

Torrance, California
October 15, 1957

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in a regular meeting at 5:30 P. M. Tuesday, October 15, 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. City Manager Stevens and City Attorney Remelmeyer were also present.

At the request of Mayor Isen, Mrs. Rose Craig, Recreation Commissioner, led the salute to our Flag.

The Reverend Charles W. Little of the First Nazarene Church opened the meeting with an invocation.

Mayor Isen then welcomed two members of the Order of the Moose to the meeting, Governor Fred Lidy and Chairman of the Public Affairs Committee, both of the local lodge. He congratulated them upon their leadership in civic affairs and read the following Proclamation, which he ordered to be spread in full in the Minutes of this meeting:

P R O C L A M A T I O N

WHEREAS, we set aside a day for adults to display their confidence in the youthful element of Torrance, because of their achievements in the processes of growing up and becoming good citizens of high moral character, honesty and integrity; and

WHEREAS, we pledge full support to our youth and charge them on their honor, not to commit a breach of Faith, because we have eternal faith in the childhood and youth of this city, and are conscious of the importance of citizenship building through their contributive activities in every community; and

WHEREAS, we further charge them to remember that no finer lesson in citizenship can ever be learned than that of developing in oneself a keen, deep and abiding sense of honor which embodies a divine concept of individual worth and a lasting respect for others and what is rightly theirs;

NOW, THEREFORE, I, Albert Isen, Mayor of the City of Torrance, California, do hereby proclaim October 31, 1957, as -

"YOUTH HONOR DAY"

to be observed in this City."

Mayor Isen then ordered that a signed and sealed original of this Proclamation be sent to the local Order of the Moose.

Councilman Benstead moved to approve the Minutes of the Regular Meeting of the Council held October 8, 1957, as written.

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

BIDS:

Mayor Isen announced this was the time and place for the opening of Bids for the installation of traffic signals on Crenshaw Blvd., at the intersections with Torrance Blvd., 190th Street, and 182nd Street.

City Clerk Bartlett presented the Affidavit of Publication of Notice to Contractors.

Councilman Benstead moved this be accepted and filed.

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

City Manager Stevens opened, and City Clerk Bartlett read the bids summarized here:

BIDDER:

TOTAL BID:

| | | |
|--|--|-------------|
| A-1 Signal Co., 635 So. Date Ave., Alhambra, Calif. | Accompanied by Cashiers' Check in the amount of \$1343.00 | \$13,430.00 |
| C. D. Drauker, Inc. 2707 San Fernando Rd. Los Angeles 65, Calif. | Accompanied by Bidders' Bond in the amount of 10% of the amount bid. | \$13,770.00 |
| Fischbach & Moore 646 N. Beachwood Dr. Los Angeles 4, Calif. | Accompanied by Bidders' Bond in the amount of 10% of the amount bid. | \$14,473.00 |
| Electric & Machinery Service, Inc. 4610 Santa Ana St., Bell, California. | Accompanied by Bidders' Bond in the amount of 10% of the amount bid. | \$13,926.00 |

Councilman Drale moved the bid of the A-1 Signal Co. be accepted as the lowest responsible bid and all other bids be rejected, subject to the City Attorney's inspection of the bid.

Motion seconded by Councilman Jahn.

The City Attorney reported he found the bid in order.

Motion carried unanimously by roll call vote of those present.

WRITTEN COMMUNICATIONS:

1. An invitation from the American Municipal Association for City Officials to attend the 34th Annual American Municipal Congress in San Francisco December 1 - 4, 1957, was signed by Ben West, President, the Mayor of Nashville, Tennessee.

Councilman Jahn moved the City Councilmen, the City Manager, and the City Attorney be authorized to attend this meeting with appropriate expenses paid.

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

2. A petition submitted by Philip Keller, 17213 Casimir Ave., signed by 59 resident of the area, asked that a signal be re-installed at 171st St. and Crenshaw Boulevard. A letter accompanied this.

Councilman Drale moved this be referred to the Traffic Commission for investigation.

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

3. A letter dated October 9, 1957, from F. E. Hopkins, City Manager of the City of Redondo Beach, California, suggested that Redondo Beach and the City of Torrance share equally in the cost of a signal at the intersection of Vista del Parque and Pacific Coast Highway, and explained the suggestion fully.

Councilman Drale suggested a copy of this be sent to Assemblyman Vincent Thomas, with the hope this would expedite the State's consideration of the traffic problem there.

Councilman Jahn said there are many children crossing the highway there to go to the two schools north of the highway. He said police cars had been sent there to guard the crossings. He thought it might be more expensive to wait for the action by the State than

to proceed with the installation.

Mayor Isen wondered if this could be done, under protest, and application made to the State for reimbursement.

Councilman Jahn thought the suggestion excellent.

Councilman Blount asked the Chief of Police if the City would be allowed to place a signal on a State Highway.

Councilman Benstead asked the City Manager if he would answer that question.

The City Manager replied that we would have to get permission.

Councilman Drale pointed out that less than half a mile from this location, we have been waiting for a signal for a school crossing. He did not think we should treat the two locations differently.

Councilman Benstead said he would second Councilman Drale's suggestion that this be referred to Assemblyman Thomas.

There were no objections, and Mayor Isen ordered copies of the letter to be sent to Assemblyman Thomas, Senator Richards, and to Assemblyman Chapel. He asked the City Manager to write to Mr. Hopkins and let him know what we are doing, and to give the Council progress reports on these signals on the highway.

4. A request from the Brody Investment Co., 9477 Brighton Way, Beverly Hills, California, that the City schedule buses into the South Bay Shopping Center, was dated October 8, 1957, and signed by S. F. Brody, President.

A memo from the City Manager was appended, dated October 11, 1957, and reported he had discussed this with Mr. Chamberlain, Bus Supt., and they are of the opinion that if the request is granted it should be on a trial basis to determine the benefits to our Bus Department.

Councilman Drale moved the request be referred to the Bus Department.

Motion died for lack of a second.

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

5. A letter dated October 10, 1957, from the Slim Kidwell Aviation Co., 3103 Pacific Coast Highway, signed by Mr. Kidwell, reported to the Council that the fixtures, equipment and license from Verde Corp. (Halfway House) are being sold to the Nickalou Corp., who will sublease the building from him. This was in reply to a question from the Council, asking that Mr. Kidwell clarify a request for a sublease at the Halfway House.

Councilman Jahn moved the re-assignment to the Nickalou Corp. be approved, providing they will clean up the premises to the satisfaction of the City Manager.

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

6. A request from the King's Car Club, signed by Frank W. Burk, Counselor and Advisor, 5104 Zakon Rd., dated October 5, 1957, was for the club to collect broken and/or damaged toys to be repaired and presented to either an orphanage or the Children's Ward at Harbor General Hospital.

Police Chief Bennett had approved the request on October 11, 1957.

Councilman Drale moved to concur with the recommendation of the Chief of Police.

Motion seconded by Councilman Benstead, no objection, so ordered

7. A request from Tony Gallo of the Toy Circus, 1217-1219 El Prado, for permission to rope off El Prado St. from Sartori north to the first alleyway for an anniversary celebration, featuring Chucko the Clown, was recommended for approval by Chief Bennett.

Councilman Drale moved to concur with the recommendation of the Chief of Police.

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

COMMUNICATIONS FROM THE CITY MANAGER:

1. A letter from the City Manager, dated October 11, 1957, submitted to the Council letters concerning the proposed Lease-Agreement between the City of Torrance and Los Angeles County for El Nido Park. The County has offered to lease the Park rent-free for a period of fifty years, with the right of renewal for an additional fifty years.

The City Manager reported exception had been taken by the City to paragraph No. 11 of the Lease, which reads as follows, "Upon the termination of this Agreement, Second Party shall surrender to First Party possession of the said property, and all improvements and other installations thereon shall be the property of the County of Los Angeles and Second Party shall not be entitled to any reimbursement or payment for any work, labor, or materials placed in or upon said property.

The City Manager believed that in view of the long term of the Lease the City could sign the Agreement and make improvements from time to time, with the reasonable hope that the Park would ultimately belong to the City.

Councilman Benstead said this was also recommended by the Parks and Recreation Commission.

Councilman Jahn moved to concur with the recommendation of the City Manager and the Parks & Recreation Commission.

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

In a letter dated October 11, 1957, the City Manager submitted the following recommendations for Council consideration and approval:

PERSONNEL:

The State Personnel Board has offered to make a complete classification and salary survey covering our approximately 450 permanent employees, at a cost not to exceed \$5,500. Our staff would work closely with the State in making the survey.

The Civil Service Board and the employees of the City have requested that such a survey be made.

I recommend that the City enter into an Agreement with the State Personnel Board to make the survey at a cost not to exceed \$5,500, the cost of the survey to be paid by funds from the Unappropriated Reserve.

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

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 explained his vote by saying this had been done by the State once before, and he did not feel it was worth the money.

The City Manager said it was done at about the time he came here, but that circumstances have changed since then, and now the State could work with the Department Heads. He believed they would do a good job.

Councilman Drale asked if the City Manager's job would be included in this survey, and Mr. Stevens said it would.

CONTRACTS:

"I recommend that the City enter into a contract with the Loomis Armored Car Service, Inc., of Southern California, in accordance with the terms outlined in the attached communication from Jerome I Scharfman, dated October 10, 1957."

Councilman Drale moved to concur with the recommendation of the City Manager and the Finance Officer.
Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

INSURANCE:

"The attached communications indicate an increase in the monthly cost for coverage under our contract with Blue Cross. It is estimated that the increased cost to the City for the remainder of the fiscal year will be approximately \$2,600, which does not seem unreasonable in view of the experience record of our employees and the steadily rising cost of service.

"I recommend that the City continue the contract at the increased rates. The contract has a thirty-day cancellation clause. We are, therefore, not continuing the contract for a long period."

Councilman Drale moved to concur with the recommendation of the City Manager re Blue Cross.
Motion, seconded by Councilman Jahn, carried unanimously by roll call vote.

COMMUNICATIONS FROM THE BUILDING DEPARTMENT:

1. A recommendation dated September 27, 1957, from Lee Schlens, Superintendent of Building, was to the effect that Mr. Victor Winther, 17341 Yukon Ave., be given a refund of \$3.20 on a building permit in the amount of \$4.00. The reason was that conditions make it inadvisable to construct proposed building.

Councilman Jahn moved to concur with Mr. Schlens's recommendation that this refund be made.
Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

ITEMS SUBMITTED BY ENGINEER DEPARTMENT:

1. FINAL TRACT MAP NO. 17180: (RESUBMITTED, as requested by City Council at meetings of October 1, 1957, and October 8, 1957.) Transmittal form from Engineering Dept. submitting Final Tract Map No. 17180, located southerly of Newton St. and northerly of Dalemead St. Attached were:
 - a. Letter from G. D. Sellan, dated Oct. 10, 1957, offering not to take out building permits on Lots 2-14 inclusive, except for R-3 construction, and following completion of construction on the lots to consent that they be re-zoned R-3.
 - b. Excerpt from Council Minutes of October 8, 1957;
 - c. Letter from G. C. Powell, Planning Dir., dated Sept. 27, 1957.
 - d. Excerpt from Planning Commission Minutes of Aug. 7, 1957;
 - e. Letter from L. A. County Flood Control District dated July 15, 1957;
 - f. Letter from J. R. Patrick, Asst. to City Engr., dated July 12, 1957;
 - g. Letter from Sou. Calif. Edison Co., dated July 12, 1957;
 - h. Letter from Torrance Municipal Water Dist. dated June 13, 1957;
 - i. Sketch of tract.

The City Attorney presented to the Council a copy of Declaration of Restriction on this property which had been recorded with the County

and signed by Mr. and Mrs. Sellan declaring that Lots 2 to 14 inclusive of this tract shall be known and described as multiple dwelling residential lots, and there shall be no trade carried on upon those lots. The City Attorney reported he believed this would serve as a guarantee. The Declaration of Restrictions was filed with the City Clerk.

Mr. Jack Spaahn of Barclay Engineering, speaking for Mr. Sellan, said Mr. and Mrs. Sellan are in title to the property. He pointed out that Mr. Sellan has sent in a letter saying he will file a zone change for the property when construction is completed. Mr. Spaahn said he had seen plans of what is going on the property, and that the Building Superintendent had also seen these plans.

Mr. Schlens said he had seen them, and that they comply to the building code.

Councilman Jahn moved to approve Final Tract Map No. 17180.

Councilman Drale asked what the set-back will be, and Mr. Spaahn said it will be 10 feet.

Mayor Isen asked Mr. Spaahn if Mr. Sellan would commence the zone change proceedings before final inspection.

Councilman Jahn made that a stipulation in his motion.

Mr. Spaahn asked Councilman Drale what set-back he would suggest, saying Mr. Sellan wants to cooperate.

Mayor Isen seconded Councilman Jahn's motion, saying his position on this has not changed since last week. He did not want anything to be built so homes could be used for businesses, but Mr. Sellan has bound himself for residences.

Councilman Drale did not question that, but said the 10' setback would mean that cars parked in the driveways would interfere with pedestrian traffic on the sidewalks. He thought this should conform to R-3 use.

Councilman Benstead pointed out that Mr. Sellan could build there now under the C-2 set-back.

Councilman Drale did not believe so, and gave his reasons. He was not opposed to letting him build, but thought there should be an adjustment on the setbacks.

Mr. Spaahn suggested the sidewalks could be placed next the curb and the planter strip would be at the back of the walks, helping solve this problem.

Councilman Jahn asked if the garages have the same set-backs as the residences, saying if cars protruded into the streets from the driveways they would undoubtedly be ticketed by the police.

The problems involved were discussed at length by the Council with Mr. Spaahn. The Council looked at maps of the development, and the subdivider was directed to meet in the ante-chamber to work out some solution with the City Engineer and the Building Superintendent.

At 6:10 P. M., Mayor Isen declared a recess, with the Council re-convening at 6:20 P. M.

2. FINAL TRACT MAP NO. 23988: Transmittal form from Engineering Department submitting Final Tract Map No. 23988, located southerly of Newton St. and westerly of Bluff St., containing 80 lots presented by Palos Verdes Riviera Corporation. Attached were:
- a. Letter from G. C. Powell, Planning Director, dated Oct. 10;
 - b. Letter from J. R. Patrick, Asst. to City Engr., dated October 2, 1957;
 - c. Report of Stone Geological Service, Inc., dated Aug. 15, 1957;
 - d. Report of Donald R. Warren Co., dated Aug. 19, 1957;
 - e. Letter from Palos Verdes Riviera Corp., dated June 27, 1957;
 - f. L. A. County Flood Control Dist. letter of May 27, 1957;
 - g. Letter from A. E. McVicar, Supt. of Water Dist., dated June 13, 1957;
 - h. Sketch of tract.

Councilman Drale moved to concur with the recommendation for approval on Tract No. 23988.

The City Manager pointed out that the Park & Recreation Fees would have to be paid on this tract, as the agreement with this sub-divider, covering those fees, covered only the tracts existing at that time.

Councilman Drale amended his motion for approval by specifying that the Park & Recreation Fee of \$100 per lot be paid on Tract 23988. Councilman Jahn seconded the motion as amended.

Mayor Isen said the Council should have information as to how they had voted on the tentative map.

Planning Director Powell read the motion passed by the Council when the Tentative Map was approved.

Councilman Drale said he would amend his motion to include all the conditions of the approval of the Tentative Map plus the Park & Recreation fee.

Councilman Blount asked who would take care of the extraordinary drainage problems of this tract, and the City Manager said the sub-divider would have to, and would have to do it in accord with good engineering practice and that would have to be approved by our own Engineering Department.

Councilman Jahn pointed out that was a part of the motion for approval of the Tentative map.

Mr. George B. Hirschman, a Vice President of Palos Verdes Riviera Corp., told the Council they had prepared such a plan and presented them to the Engineering Department.

The City Attorney questioned whether the conditions outlined by Councilman Drale would be effective except as they relate back to the Tentative map.

Mr. Hirschman, speaking for his company, said they would pay the fees applicable to the lots.

The City Attorney asked if Mr. Hirschman was an officer of the Palos Verdes Riviera Corp., and Mr. Hirschman said he was a Vice President.

Motion as amended carried unanimously by roll call vote.

3. STREET EASEMENT - WIDENING OF CARSON STREET: A letter dated October 10, 1957, from J. R. Patrick, Asst. to the City Engineer, submitted an easement for the widening of Carson Street granted by Jack B. and Helen L. Brooks.

City Clerk Bartlett read title to:

RESOLUTION NO. 3316

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE ACCEPTING, ON BEHALF OF THE CITY, THAT
CERTAIN EASEMENT DEED FROM JACK B. BROOKS AND
HELEN L. BROOKS.

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

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

Councilman Benstead moved for adoption of Resolution No. 3316.

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

4. STREET EASEMENT - WIDENING OF PENNSYLVANIA AVENUE AND PROPOSED 235TH PLACE: A letter dated October 10, 1957, from J. R. Patrick, Asst. to the City Engineer, submitted an easement for the widening of Pennsylvania Ave. and a 27-foot easement for future 235th Place, granted by Heber T. Davis.

City Clerk Bartlett read title to:

RESOLUTION NO. 3317

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE ACCEPTING, ON BEHALF OF THE CITY, THAT
CERTAIN EASEMENT DEED FROM HEBER T. DAVIS.

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

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

Councilman Drale moved for adoption of Resolution No. 3317.

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

PLANNING MATTERS:

1. CASE NO. 466: Transmittal form from Planning Commission, recommending approval of application of William R. Burrows, 18228 Roslin Avenue for a Variance to construct a second dwelling on the rear of above-mentioned address, legally described as Lot 84 of Tract 15933, in R-1 Zone. Attached:
 - a. Excerpts from Planning Commission Minutes of September 18, 1957;
 - b. Location sketch;
 - c. Copy of agreement requested by the Council, in proper legal form, agreeing that certain stipulations would be conformed to by Mr. Burrows.

Mayor Isen moved to concur with the recommendation of the Planning Commission.

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

COMMUNICATIONS FROM THE CITY ATTORNEY:

1. In a communication dated October 10, 1957, City Attorney Remelmeyer submitted to the Council his proposed form for Airport Hangar leases. He reported that if the Council approves the new lease, the City Manager and he will plan to have the leases executed by the accepted applicants at the earliest possible date.

Mayor Isen commented upon the excellence of the proposed form.

Councilman Jahn moved to concur with the proposed lease form.

Motion seconded by Councilman Blount.

Mayor Isen discussed the various tax questions involved with the Council and the City Attorney.

Motion carried unanimously by roll call vote.

2. With a letter dated October 10, 1957, the City Attorney submitted for Council approval a Grant of Easement to the City from the United States of America, acting by and through the Dept. of Navy, and a Resolution accepting said Grant of Easement. This was for the installation of a traffic signal and control system over a portion of the U. S. Naval Industrial Reserve Aircraft Plan (Douglas Aircraft) in the City of Torrance.

City Clerk Bartlett read title to:

RESOLUTION NO. 3318

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE ACCEPTING, ON BEHALF OF THE CITY, THAT
CERTAIN GRANT OF EASEMENT FROM THE UNITED STATES
OF AMERICA, ACTING BY AND THROUGH THE DEPARTMENT
OF THE NAVY.

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

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

Councilman Jahn moved for adoption of Resolution No. 3318.

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

3. In a letter dated October 11, 1957, the City Attorney submitted to the Council a Resolution accepting the terms and conditions of Resolution No. 5027, adopted by the Board of Directors of the Metropolitan Water District, for installation of a 24-inch main in Pacific Coast Highway and a connection from their Palos Verdes feeder at Walnut Street and Pacific Coast Highway to our main. Torrance will have to pay for this, but they will install it.

City Clerk Bartlett read title to:

RESOLUTION NO. 3319

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING THE TERMS AND CONDITIONS OF RESOLUTION NO. 5027 ADOPTED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA.

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

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

Councilman Benstead moved for adoption of Resolution No. 3319.

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

RESOLUTIONS:

City Clerk Bartlett read title to:

RESOLUTION NO. 3320

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT WITH HENRY SPECHT AND EMMA SPECHT RELATING TO IMPROVEMENTS THROUGH THE PRAIRIE AVENUE IMPROVEMENT DISTRICT.

Councilman Jahn 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. 3320.

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

Councilman Drale asked Director of Public Works J. V. Russell for a tentative date for the beginning of that work on Prairie Avenue.

Mr. Russell replied the work is under way now in the office, and he will try to have a starting date for the Council at their next meeting.

RESOLUTION NO. 3321

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING, ON BEHALF OF THE CITY, THOSE CERTAIN GRANT DEEDS FROM GEORGE BINDER AND EVELYN BINDER.

Councilman Jahn moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Blount carried unanimously by roll call vote. Councilman Jahn moved to adopt Resolution No. 3321. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

ORDINANCES:

1. A letter from the City Attorney, dated October 10, 1957, reported to the Council that the Third and Final Hearing on Resolution of Intention No. 3279 was held by the Council on October 1, 1957, at which time the Council unanimously voted, by those present (Councilman Benstead absent) that this ordinance be prepared.

City Clerk Bartlett read title to:

ORDINANCE NO. 911

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF A PORTION OF NEWTON STREET IN THE CITY OF TORRANCE.

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

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

Councilman Drale moved for adoption of Ordinance No. 911 at its first reading.

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

2. With a letter dated October 10, 1957, the City Attorney submitted an Ordinance reclassifying the property in Planning Commission Case No. 452 (Don Ja Ran Construction Co., Inc.). This was done in accord with the Council action at the third and final Hearing on Case No. 452 on September 10, 1957, by the following roll call vote:

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

NOES: COUNCILMEN: None.

ABSENT: COUNCILMEN: Isen.

City Clerk Bartlett read title to:

ORDINANCE NO. 912

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954, AS AMENDED" RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 452.

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

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

Councilman Drale moved for adoption of Ordinance No. 912 at its first reading.

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

3. An October 11, 1957, memo from the City Clerk submitted for its second reading Ordinance No. 909, which carried by the following roll call vote at its first reading on October 8, 1957: AYES:

COUNCILMEN: Benstead, Drale, Jahn, Isen. NOES: COUNCILMEN: None.

ABSENT: COUNCILMEN: Blount.

City Clerk Bartlett read title to:

ORDINANCE NO. 909

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF A PORTION OF CERTAIN STREETS IN TRACT NO. 18416 IN THE CITY OF TORRANCE.

Councilman Benstead moved to dispense with further reading of Ordinance No. 909.

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

Councilman Benstead moved for adoption of Ordinance No. 909 at its second and final reading.

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

4. A memo from the City Clerk, dated October 11, 1957, submitted for its second reading Ordinance No. 910, which was passed by the Council at its first reading on October 8, 1957, by the following roll call vote: AYES: COUNCILMEN: Benstead, Drale, Jahn, Isen. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: Blount.

City Clerk Bartlett read title to:

ORDINANCE NO. 910

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING TO FOUR CORNERS PIPELINE COMPANY, A DELAWARE CORPORATION, A FRANCHISE TO CONSTRUCT, OPERATE AND MAINTAIN PIPELINES FOR THE TRANSPORTATION OF HYDROCARBON SUBSTANCES IN THE CITY OF TORRANCE.

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

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

Councilman Jahn moved for adoption of Ordinance No. 910 at its second and final reading.

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

PROCLAMATIONS

Mayor Isen made the following Proclamations with the full concurrence of the Council, and ordered that they be spread in full in the Minutes of this meeting.

P R O C L A M A T I O N

WHEREAS, the privilege of American citizenship ought to be acknowledged by all who are so fortunate as to possess it; and

WHEREAS, we often tend to forget the unexampled blessings which Providence and the wisdom and fortitude of our Founding Fathers have bequeathed us; and

WHEREAS, alone among all nations of the world, the American concept of unalienable rights of the individual, and of government by the consent of the people, have made possible a degree of freedom and prosperity without equal in all history; and

WHEREAS, the preservation of a strong and free America is the cornerstone of peace and security for all who prize liberty above slavery;

NOW, THEREFORE, I, Albert Isen, Mayor of the City of Torrance, California, do hereby proclaim that Wednesday, October 23rd, 1957, be and hereby is designated

"UNITED STATES DAY"

and urge upon all citizens a fervent re-dedication to the United States; a prayer that Almighty God may grant to the American people

and to those whom the people have placed in positions of authority, wisdom to see and courage to do that which is right, and just and honorable in the sight of God; and, finally, urge that all citizens proudly display the American flag at their homes and places of business on the UNITED STATES DAY, WEDNESDAY, OCTOBER 23, 1957.

P R O C L A M A T I O N

WHEREAS, the United States of America is one of the founders of the United Nations and has consistently supported it in its unceasing quest for a durable peace based upon freedom and justice; and

WHEREAS, the devotion of the people of the United States to the principles of the United Nations Charter is the expression of a faith deeply rooted in American cultural, political, and spiritual convictions; and

WHEREAS, the United States considers that further development of the processes of the United Nations will enable it to promote justice under international law with increased effectiveness; and

WHEREAS, world opinion in support of international morality, law, and order has helped to make the United Nations a constructive force for the development of a stable, prosperous, and peaceful world; and

WHEREAS, the United Nations has been instrumental in preventing open conflict between nations by offering its machinery for conciliation, negotiation, and pacific settlement; and

WHEREAS, the United Nations, in cooperation with the Specialized Agencies, has been helping to create the basic conditions for peace by encouraging greater production of food, better health, higher standards of living, and greater educational opportunities; and

WHEREAS, the General Assembly of the United Nations has resolved that October 24, the anniversary of the coming into force of the United Nations Charter, should be dedicated each year to making known the purposes, principles, and accomplishments of the United Nations;

NOW, THEREFORE, I ALBERT ISEN, Mayor of the City of Torrance, do hereby urge the citizens of this City to observe Thursday, October 24, 1957, as UNITED NATIONS DAY by means of community programs that will demonstrate their faith in, and support of, the United Nations and will contribute to a better understanding of its aims, problems, and accomplishments.

Mayor Isen also proclaimed the week of October 14, 1957, as Air Force Week.

Mayor Isen reported that, if the Board of Education approves this suggestion, October 22, 1957, will be designated as Junior Citizens' Day in the City, and the High Schools of Torrance will furnish young people to fill the posts in the City. There will be students appointed to the Park & Recreation Commission and the Airport Commission as well for that one day, and they will investigate those facilities and report that evening to the youths appointed to act as Councilmen for that meeting. This suggestion has been sent on to the Board of Education for their consideration.

O R A L C O M M U N I C A T I O N S

City Manager Stevens reported that some time ago, the Council had requested License Investigator Gale Whitacre to make a thorough study of the gross receipt from business license taxes in comparable cities.

Mr. Whitacre has done this, and has a great deal of data available. If the Council wishes to put such a tax into effect, it should be acted on very soon, to be ready by January 1, 1958. He suggested a Committee from the Council meet with himself and Mr. Whitacre, the City Attorney and Finance Officer Scharfman, to work on this and prepare a recommendation.

Councilman Benstead suggested the Finance Committee of the Council work on this.

There was no objection to the suggestion, and Mayor Isen directed that the other two members of that Committee besides himself do this, saying he would be glad to act in an ex officio capacity.

The City Manager reported that two questions on the Parks & Recreation Bond Issue had arisen more than once, and asked the Council what reply should be given. In a number of districts, the people want to know how much of the money will be spent in their districts; Mr. Van Bellehem has worked out a rough schedule with the idea of submitting it for the approval of the Council. Another question which has come up often is whether the park in the Walteria Lake area will be bought if the Airport Bond issue does not pass.

After a short discussion, in which it was pointed out that the Walteria Lake area park could not be bought without the Airport bond money, due to the drainage problem, it was agreed that the people would simply have to have faith in the good judgement of their Council in the matter, as it is impossible to determine now how the money can be used.

Councilman Drale asked the City Manager if the Adult Recreation Center is not to be moved to the Civic Center, saying he believed it should be.

Councilman Blount said he would like to study the material on this before he voted one way or the other.

Councilman Jahn agreed.

Mayor Isen said the people would have to be asked to have confidence in the City Council to spend the money in all areas as needed.

The City Attorney reported that in answer to the Council's question to him last week, as to whether Tracts 22758 and 22712 in North Torrance had been automatically rezoned when the Tentative Tract Maps were passed, he had found they were not. Therefore, the subdivider, Mr. Watt, would have to come in for a Change of Zone.

The City Attorney said he would be sure this was put back on the Agenda.

The City Attorney reported he had received a call for the Don Ja Ran Attorney, Mr. Peck, who told him they have their suit against the City ready to file. The City Attorney reported that his office is too busy to handle the case, and that if the Council wishes a good job on this, he would recommend that they employ an outside attorney to act for the City in this matter.

Attorney Remelmeyer said he had contacted the firm of Mewborn & Hitchcock, and they had given him a basis for price.

He asked the Council for an expression of policy.

Mayor Isen thought this was too early to take this up, saying he thought a later date would serve.

The City Attorney reported he had been working with Jefferson, Inc., the present holders of what is known as the Store Properties lease, and they have reached agreement on most of the points of difference between them and the City. However, three main points are still to be considered. He asked the Council to consider the points, which he proceeded to brief them on. They were:

- 1. Zoning - in lieu rents;
- 2. Construction - beginning and ending dates;
- 3. Streets, curbs, etc.

He explained that by zoning, a certain control could be exercised over what was built there, considering the production of sales tax revenue to the City. Jefferson, Inc., may want to construct an office building, which would not produce such revenues, and if such a building should be approved for the area, a system of in lieu rentals might be worked out so the City would not suffer from the loss of the tax money.

As to construction, the present date of July 1, 1958, is specified; Jefferson has asked for an extension to May 1, 1959, by which time they will erect a quarter of a million dollars worth of buildings. There is not a definitive date for the construction of the \$4,000,000 worth of buildings which they have agreed to erect. He asked what the Council would suggest. He said he had suggested 6 years, which they felt was too soon. The matter of whether or not they should build increments should also be considered. They have not agreed to do that.

Streets, curbs, gutters, etc., are usually put in by the developer of land. However, because the City owns this land, the developer has asked that the City put them in on Crenshaw. They also want a public street put in on what was Atkinson Street, which the City vacated. The Attorney said he had discussed this with Chief of Police Bennett, Mr. Russell, and City Engineer Bishop, and they have agreed that this would not be good from the City's point of view. They have suggested this be used for an alley for service of the area.

The City Attorney said these points should be settled, and asked the Council to consider them.

Mayor Isen directed the City Attorney to prepare a brief, written resume on these matters and present it at the Pre-Council meeting of the Council next week, which he suggested begin at 7:00 P. M.

The City Manager asked if the Council planned a meeting election day.

Mayor Isen said it might be postponed for a day, or might be dispensed with altogether if more practical. He said a decision could be made at the next meeting of the Council.

Councilman Drale said a vacant lot at 180th & Casimir is in a very dirty condition, and a gentleman in the audience had asked him to see if the City would clean it up. It is land owned by a water company.

There were no objections, and Mayor Isen suggested this be referred to Planning Director Powell and the Street Department.

Mr. Ollie Wierenga, 3933 W. 176th St., told the Council he had applied for a Waiver to build an extra room on his house some time ago. The application was approved by the Waiver Board last Friday, and would probably be on the next Agenda. However, he could get a very good price from his contractor if the work could begin at once. He asked for Council approval of his Waiver.

In reply to a question, Mr. Lee Schlens, Bldg. Supt., said Mr. Wierenga would still have more rear yard than is required, and the Waiver was approved by the Board.

Councilman Drale moved to concur with the approval of Mr. Wierenga's Waiver as given by the Waiver Board at their last meeting.

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

Mr. Steve J. Myzel, W. 182nd Street, asked what the Change of Zone on Tracts 22758 and 22712 was for.

The Mayor directed Mr. Myzel to meet with the Planning Director and City Attorney on this matter.

At this time, the Council returned to the matter of FINAL TRACT MAP NO. 17180.

Councilman Jahn asked if the motion for approval and the second to the motion were still on the floor, and the Mayor reported they had postponed, but were still before the Council.

Mr. Spaahn of Barclay Engineering said an agreement had been reached between the developer and Mr. Schlens and Mr. Bishop. It was as follows:

1. Loytan Street will be a 50' street instead of a 54' street as shown on the map;
2. 30' of paving will be put there instead of 34' as shown;
3. The sidewalk will be built adjacent to the curb;
4. There will be a 12' front yard set-back there;
5. Parking will be restricted on the east side of Loytan St., Lots 8 to 15 inclusive; That will provide for 7' of parking on the West side, and establish driving lanes 11-1/2' wide.

Mayor Isen asked about the parking provided in the driveways under this plan.

Mr. Spaahn said it would be 17-1/2' exclusive of the pedestrian sidewalks.

Mayor Isen withdrew his second to the motion.

Councilman Jahn amended his motion for approval to include these stipulations and conditions shown on the transmittal sheet.

Mayor Isen seconded the motion as amended.

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

Mayor Isen said many cities are looking into the faults of the so-called Lakewood Plan, and Councilman Jahn is our representative on the Beach Cities Committee for that purpose. It has been requested that a layman be appointed to represent each of these cities, as well, and Mr. Fred Brunner, an executive of Columbia Steel, has been appointed to represent Torrance.

Councilman Blount moved all bills properly audited be paid. Motion seconded by Councilman Drale, carried unanimously by roll call vote.

The meeting adjourned at 7:20 P. M.



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

APPROVED:



Mayor of the City of Torrance