to make a presentation, setting this over to a date and time certain.

The City Attorney said it would; he believed the City would be in a much better position if they granted Mr. Peck his request to be heard later and he advised that this be done.

Councilman Drale said this was the second attorney they have had on the case, and if this is set over, what was there to keep them from doing the same thing again; he felt the Council had been more than fair.

Councilman Blount said the reason he suggested this was to try to assure that the decision of the Council would be upheld.

Councilman Benstead said he could not see anything to prevent them from having another attorney to represent them later, and asking another continuance.

Councilman Blount felt then we would have evident of delaying tactics on their part.

Councilman Drale moved the Hearing be closed.

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

Councilman Drale moved the land involved in Case 452 be rezoned R-1.

Motion seconded by Councilman Benstead.

Councilman Blount asked if this meant Lots 143 to 168, inclusive, and Councilman Drale said yes, in Tract 18379.

Mayor Pro Tem Jahn said when the original zone change to R-4 was asked, he was not a member of the Council, but was in the audience. He recalled distinctly that in asking for that R-4 zone, several very nice pictures were placed on exhibit at the old City Hall. Sometime after he came on the Council, it was brought to the attention of the Council that they had changed their plans for the land. Pictures were presented to the Council of the proposed development there, and the Council believed that the development would be a motel. Therefore they asked the Planning Commission for a change of zone from R-4 to R-1. There had been at least three, and perhaps four, hearings on this, so everyone had an opportunity to be heard. The date was set for this Hearing tonight, so all could be

prepared for this. He asked that the record show these reasons for him favoring this.

Motion carried unanimously by roll call vote of those present.

At 8:45 P. M., Mayor Pro Tem Jahn declared a recess, with the Council re-convening at 8:55 P. M.

Mayor Pro Tem Jahn announced this was the time and place for the continuance of the hearing on the vacation of certain streets in Tract No. 18416.

Deputy City Clerk Whitacre presented a letter dated August 30, 1957, from William H. Campbell, 2251 Fern Dell Place, Hollywood, California, certifying that the ownership of the land now is the same as it was when this land was zoned as it now is by the City. He said the ownership has not changed, since they gave this land to the City.

Councilman Drale still felt the City should receive some compensation for this vacationing.

Councilman Jahn, Mayor Pro Tem, ordered the letter made a matter of record.

Councilman Blount asked how wide Dalemead is including this 8½'.

City Engineer Bishop said 60'.

Councilman Blount asked if the 8½' has been a part of this since the beginning, and City Engineer Bishop said it has.

Mr. Leo Moss, 2718 Dalemead, acting as spokesman for the people who signed the petition he presented to the Council two weeks ago on this, said he had just talked to Mr. Anderson, who represented the developers, and Mr. Anderson has agreed to have only two 8' pedestrian entrances on Dalemead. He pointed out there are 36 children living on Dalemead there, and the school is only about a thousand feet from the southeast corner of the property. The residents feel it would not be good to have the vehicle exits to Dalemead. They feel it would make the traffic too heavy for a residential street. The agreement Mr. Anderson made with him tonight would be acceptable to them, however.

Mr. Moss cited the heavy traffic on Highway 101 at that corner.

Planning Director Powell presented a sketch of the development which the Council studied. He told the Council the Planning Commission had asked that the wall at the back of the development be built to protect the residential area. It was also specified that a curb and sidewalk be there. In a commercial development, the sidewalks, curbs and gutters are stipulated by City ordinance.

Councilman Blount said the Council had held a Hearing as required by law on this, and this is only a continuation.

Mr. Daryl Anderson, representing the developers, told the Council they had requested the vacation of the service road so they might use it for parking. They had not had any intention of bothering Dalemead at all, but at the suggestion of the Planning Commission had studied it and were glad to build the wall as requested, in order to protect the residential area, and to provide the service road at the back of their stores to keep trucks off Dalemead. It was requested by the Planning Commission that the wall be high enough so children could not climb it and fall off and be hurt. They now feel the wall would be an improvement to their property, and he feels Mr. Moss has brought out a good point to him tonight. He agreed with Mr. Moss, subject to Council approval, to provide two entrances so they can gain access by pedestrian means only to the back of the property. Mr. Anderson explained that the State maintains a 13' strip of property on Highway 101 through which they can get access with the permission of the State, who recognize the need for traffic control.

Mr. Anderson said the present owners had paid for the existing improvements on the street, and the drainage. The drainage questions have been worked out with our Engineering Department, and will not be changed.

Mr. Anderson said that the Planning Commission, in consideration for the wall and changes of their plans so the ingress and egress would be as the Commission thought it should be, and as they had improved the land and given it to the City, that they be given the property for the use for which it was intended by the zoning of the Council some time ago.

He said they want the property only for parking use, for an area which will bring from 30 to 40 thousand dollars a year to the City. They were told by the Planning Commission they could not get this unless they produced plans and got a building permit. They have done that, and they intend to begin building as soon as they can get possession of the road.

If the City will give them permission to use the road as parking, they will not ask that it be vacated, but to get the parking they are willing to pay the taxes on the property.

Mayor Pro Tem Jahn asked that the Exhibit presented here by the Planning Director be numbered or named Exhibit A, and made a part of the record.

Mr. Anderson asked that the proposal made by Mr. Moss tonight be made a part of the plan, and it was so ordered.

Mayor Pro Tem Jahn asked if they had brought their plans to the Building Department.

Mr. J. V. Russell, Supt. of Public Works Dept., did not know.

Mr. Anderson said they had applied last week for their permits.

Mayor Pro Tem Jahn suggested that if this is vacated, the Ordinance carry those conditions, and that the City Attorney check with the Building Department to be sure the plans show the pedestrian entrances only from Dalemead.

Mr. Moss asked if he could talk to the Council about the traffic conditions in their area.

Mayor Pro Tem Jahn explained that is a matter for the State, and the Council has no jurisdiction over a State Highway.

Mr. Moss asked if they could report any undesirable conditions which may arise from this shopping area to the Council.

Mayor Pro Tem Jahn said he could, at any time.

Councilman Benstead moved the hearing be closed.

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

Councilman Drale recalled the many problems which had arisen when the January Company was in that area, and that they would not come to correct errors willingly. He said he would go along with the majority of the Council on this, if they felt it best, even though he felt the City should be paid for the land.

Mayor Pro Tem Jahn moved the City Attorney be instructed to draw an Ordinance ordering this vacation, stating the stipulation of Exhibit A agreed to by Mr. Anderson, as a representative of the partnership, and stating that this is granted with these stipulations in lieu of payment and with the Ordinance not to be sent here until plans agreeing to this are presented to the Building Department.

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

WRITTEN COMMUNICATIONS:

1. A letter from the Chamber of Commerce, signed by J. H. Paget, President of the Downtown Retail Merchants Division of the Chamber of Commerce, received in the office of the City Manager on September 5, 1957, made suggestions concerning enforcement of the parking limits in downtown Torrance. The merchants offered to furnish pennies and cards for the Meterettes to use if they could be allowed to put pennies in for over-parked cars, putting a card on the car stating that they have done so, enforcing parking regulations on repeat visits.

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

2. A letter from Clarence T. Hoyt, 24409 Park St., WALTERIA, dated August 25, 1957, protested the issuance of a building permit for the construction of a patio next door to him. Mr. Hoyt reported that he believed there is an existing building violation on the property where the patio is being built.

Councilman Benstead asked if Mr. Hoyt had received a copy of the report Mr. Schlens made to the City Manager on this, under date of August 30, 1957.

Mayor Pro Tem Jahn said Mr. Hoyt's letter was dated August 25 and Mr. Schlens' report August 30, and he would assume so.

Planning Director Powell was instructed to see that Mr. Hoyt got a copy of Mr. Schlens' report, which he said he would do.

Councilman Benstead so moved.

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

Councilman Blount asked the City Attorney the grounds for his ruling that there were no legal grounds for holding up the permit to Mr. Kohler.

City Attorney Remelmeyer said he had spent a morning investigating the facts, and wrote to Mr. Schlens telling him he could not find proof of violation. The City Attorney did not have the material with him, and could not recall all the details.

Councilman Blount asked Planning Director Powell for any information he had concerning the alleged violation.

Mr. Powell said a temporary building was moved on the property in 1942 or 1943, and Mr. Hoyt is concerned about it. Mr. Powell understood the building is now being used as a dark room, and it seems to be the main bone of contention. Mr. Hoyt hoped it might be moved. He would have liked to see the patio set back even with his front porch. The patio is not connected to the house, and is under the status of a garage. Under our ordinance there was no reason to refuse the permit.

Councilman Benstead asked if the building is in violation.

Planning Director Powell believed the City Attorney had ruled it had been there so long we could not say whether it is in violation.

Councilman Drale asked if it is in use.

Mr. Powell understood that it is.

Councilman Benstead asked the City Attorney why he has said the building is not in violation if it is.

The City Attorney replied that the state of the records at that time was such that he could not ascertain for certain if it was in violation; he could not prove it was put there in violation. If it was all right then, it would be all right now.

Councilman Drale asked about the construction of the building.

The City Attorney said if it is a fire hazard, that would be different.

Mr. Powell said an inspection could be made.

Councilman Benstead said then the Fire Chief should inspect it.

Mayor Pro Tem Jahn instructed Building Supt. Schlens and the Fire Marshall to inspect the building on the Kohler property in Walteria and ascertain the status of it and report to the Council on it immediately.

Councilman Benstead asked if any work had been done on the building.

Planning Director Powell did not know; he said he hasn't seen any work being done on it. There is a door and a window on the building. It was a construction building.

3. An invitation dated August 30, 1957, from Charles C. Dail, Mayor of the City of San Diego, and Chairman of the Executive Committee of the Japan-American Pacific Area Conference of Mayors and Chamber of Commerce Presidents, invited the Mayor and one or more representatives of the Council and the President and representatives of the Chamber of Commerce to a conference of that group in San Diego, November 2-7, 1957.

Councilman Drale suggested that the Mayor and two members of the Council attend the conference.

Councilman Benstead did not agree that this was necessary.

Councilman Blount agreed with Councilman Benstead.

There were no objections, and Mayor Pro Tem Jahn ordered the letter filed, with a letter to go to Mayor Dail telling him we probably will not be represented at the conference.

4. A request from the North Torrance Lions Club, dated August 30, 1957, for permission to set out collection canisters and solicit contributions for the White Cane Drive during September in the City of Torrance.

Councilman Blount moved the request be granted.
Motion, seconded by Councilman Benstead, no objections, so ordered.

5. In a letter dated September 1, 1957, Mr. Floyd Calcote of 2222 W. 164th St., Torrance, requested the abatement of many noises which he considers to be unnecessary. He quoted many instances of existing noise in his neighborhood.

Mayor Pro Tem Jahn asked if we did not have an Ordinance on this.

The City Attorney said many noises could be handled by the Police Department as being a breach of the peace; anything which was not a breach of the peace is covered by the Ordinance.

Mayor Pro Tem told Sgt. Joe Miles, present from the Police Dept., to convey to the Chief of Police the wish of the Council that noises be abated, pointing out to him this letter.

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

6. A letter from the Lund Co., 2367 Torrance Blvd., dated September 4, 1957, signed by Russell Lund, cited the fact that since that building was put up 2½ years ago, it has been flooded by overflow from the sewer in the alley 8 times.

Mr. Lund requested that he be allowed to construct a cesspool to take sewage from his building when the sewer in the alley is overloaded. He said he has installed a check-valve to insure there will be no back-up from the City sewer; a letter from an engineer substantiated this.

J. V. Russell, Supt. of Public works, said they would ask that a combination of cess-pool and septic tank be installed if this request is granted. He said the sewer line there is very old, and is not truly adequate. The Engineering Department is studying the condition there now. He recommended Mr. Lund be allowed to install a septic tank and cess pool.

Councilman Blount moved Mr. Lund be granted permission to install a septic tank and cess pool.

Motion seconded by Councilman Benstead.

Mayor Pro Tem Jahn asked that the record show that this building is particularly low in relation to the sewer, as it is on a slab floor.

Councilman Drale asked that Mr. Lund's letter be made a matter of record.

Motion carried unanimously by roll call vote of those present.

7. A letter dated September 5, 1957, from Smithers, Good and Potter, attorneys, signed by Clyde H. Potter, Jr., concerned the John D. Howard property leased at Torrance Airport. The letter said there is a 20-foot strip across which access is not clearly granted, and so they asked that the City assure them of ingress and egress rights.

The City Manager said this was not a problem, but that they need a statement. He recommended we give them such a letter.

Councilman Blount moved a letter be written to Mr. Howard assuring him of such rights, with the letter subject to approval of the City Manager.

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

8. A September 3, 1957, memo from A. E. McVicar, Supt. of the Water Dept., referred from a request from Carl H. Quandt to buy the Water District property on Newton St. in WALTERIA. Mr. McVicar did not feel the property should be sold, as it may be needed for their use very soon.

Councilman Benstead moved that Mr. Quandt be notified the City Water Dept. does not want to sell the property at this time.

Motion seconded by Councilman Drale.

Councilman Drale said the City had considered acquiring the Narbonne Ranch Water Co. in South Torrance, or running parallel lines to the people there, because they need water. He asked if this had been dropped.

Mayor Pro Tem Jahn asked to settle the Quandt matter before this is taken up.

Motion carried unanimously by roll call vote of those present.

Councilman Drale said he only wanted a report from Mr. McVicar on it.

Councilman Blount said we could lay the lines if we wish, but he did not see what we are asking Mr. McVicar to do.

Councilman Drale said Mr. McVicar had been asked to check into this some time ago, and it may have slipped his mind. He knew this would have to be done by an Assessment District.

City Manager Stevens said some time ago the petitions had been prepared for the residents on this and were taken out, but nothing had ever been heard from them, but this can be done again.

9. In a letter dated August 30, 1957, signed by K. W. Watson, Executive Secretary, the Muscular Dystrophy Associations of America asked for permission to conduct a fund raising drive in Torrance during the month of December, 1957.

Councilman Blount moved the request be granted.

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

10. A letter from the Southern California Service Station Association, signed by John A. Touhey, Executive Secretary, and Ralph B. Clark, President, requested that the City hold a hearing on a proposed ordinance recommended by the Association prohibiting display of gasoline price signs in our City.

Councilman Drale moved this be filed as a matter of record.

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

CITY MANAGER'S RECOMMENDATIONS:

Under date of September 6, 1957, D. W. Mansfield, Asst. City Mgr., recommended the following for consideration and approval:

APPROPRIATIONS:

To Arrow Engineering Co. for engineering services during the month of August, 1957, (Riviera Sewers: District No. 2), the sum of \$1,224.00.

In answer to a question, the City Manager said he concurred with this recommendation.

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

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

COMMUNICATIONS FROM THE AIRPORT COMMISSION:

1. A letter dated September 3, 1957, from the Airport Commission, signed by Thos. B. Abrams, President, conveyed to the Council that Commission's work on applications for leases, and a request that the Council direct any questions to them in the future in this regard.

Councilman Blount asked this be held over until later in the meeting. There were no objections and it was so ordered.

COMMUNICATIONS FROM THE DEPARTMENT OF PUBLIC WORKS:

1. A report dated September 5, 1957, from John V. Russell, Supt. of Public Works, gave the Council the recommendation of the Staff with regard to the improvements in and around the new Jump'n'Jack Restaurant which is to open on or about October 1, 1957. Mr. Rogers had agreed to those recommendations.

Mayor Pro Tem Jahn pointed out there is a **Resolution** on the Agenda regarding this tonight.

Councilman Drale asked this be read now so Mr. Rogers, who was in the audience, could go.

There were no objections, and it was so ordered.

A letter from J. R. Patrick, Asst. to the City Engr., dated Sept. 5, 1957, submitted a resolution in compliance with the Council's action of August 20, 1957, concerning the vacation of a portion of Newton Street. A location sketch showing the proposed vacation was also submitted.

Deputy City Clerk Whitacre read:

RESOLUTION NO. 3279

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO VACATE A PORTION OF NEWTON STREET IN THE CITY OF TORRANCE; FIXING A TIME AND PLACE FOR A HEARING THEREON AND PROVIDING FOR THE PUBLICATION OF THIS RESOLUTION.

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

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

Councilman Drale moved the conditions set out in Mr. Russell's letter be made a part of the record.

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

Councilman Benstead moved for adoption of Resolution No. 3279.

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

ENGINEERING DEPARTMENT COMMUNICATIONS:

1. FINAL TRACT MAP NO. 23871: Transmittal from Engineering Department submitting Final Tract Map No. 23871, located along 180th Place, westerly of Gramercy Place, containing 10 lots presented by Thomas R. Dale. Attached were:
 - a. Letter dated Aug. 29, 1957, from G. C. Powell, Planning Director;
 - b. Excerpt from Planning Commission Minutes of Aug. 21, 1957;
 - c. Letter dated Aug. 20, 1957, from J. R. Patrick, Asst. to City Engr.
 - d. Letter dated Aug. 9, 1957, from T. H. Dale, re poling;
 - e. Letter dated July 24, 1957, from L. A. County Flood Control District, signed by W. J. Manetta;
 - f. Letter dated July 3, 1957, from A. E. McVicar, Supt. of Water Dept., recommending usual joint service agreement with Moneta Water Co. re water service in this tract;
 - g. Sketch of tract.

The City Attorney told the Council that the joint use agreement with the Moneta Water Co. are in his office, but have not been approved. The agreements are not in the form they should be. He recommended this be held until the agreements are in order.

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

Motion seconded by Councilman Benstead.

Mr. Dale was present, and said he thought he had complied with everything. He said the City Attorney had furnished him with the material required and the copies had been made up. He asked what was wrong.

The City Attorney said one paragraph had been left out, and they had been sent back.

Mr. Dale was afraid this would interfere with his financing if it were held up any longer.

The City Attorney said it could come back next week if the material is in his office by Thursday.

Mr. Dale said he had complied with all the requirements, and asked this not be delayed any longer.

Mayor Pro Tem Jahn said the Council could do nothing without the joint use agreement.

Mr. Dale said he would have the error corrected.

Mayor Pro Tem Jahn explained that the motion holds this up only until we have the agreement.

Motion carried unanimously by roll call vote of those present.

3. A letter from the City Engineer, dated Sept. 5, 1957, submitted street easements over portions of Lots 16, 17, 44, and 45 in Tract #588. These were required by the Planning Commission as a condition of approval of division of lots.

Deputy City Clerk Whitacre read:

RESOLUTION NO. 3280

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
ACCEPTING, ON BEHALF OF THE CITY, THOSE CERTAIN EASEMENT
DEEDS FROM CHARLES E. GOLD AND MARY JANE RITZER.

Mayor Pro Tem Jahn moved to dispense with further reading of the Resolution.

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

Councilman Benstead moved for adoption of Resolution No. 3280.

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

4. A letter dated Sept. 5, 1957, from City Engineer Bishop, submitted seven easements given for the widening of Prairie Ave. between 182nd and 174th Streets. A sketch was also submitted showing the location of the easements.

Deputy City Clerk Whitacre read:

RESOLUTION NO. 3281

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO
ACCEPT, ON BEHALF OF THE CITY, THOSE CERTAIN EASEMENT
DEEDS IN THE PRAIRIE AVENUE IMPROVEMENT DISTRICT.

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

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

Councilman Drale moved for adoption of Resolution No. 3281.

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

COMMUNICATIONS FROM PLANNING COMMISSION AND WAIVER BOARD:

1. CASE NO. 455: Transmittal form from Planning Commission submitting for the purpose of fixing a time and place for the Third and Final Hearing on application of Torrance Planning Commission for Change of Zone from C-2 to R-3, Lot 3, Tract 20019, situated at 2244 W. Redondo Beach Blvd.

Attached were:

- a. An excerpt from Planning Commission Minutes of Aug. 21, 1957;
- b. A location sketch.

There were no objections, and Mayor Pro Tem Jahn set the date and time of the Hearing as October 8, 1957, at 8:00 P. M.

2. CASE NO. 457: Transmittal form from Planning Commission submitting for the purpose of fixing a time and place for the Third and Final Hearing on application of Torrance Planning Commission for Change of Zone from A-1 to R-1, property at rear of 2049 W. 182nd St. Attached were:
 Excerpt from Planning Commission Minutes of Aug. 21, 1957;
 Location sketch.

There were no objections, and Mayor Pro Tem Jahn set the date and time for the Hearing as October 8, 1957, at 8:00 P. M.

3. CASE NO. 460: Transmittal form from Planning Commission submitting for the purpose of fixing a time and place for the Third and Final Hearing on application of Torrance Planning Commission for Change of Zone from C-2 to R-1, request of R. A. Watt, at 182nd and Arlington.

There were no objections, and Mayor Pro Tem Jahn set the date and time for the Hearing as October 8, 1957, at 8:00 P. M.

4. CASE NO. 461: Variance. Transmittal form from Planning Commission recommending approval of petition of Dr. Gerald M. Eastham to construct medical building located at 2275 Carson St.

Planning Director Powell presented Exhibit A and a map of the area, which were studied by the Council.

Councilman Blount moved to concur with the recommendation of the Planning Commission as shown on Exhibit A.

Motion seconded by Mayor Pro Tem Jahn.

Councilman Drale raised the point that a time element should be considered when granting variances.

Councilman Benstead agreed.

Councilman Blount asked if a 6-month limit would serve.

Planning Director Powell said there is a 180-day limit.

Councilman Blount made a 180-day period a part of his motion, which was accepted in the second by Mayor Pro Tem Jahn.

Motion, as amended, carried unanimously by roll call vote of those present.

5. CASE NO. 463: Variance: Transmittal form from Planning Commission recommending approval of petition of Buzz A. Pulsifer to construct and operate a roofing business, sales only, located at 2368 Carson St., Lot 4, Tract 10185.

Planning Director Powell presented a sketch and plot plan and exhibit.

Mr. Pulsifer came forward and said he leased the property from the Santa Fe Railway, who had thought all the property was M-2. When he found from the Building Dept. that a part of it was zoned R-3 he applied for this variance.

Mayor Pro Tem Jahn asked if the fence shown was a part of this Exhibit, and Planning Director Powell said it is.

Mr. Pulsifer told the Council they would use the railroad entrance to the property, and would not have use for the front entrance from Carson. They plan to use only the back entrance, which the railway has given them permission to use.

Councilman Drale moved to concur with the recommendation of the Planning Commission subject to deliveries being made from the rear of the property and Exhibit A.

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

6. **WAIVERS:** Recommendation of the Waiver Board for refund of \$15 to Gaston J. Arcq. This was recommended because a new set of plans are being prepared which will not require consideration by the Waiver Board. The letter of recommendation was dated August 30, 1957, and signed by Geo. C. Powell, Planning Director, John R. Patrick, Assist. to City Engr., and Lee Schlens, Bldg. Supt., all members of the Waiver Board.

Councilman Benstead moved to concur with the recommendation of the Waiver Board.

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

COMMUNICATIONS FROM THE CITY ATTORNEY:

1. A letter dated September 5, 1957, from the City Attorney, referred to the fact that the Council has directed him to proceed forthwith with the execution of the hangar leases on the airport, using the applications on file with the Airport Commission. He asked for an expression of policy on the following matters:

- "a. Construction. It must be determined whether the City or the lessee will construct the hangars." The City Attorney briefed this issue to the Council.
- "b. Standards. Regardless of who will build the hangars, a set of standard specifications ought to be determined. This is especially true if the lessees are to do the construction." The City Attorney outlined the necessary codes which must be complied with.
- "c. Rent. Neither the amount of rental nor the method of calculating it has been ascertained." The City Attorney asked how the Council wished this to be handled.
- "d. Term. The term of the hangar leases previously written was for a period of ten years." He asked if the Council wished to continue that policy.
- "e. Recommendations. The question of the procedure with regard to the recommendations on the above and other matters relating thereto, is not a legal problem, but ought at this time to be determined or redetermined. It is unknown to me or to Mr. Rogers whether the Airport Commission or the City Manager will make an investigation and report, together with recommendations, to the Council on such matters. Perhaps the Council desires recommendations from both the City Manager and the Commission.

In September of 1955 a procedure was set up whereby the prospective lessee first got the site from Collins-Dietrich, then got approval from the Airport Commission and finally received approval from the Council. However, that procedure itself will not solve the problems enumerated above. Someone has to be designated to make recommendations thereon to your Honorable Body.

Also the processing ought to be co-ordinated by Mr. Rogers for the City Manager and myself.

Mr. Rogers and I suggest that the City Manager initially formulate answers to the above-mentioned problems, then receive approval of the Airport Commission. Thereafter, I will draft the lease or lease and submit them to the Council for approval."

Councilman Blount pointed out that the City Manager can only formulate answers to the problems listed by the City Attorney if he knows the policy of the Council. He suggested the Council consider each point and let him know what the Council's policy is.

Mayor Pro Tem Jahn referred to Item a, Construction.

Councilman Blount thought the lessee should construct the hangar, and moved that be the policy of the Council.

Motion lost for lack of a second.

Mayor Pro Tem Jahn thought the City should construct some of the hangars and individuals should be allowed to build some.

Councilman Benstead didn't believe individuals should be allowed to construct hangars for rental purposes.

Councilman Blount agreed, saying he had stated his feelings in that regard and made a motion covering the point at a recent Council meeting. He said he had not opposed the motion that the City build 10 of the hangars, but did oppose the idea of the City building all of the hangars. He felt individuals should be able to build their own hangars if they wished.

Councilman Benstead said he was not present when Councilman Blount made the motion referred to by him, but said he agreed with the principle.

Mayor Pro Tem Jahn pointed out that there was no disagreement here, but he did not believe it was the wish of the Council to have a policy prohibiting the City from building more hangars than this 10 if they are needed later.

Councilman Blount asked how many Councilman Jahn thought the City should build.

Mayor Pro Tem Jahn thought that would depend on the amount of money available for that purpose.

Councilman Blount said those funds available have been held down for a period of over three years.

Mayor Pro Tem Jahn thought there was about \$40,000 available now in the Airport Fund.

The City Manager believed there was more than that, but did not have an exact figure.

Mayor Pro Tem Jahn believed that with the City building the hangars we would be assured of uniform appearance, and they could be built wall to wall to save space. Mayor Pro Tem Jahn thought every individual who wants to build himself a T-hangar should get a lease, and so moved.

Motion seconded by Councilman Blount.

The City Manager felt the wish of the Council that individuals be allowed to build their own hangars was clear; he said he had hoped we could build nested hangars, however, this would prevent that.

Mayor Pro Tem Jahn believed rows of hangar spaces had been planned; he suggested a row be chosen for those who want to build hangars and space be assigned to them, and other rows be used for the City to build nested T-hangars.

Councilman Blount said if people have valuable planes, they often do not want to put them in a hangar with mesh walls; they have a right to so protect their property. He explained that in such a hangar, if one plane burns they all do. He said we have a lot of land with nothing on it, and suggested we go ahead.

The City Manager said if the Council wished to give up the idea of nesting the hangars, and that was their policy, we could go ahead and lease the land.

Mayor Pro Tem Jahn asked for a vote on the motion.

Councilman Drale agreed with the City Manager that if it was possible to conform to the Master Plan we should do so. If it should be possible to have individuals build nested hangars, he thought that should be done.

Councilman Blount said many people object to a mesh wall.

Councilman Drale said individual hangars could be nested, and he hoped to conform to the Master Plan.

Motion carried unanimously by roll call vote of 10 yeas present.

Councilman Blount asked the City Manager if he knows now where he can proceed with the construction policy, and how.

The City Manager did not believe these hangars could be truly nested hangars, and presented a sketch for Council consideration.

At 10:00 P. M., Mayor Pro Tem Jahn declared a recess, with the Council re-convening at 10:10 P. M.

Councilman Blount presented a rough sketch of his idea to the Council. He felt we have a lot of land with nothing on it. He felt there are lots of people who want to come to our airport but do not want to expose their planes to this kind of building. He said there is a place for individual hangars.

Mayor Pro Tem Jahn did not understand why individual hangars could not be put closer together with a fire wall between them, except that it would cost more.

The Council discussed the various aspects of such hangars, with Mayor Pro Tem Jahn saying there are necessarily different sized hangars for different sized planes.

Mayor Pro Tem Jahn told the City Manager he felt that Item 1 and the Council's policy was clear as the Council is comparatively close to agreement and he felt allowances should be made for both.

The City Manager asked if the Council still wishes the City to build 10 hangars.

Mayor Pro Tem Jahn said yes.

Re Standards, the City Manager said these should be established. Mayor Pro Tem Jahn agreed.

The City Manager asked if the Council wished to begin leasing land for hangars.

Mayor Pro Tem Jahn said yes, but the people who want space for more than one hangar should be discouraged.

The City Attorney said he had prepared a new type of hangar lease to give better protection to the City. This has been re-drafted and he said it would be before the Council next week and should be studied and approved with any necessary corrections before leases are let.

Mayor Pro Tem Jahn asked if the City Attorney had not at one time prepared a standard lease form.

The City Attorney said this new lease is an improvement over that.

Standards: Mayor Pro Tem Jahn asked the City Manager if a set of standard plans for hangars had not been prepared in the past.

The City Manager said such a plan had been prepared for a frame and stucco building. He did not know if this should be built or if there should be metal hangars on the airport. He thought each row should, in all probability, be of the same type of material. All of the material on the exterior of hangars is required to be new. He thought the Council should decide whether we should have metal hangars, toward which he feels there is a trend.

Councilman Blount said there are a number of good metal hangars being made.

Mayor Pro Tem Jahn said he felt metal hangars are preferable.

Councilman Benstead agreed, if they are well kept up.

Mayor Pro Tem Jahn said they would be of new metal, and should not require a great deal of upkeep for some time.

The City Manager asked the Council if metal hangars should be required.

Councilman Blount said we have variances in building and zoning, and if someone comes in and wants to build a good looking stucco hangar, the Council should decide between it and a metal one.

The City Attorney asked if the Council will want to control the appearance of the hangars.

The City Manager thought that might be done by lease.

Councilman Blount pointed out they must conform to the building code.

The City Attorney suggested that a plan could be required at the time of lease, and the City Manager agreed.

Rent. The City Manager said we used to get \$10 for a hangar space, but he thought it might be wise to raise this figure.

Councilman Benstead asked what the City Manager would think a fair figure.

City Manager Stevens said \$15.00, for a small hangar space. He believed most airports are trying to raise both tie-down and hangar space rentals. The price could be scaled up for larger spaces.

The Council agreed with the City Manager that the rentals should be raised.

Description. Mayor Pro Tem Jahn thought the City Manager had that worked out. So far as Item 'b' of Description was concerned, the size and shape of the plots and their locations, it was agreed that had been settled.

Term. The City Manager said we had let 10-year leases, and 5-year leases, both with options to renew.

Councilman Drale felt the price should be subject to re-negotiation at the end of a 5-year lease.

Councilman Benstead agreed.

Councilman Blount felt we should, in that case, lease for 5 years and not say anything about an option at the end of the lease. He said this would kill a lot of applications.

The City Attorney explained the purpose of an option is to let the lessee get the lease at the set price.

Councilman Blount pointed out that at the end of the 10 years, the building is a part of the real estate.

The City Manager thought it might be well to give 10-year leases. As he understands it, there would be more tax revenue from a 10-year lease. On a 5-year lease with an investment that large there would not be much tax.

After a short discussion, Mayor Pro Tem Jahn told the City Manager it was agreed these should be 10-year leases.

Recommendations. Mayor Pro Tem Jahn felt that had been taken care of, and that the City Manager and Mr. Rogers should present recommendations to the Council.

Councilman Blount moved the letter from the Airport Commission which was on the Agenda be filed with this letter from the City Attorney.

Motion seconded by Mayor Pro Tem Jahn, no objections, so ordered.

2. A letter from the City Attorney, dated September 5, 1957, submitted to the Council a proposed Ordinance amending the Fire Prevention Code and a Resolution setting the time and place for the Hearing on the adoption of said amendment.

Deputy City Clerk Whitacre read:

ORDINANCE NO. 901

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING CHAPTER 12 OF "THE CODE OF THE CITY OF TORRANCE, 1954: ENTITLED "FIRE PREVENTION" (ADOPTED BY ORDINANCE NC. 695) BY ADDING TO THE FIRE PREVENTION CODE SECTIONS RELATING TO THE CONSTRUCTION, OPERATION, MAINTENANCE AND USE OF AIRCRAFT REFUELER UNITS.

Mayor Pro Tem Jahn moved to dispense with further reading of the Ordinance.

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

Councilman Drale said we have had a policy for some time and he did not know whether it was still the policy about who may supply gas at the Airport. Under the agreement with Mr. Dietrich, he said, it was understood Dietrich was to supply gas and no one else was to do so. He asked if this Ordinance gave everyone the right to handle it.

The City Attorney said it does not.

Councilman Drale felt a policy should be set; if only one person is to do this, that is fine. If that privilege is opened up for even one other person, it should be opened to all.

Mayor Pro Tem Jahn said the policy of the Council had been set; it was that Vegas Air, Inc., could dispense gas to their own aircraft but not to sell it.

Councilman Blount asked the City Attorney whether the fact that Vegas Air is dispensing or otherwise handling petroleum products on the airport does not break the terms of the contract that the City has at the present time with Collins-Dietrich.

The City Attorney said it may, if Mr. Dietrich has an exclusive right to sell, and if another major oil company makes a sale at the airport; he did not know whether those facts exist.

The City Attorney said Mr. Hall and he had thought it was in the best interests of the City to adopt a policy that Dietrich does have an exclusive right to sell petroleum products on the airport.

The City Attorney did not know whether Vegas is selling petroleum products, or any major oil company is, at the Airport in a manner to break the Collins-Dietrich lease.

Councilman Blount asked the City Attorney if the City has the right to give exclusive rights to sell petroleum products on the Airport.

The City Attorney said they do.

Councilman Blount asked if the City does not receive a certain percentage from gasoline sales by Collins-Dietrich on the Airport, and from the company who sells to them.

The City Attorney said we do.

Councilman Blount asked if, to the City Attorney's knowledge, the City received such funds from Vegas Air.

The City Attorney did not know.

The City Manager said he did not know of such payments from Vegas Air or from the company that sells to them.

The City Attorney said the Vegas Air lease does not require that.

Councilman Blount had thought Collins-Dietrich had the exclusive rights, and agreed with Councilman Drale that if they do not have, all at the Airport should have the same rights.

Councilman Drale said we should open it up as it has been opened to Vegas Air.

Mayor Pro Tem Jahn said we were considering this Ordinance, and if the Council wishes, this discussion could be held later.

The City Attorney said the Ordinance has nothing to do with the sale of petroleum products. It simply provides that if there are re-fueling units at the Airport they will be regulated. It does not say they have a right to be there.

In reply to a question as to whether it would be too late to put in a paragraph, if this Ordinance is the proper place, saying no one can dispense petroleum products at the Airport unless they have a contract with the City.

The City Attorney said this was an amendment to the Fire Prevention Code.

Councilman Drale asked who would challenge us on it, saying it would not hurt to have the requirement there.

Mayor Pro Tem Jahn said under that circumstance, the Fire Marshall would have to enforce the requirement.

Councilman Blount felt the paragraph could be phrased in such a way that nothing should be construed under it to allow anyone to have the right to dispense petroleum products on the Airport unless they have a contract with the City.

Mayor Pro Tem Jahn felt the quit claim deed to the City from the

Government may not allow exclusive rights of any kind to be granted on the airport.

The City Attorney said he and Mr. Hall had agreed that did not apply to the sale of petroleum products, but to aviation services. This is difficult to decide because the agreements are not written in such a way as to be clear on this point.

Mayor Pro Tem Jahn did not feel the Fire Prevention Code was the place to control the sales of petroleum products at the airport.

Councilman Blount asked if this meant Mayor Pro Tem Jahn refused to put it in the Ordinance.

Mayor Pro Tem Jahn said not at all.

The City Attorney said the Ordinance should not be passed tonight at any rate, but the Resolution setting the time and place for the Hearing on the adoption of the Ordinance could be adopted if the Council wished.

Mayor Pro Tem Jahn moved the City Attorney be instructed to present to the Council an Ordinance such as Ordinance No. 901, title to which has been read here.

There were no objections and it was so ordered.

Deputy City Clerk Whitacre read:

RESOLUTION NO. 3282

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
SETTING THE TIME AND PLACE FOR HEARING ON THE ADOPTION
OF THE AMENDMENT TO THE FIRE PREVENTION CODE, AS AMEND-
ED, AND PROVIDING FOR THE PUBLICATION OF THE NOTICE
THEREOF.

Mayor Pro Tem Jahn moved to dispense with further reading of the Resolution.

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

Councilman Benstead moved for adoption of Resolution No. 3282.

Motion, seconded by Mayor Pro Tem Jahn, carried unanimously by roll call vote of those present.

Mayor Pro Tem Jahn, referring to the discussion of the sale of petroleum products, said some matters pertaining to the Airport had been held over until a full Council is present, and wondered if this is not one of items that should be held over.

Councilman Drale said if we are going to let one man service his own planes, we should let everyone do it.

Mayor Pro Tem Jahn said we have a lease with Vegas Air, and he believed it gave them the right to dispense to their own aircraft, but not to sell, petroleum products.

Councilman Blount asked Mayor Pro Tem Jahn his interest in this, saying he worked hard for this man.

Mayor Pro Tem Jahn said he had no interest himself, but the man is his friend.

Councilman Blount moved that in the spirit of fair play and the way the City Attorney has interpreted the contract with the management of the Airport, that Vegas Air be ordered forthwith to cease dispensing petroleum products, and in lieu of that, that each and every individual on the Airport be granted the right to dispense their own gas.

Motion seconded by Councilman Drale.

The City Attorney reported that unfortunately, the Vegas Air lease may be in conflict with the Collins-Dietrich lease. It gives them the right to dispense gas on the airport, though not to sell it. As long as they are not selling gas, there is no violation of the contract by them dispensing gas to their own planes. It may be a sale within the meaning of the Collins-Dietrich contract. We may be in a position of having two conflicting contracts.

Councilman Drale said either the City should get their 2¢ per gallon or everyone should have the right to dispense gas.

Councilman Benstead did not agree, saying that lease had been approved.

Councilman Drale said it was years after the lease was approved that they began dispensing gas.

Councilman Blount asked whether anyone would object to giving everyone on the airport the same rights.

Councilman Benstead said it was his opinion it was not in any other contract and he did not favor putting it in. He said he could not follow the thinking involved here.

Motion failed to carry by the following tied vote: AYES: COUNCILMEN: Blount and Drale. NCES: COUNCILMEN: Benstead, Jahn. ABSENT: COUNCILMEN: Isen.

Councilman Blount said this showed where everyone's interests lie.

Mayor Pro Tem Jahn felt everyone had acted as he thought best, and that if the Fire Chief had been present he would agree that this would be an unsafe procedure.

Councilman Blount said there are some applications for commercial leases where people want to come in and build commercial properties on the airport. He asked what the policy of the Council would be on those, opposing delay.

Councilman Blount said some of these people wish to come here and build large commercial developments.

Councilman Benstead thought everyone knew the policy of the Council was to develop the airport. He asked if anyone had held it up.

Councilman Blount asked the Council to instruct the City Manager that the policy of the City Council as to commercial leases is that all proceedings go forward as soon as practical.

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

Councilman Drale asked the status of the El Rancho Palos Verdes lease, and whether they had taken out their permit.

Mr. J. V. Russell, Director of Public Works, said the plans were in and the permit was issued today for a 23-unit motel building there.

Deputy City Clerk Whitacre presented their completion bond to the Council.

Mayor Pro Tem Jahn asked the City Attorney if they had fulfilled the requirements, and the City Attorney said they had.

3. A lengthy letter from Newlin, Tackabury & Johnston, attorneys, dated September 6, 1957, concerned the controversy between Dominguez Water Corporation and The City of Torrance.

Councilman Blount moved this be held over, as he had not had time to read it, and did not think anyone else had.

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

4. A letter from O'Melveny & Myers, dated September 6, 1957, concerned the City retaining their services in the matter of the Torrance Charter Amendment (Airports). This was signed by Franklin T. Hamilton.

Mayor Pro Tem Jahn thought this had been done.

The City Attorney said only on the bond issues. It would be better, he thought, to have them do it all.

Councilman Drale moved the City Attorney be authorized to employ O'Melveny & Myers on the Charter Amendment (Airport).

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

RESOLUTIONS:

1. A proposed Resolution accepting an instrument of release from the United States of America and authorizing and directing the recordation thereof was referred to the City Attorney for study and a report to the Council at the October 1, 1957, meeting.

Deputy City Clerk Whitacre read:

RESOLUTION NO. 3284

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ORDERING THE HOLDING OF, PROVIDING FOR, CALLING AND GIVING NOTICE OF A SPECIAL MUNICIPAL ELECTION TO BE HELD IN SAID CITY ON OCTOBER 29, 1957, FOR THE OBJECT AND PURPOSE OF SUBMITTING CERTAIN PROPOSALS FOR THE AMENDMENT OF THE CHARTER OF SAID CITY AND CONSOLIDATING SAID ELECTION WITH THE SPECIAL MUNICIPAL BOND ELECTION TO BE HELD ON SAID DATE.

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

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

Councilman Drale moved for adoption of Resolution No. 3284.

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

The City Attorney told the Council that C'Melveny & Myers were not sure they could follow the Mayor's suggestion on numbering of the items on the ballot at the Special Election; they must follow the code, and are checking it very carefully.

ORDINANCES:

1. Under date of September 6, 1957, the City Attorney submitted an Ordinance embodying the unanimously approved traffic regulations as the Council had instructed him at their meeting of August 20, 1957.

Deputy City Clerk Whitacre read:

ORDINANCE NO. 902

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 Benstead moved to dispense with further reading of the Ordinance.

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

Councilman Drale moved for adoption of Ordinance No. 902 at its first reading.

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

2. As he was instructed to do by the Council at their meeting of August 27, 1957, the City Attorney, in a letter dated September 6, 1957, submitted an Ordinance ordering the vacation of a portion of Casimir Avenue, together with a sketch showing the location of the property to be vacated.

Deputy City Clerk Whitacre read:

ORDINANCE NO. 903

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF A PORTION OF CASIMIR AVENUE IN THE CITY OF TORRANCE.

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

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

Councilman Drale moved for the adoption of Ordinance No. 903 at its first reading.

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

CRAL COMMUNICATIONS

City Manager Stevens thought it important that the Council meet informally and discuss policy on the bond issues in order to consolidate their thinking and the feeling of the Council as a whole on the issues.

It was agreed they would meet at the City Hall on Friday, September 13, 1957, at 5:00 P. M. for that purpose, and the City Manager was told to send them reminders of this meeting.

Councilman Benstead asked if the Traffic Commission would investigate the condition of the alley in the 700 block on Cota, then asked that they investigate it in the other blocks along there as well. He said this alley is quite narrow and is often blocked, and he gets many calls about it.

Councilman Blount said that under 'Information Only' there were some pieces of information and requests from the Traffic Commission concerning conditions existing adjacent to the schools in North Torrance.

Councilman Blount moved the sidewalks as described in the sketch be authorized for the 360' on the south side of 182nd St., and that the Engineering Dept. be requested to ask funds from the State for the improvement of 182nd St. within the City Limits of the City of Torrance.

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

Councilman Drale said the matter of CASI had been under consideration and he asked if this was about ready.

The City Attorney said they are working on it as fast as they can. He outlined some of the steps necessary to get the Water Department included, and said this is going forward as quickly as possible.

Councilman Blount moved all bills properly audited be paid.

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

The meeting adjourned at 11:05 P. M.

A. H. Bartlett, City-Clerk

By Gale Whitacre
Deputy City Clerk of the City of
Torrance, California

APPROVED:

Albert Jones

Mayor of the City of Torrance