

Torrance, California
November 12, 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, November 12, 1957, in the Council Chamber, City Hall, Torrance, California.

In the absence of Mayor Isen, City Clerk Bartlett called the meeting to order and called the roll. Those responding to roll call were: COUNCILMEN: Benstead, Blount, Drale, Jahn. ABSENT: COUNCILMEN: Isen. City Manager Stevens and City Attorney Remelmeyer were also present.

Councilman Drale moved that Councilman Blount act as Mayor Pro Tem in the absence of Mayor Isen.

Motion seconded by Councilman Benstead, no objections, and Councilman Blount took the Chair.

At the request of Mayor Pro Tem Blount, Councilman Benstead led the salute to our Flag.

The Reverend William K. Schatz of the Seaside Community Church opened the meeting with an invocation.

Councilman Jahn moved to approve the Minutes of the Regular Meeting held November 5, 1957, as written.

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

BIDS:

Mayor Pro Tem Blount announced this was the time and place for opening of Bids on City Yard property located at 1730 Torrance Blvd.

City Clerk Bartlett presented the affidavit of publication.

Councilman Jahn moved this be accepted and filed.

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

City Clerk Bartlett opened and read the bids summarized here:

BIDDER:

TOTAL BID:

A. Rochlin & I. Trubowicz 4510 Pinafore St., Apts. 18 & 20 Los Angeles 8, Calif. 2201 Dominguez Torrance, Calif.	(Accompanied by Cashiers Check in the amount of \$8,500.00)	\$85,000.00
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Rome Cable Corporation 1739 - 213th Street Torrance, California.	(Accompanied by Certified Check in the amount of \$9,000.00)	\$90,000.00
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Sam Levy 1309-15 Sartori Ave., Torrance, Calif.	(Accompanied by Certified Check in the amount of \$10,000.00)	\$86,000.00
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The City Clerk announced that the above were all the written Bids.

Councilman Jahn moved that the Council accept oral bids under the conditions that the first of such bids would raise the bid by at least 5% any succeeding bids would raise the bid by not less than 1%, and with any successful bid to be accompanied by a cash deposit.

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

Mayor Pro Tem Blount called for any oral bids from the audience, with the proviso that they conform to the motion by Councilman Jahn. There were no oral bids.

City Manager Stevens reported to the Council that some of the bidders had no interest in the buildings the City has on that property, and would permit us to remove them. He believed it might be of interest to ascertain that point.

Councilman Jahn asked if that point was in any of the written bids.

It was not.

Councilman Jahn asked if there was a representative of the Rome Cable Corporation present.

Glenn Koger, Vice President and General Manager of the Rome Cable Corporation Torrance Plant, came forward.

Councilman Jahn asked if Rome Cable Corporation would allow the City to retain and remove the buildings now on the property.

Mr. Koger said he believed that as far as they are concerned, they had bid on the property as is to eliminate any complications. If there is some reason why the City wanted the buildings, he said normally they could normally plan to remove the buildings. At present, he said, they believe the buildings are worth about the cost of moving them. There are some oil tanks there which the law required to be filled. He repeated that they had bid on the property in cash, and as is.

Councilman Drale asked the City Manager whether there is a length of time specified for the City to get off the property.

The City Manager said there is a time element.

Councilman Drale asked when they would want to take possession, and Mr. Koger said he believed in about 6 months.

The City Manager felt that to be a reasonable time.

Councilman Benstead moved to take no action on these bids tonight, but to refer them to the City Manager to negotiate with the Rome Cable Corporation and work out any details, referring this back to the Council at their next meeting.

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

HEARINGS:

Mayor Pro Tem Blount announced this was the time and place for the Third and final Hearing before the City Council on CASE NO. 460, the petition of R. A. Watt, 7862 S. Western Avenue, for a Change of Zone from C-2 (General Commercial) to R-1 (Single Family Residential) on Lots 6-60 except Lot 24, Tract 22758, and Lots 13 through 108 inclusive, Tract 22712, situated at Arlington on the east, 182nd St. on the south, Casimir Avenue on the west, and the south boundary line of Tract No. 20561 on the north, EXCEPT for the area encompassed by Tract No. 22660.

City Clerk Bartlett presented the Affidavit of publication.

Councilman Benstead moved this be received and filed.

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

Mayor Pro Tem Blount asked if anyone present wished to be heard on Case No. 460.

There was no reply.

Councilman Jahn moved the Hearing be closed.

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

Councilman Drale questioned whether this constituted good planning.

Planning Director Powell said Lots 1 through 12 are now zoned C-2 as was the whole tract of land when the houses were built there. He explained to the Council that the Planning Commission had asked that a fence be built around the commercial property there to protect the residences in the area.

Councilman Jahn moved to concur with the recommendation of the

Planning Commission.

The motion died for lack of a second.

Mayor Pro Tem Blount asked if the people who own the homes on these lots have been notified of this Hearing.

Planning Director Powell did not have the list of notificants with him, but offered to get it.

Councilman Drale moved Lots 1, 2, 3, 4, and 5, be left C-2, and the rest of the lots be zoned R-1 to conform to their use.

Councilman Benstead asked if there had been any protests to this Change of Zone.

The Planning Director said there had not.

There were no objections, and Mayor Pro Tem Blount ordered this matter to be continued to later in the meeting, and requested that the Planning Director furnish the Council with the information requested.

WRITTEN COMMUNICATIONS:

1. A November 6, 1957, letter from W. B. Mullin and Allen E. Kelly, concerning the property at the corner of Sepulveda and Hawthorne which they are developing. They have encountered a drainage problem there, and they planned to drain the property to a sump north of Sepulveda, installing the drains and completing the work of draining the property. They found that the City has only an easement on the drainage sump, and have been told by Don Wilson, the developer of Tract 21676 where the sump is located, that he had no right to drain his property to the sump. They requested that the City condemn a further drainage easement on lots 740 and 741 of Tract 21676 that will permit waters from the storm drain system they are installing to the existing sump, and advised that they would be willing to stand such proportion of the cost of such condemnation as the City deems equitable.

In answer to a question from Councilman Jahn, the City Attorney said Kauffman-Wilson gave us an easement on the subject sump, with the stipulation that it is to drain only the territory north of Sepulveda and west of Hawthorne.

Councilman Jahn felt we should have refused such an easement, and had the sump deeded to the City, however, he pointed out that an error had allowed these people to proceed as they have outlined.

The City Manager said we have only an easement in this instance, and the sump is meant to drain the water shed which naturally comes into this area. The property being discussed is outside that water shed. Engineering-wise, the City Manager believed it would be safe, but he said that from the point of view of Mr. Wilson, it might endanger their own water shed which they provided for.

Councilman Jahn felt that in the future subdividers should be required to deed sumps such as this to the City.

Councilman Jahn moved the City start condemnation to include this drain with the provision that, as per the letter from Mullin and Kelly, they pay the condemnation costs.

Motion seconded by Councilman Benstead.

Councilman Drale felt they are diverting water. He felt it should have come before the Council for approval in such a case.

Councilman Jahn did not feel the Council to be qualified to act in such matters, however, he did feel that a serious mistake had been made in the Engineering Department.

Councilman Drale did not feel the City should be involved.

Councilman Blount moved to table this motion until the next meeting of the Council, requesting the City Manager to give the Council a full report on all this matter.

The City Manager outlined what he knew of the history of this case.

Councilman Benstead asked if the City must maintain the sump, and the City Manager said we do. He added that we maintain most utility easements, to protect the people.

Councilman Jahn seconded Mayor Pro Tem Blount's motion, which carried unanimously by roll call vote of those present.

HEARING:

CASE NO. 460: Planning Director Powell presented to the Council the list of people notified of this Hearing, which showed that Mr. Watt had signed as owner of Lots 6-60.

Mayor Pro Tem Blount seconded Councilman Drale's motion that Lots 1, 2, 3, 4, and 5 be left C-2 and the rest of the lots in that tract be zoned R-1.

Planning Director Powell reported an application for permit to build apartments on the lots this motion excludes has been made.

Mayor Pro Tem Blount asked if it had been issued, and Building Supt. Schlens said he would have to check.

2. A letter dated November 1, 1957, from Melven Genser, Inc., 7767 Santa Monica Blvd., Los Angeles, requested permission to repair and maintain a sign they have at 20355 So. Hawthorne Boulevard. He stated the sign was erected by them prior to the City's annexation of the property.

Building Supt. Schlens said his memo appended to the copy of Mr. Genser's letter was the complete information from him, pointing out that if the Council approves the sign, his Department will require a bond be posted as specified in the Sign Ordinance. If the Council does not approve the request, the Building Department will proceed to obtain the removal of it.

Councilman Benstead asked the City Attorney if it made any difference if the sign was there when we annexed the property, and whether they do not have to abide by the Ordinances of the City.

The City Attorney believed they must, but did not recall whether the Ordinance would be active retroactively.

Bldg. Supt. Schlens said the sign had been erected with permission from the State, as it was on a State highway. He said his Department had stepped in when it was obvious they intended to refurbish the sign. Any sign in the City must be covered by a bond, which this one is not, and must be re-submitted for approval every six months.

Mr. Walter Mansfield, 26455 Monte Malaga Drive, Rolling Hills, who represented Grand View - Palos Verdes Corp., the lessor of the sign, told the Council they would be glad to conform, but had not known the requirements of the City.

Mr. Schlens said there is no bond on this sign. He also pointed out that the permit for this sign had been granted after annexation.

Councilman Jahn pointed out this is a new sign.

Mr. Mansfield said they would be glad to conform to the City's requirements. He asked for time for relocation of it or some other arrangement.

Councilman Jahn moved the Building Dept. obtain compliance with our Ordinance and they be given 90 days in which to remove the sign.

Motion died for lack of a second.

Councilman Benstead moved the Building Department comply with the Sign Ordinance.

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

3. A November 7, 1957, letter from J. H. Hull of the Torrance Unified School District, 2335 Plaza Del Amo, requested the City install walkways in certain areas near the new South High School.

Councilman Jahn asked the City Attorney if the schools are not required to install walks adjacent to their buildings.

The City Attorney believed our Ordinance was all-inclusive.

Councilman Jahn believed this to be the responsibility of the School District.

The City Attorney said he would question whether we have jurisdiction over the School District.

Councilman Drale pointed out that all these walks are not contiguous to the school buildings.

Councilman Jahn moved to refer this to the City Attorney and the Traffic Commission.

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

4. A request from Eta Kappa Chapter of Epsilon Sigma Alpha, dated November 5, 1957, for permission to hold a rummage sale on November 16, 1957, in the front yard of Louis J. Verne, 18004 Prairie Avenue.

This was signed by Helen Leichtweis, President, of 3759 W. 171st St., Torrance.

A November 7, 1957, memo from Police Chief Bennett disapproved this, saying he believe rummage sales should be held from a building.

Planning Director Powell, in a memo dated November 7, 1957, did not recommend approval.

License Inspector Whitacre, in a memo dated November 7, 1957, felt that under the circumstances he would not recommend approval of this request.

Councilman Jahn moved to concur with Police Chief Bennett's recommendation that the request be denied.

Motion seconded by Councilman Benstead.

Mayor Pro Tem Blount pointed out that the Council did not feel such sales should be carried on in the front yards of R-1 land.

Motion carried unanimously by roll call vote of those present.

Councilman Benstead said he would like to have the applicants notified of this action.

5. A request from Edwin R. Collin and Windsor Vick, 17019 Haas Ave., was for a list of the applicants for erection of individual hangars at Torrance Airport, along with a place and time where about 50 people could meet to discuss a contract with the City. The letter stated the people who had made such applications were not satisfied with the contract as originally written, and would like to work out suggestions to the City.

After a short discussion, it was agreed by the Council that there would be no objection if they wished to come in and get the list, and the City Manager was directed to let them know they could come in and get this, and when they do come in, to make arrangements with them about a place for them to meet.

6. A November 8, 1957, petition from employees of the City for approval of a payroll deduction for a Christmas Club plan with the Bank of America.

Under the same date, a memo from Finance Officer Scharfman reported this could be done if the Savings Bond deductions are made once monthly instead of twice monthly as we do now.

Councilman Drale moved to concur with the request.

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

City Clerk Bartlett asked to present a letter from the North Torrance Civic Improvement Association which had been given to him today.

Councilman Drale moved to refer this to the next meeting of the Council.

There were no objections, and it was so ordered.

At 8:50 P. M., Mayor Pro Tem Blount declared a recess, with the Council re-convening at 8:55 P. M.

HEARING:

Building Supt. Schlens had checked, and reported to the Council the permits for apartments had been issued, and are for lots in Tract 22712, which are excluded from this Change of Zone.

Councilman Drale said such cases invariably cause many problems.

In reply to a question from Councilman Jahn, the City Attorney said the only thing the Council could do would be to change the zone of the property.

Mr. Schlens said they took out the permits, but so far as he knows the actual construction has not begun.

The City Attorney believed if the lots on which the apartments are planned are zoned properly, the apartments could be put up unless a Change of Zone is instituted before actual construction is begun.

Councilman Drale asked to see a map showing the zone of the property at the time the tracts were approved.

Mr. Schlens said the permits for the apartments were issued on September 23, 1957, before he knew of this application for a Change of Zone.

In answer to a question from Councilman Benstead, Planning Director Powell said the Change of Zone was instituted June 17, 1957.

The City Attorney reported the lots for which apartments were planned are not affected by this Change of Zone.

Mayor Pro Tem Blount pointed out that if the City had retained some portions of the old zoning Ordinance, this could not have occurred, as the zone of the land would have automatically changed to fit the use.

The City Attorney reported, in answer to a question from Councilman Drale, that this had been approved under the new Ordinance. He had checked that point for the Council.

Mayor Pro Tem Blount asked for the date upon which our new Ordinance went into effect, asking the City Attorney to furnish him with that information.

Councilman Benstead moved to re-open the Hearing on this Case and continue it to next week.

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

COMMUNICATIONS FROM THE CITY MANAGER:

1. A letter dated November 8, 1957, concerned the Airport Triangle Lease, and read as follows:

"Mr. Levitt, of Jefferson, Inc., has met with members of our staff to discuss the use of the northerly portion of the Airport Triangle. It was generally agreed that the major portion of this section would be used for parking, however, it might be desirable to use the extreme corner for a service station and car-wash, facilities which normally are built on a large shopping center. So that their architect may proceed with the design of the center, it is proposed to send them the following letter upon your approval:

"Dear Mr. Levitt:

As per your request, following our meeting of November 6, 1957, we believe the following reflections should be made in order to assist your planning.

The main area of discussion, and probably the most controversial section of the Airport Triangle, is that which lies north of the building restriction line. As was discussed, the original zoning allowed for no structures in this section of the Triangle site whatsoever, but was set aside for parking purposes.

We believe we are being more realistic when we say that some customer service (i.e. -- car-wash, service station, etc.), which would complement your development, would be satisfactory. Furthermore, that your request for the infringement of some larger structure (25' height) to extend slightly (50') to the north of our building restriction line would be considered.

Of course, the final approval for such a program would be made by the Torrance City Council after review by the C.A.A.

I hope this letter will give you a somewhat better realization of our plans for the area in question." S/Geo. W. Stevens, City Manager.

The City Manager explained to the Council that these people have talked to the C.A.A. about this, and the C. A. A. has said this might be permitted under the new requirements.

Councilman Jahn moved that if a gas station, car-wash, etc., are contemplated for that area, they be placed behind the existing building restriction line.

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

APPROPRIATIONS:

To Arrow Engineering Co., Inc., for engineering services during the month of October, 1957, on Hollywood Riviera Sewers No. 3, the sum of \$952.00.

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

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

COMMUNICATIONS FROM LICENSE DEPARTMENT:

1. A request for a free license for a Y-Teen Club (Phi Dels) to paint house numbers on curbs during the period of October 29, 1957, through December 31, 1957, was signed by Kathleen G. Canby, Executive Director of the Torrance Branch of the YWCA. A recommendation from License Inspector Whitacre was attached, to the effect that he recommended the free license be granted subject to proper adult supervision.

Councilman Drale moved to concur with the recommendation of the License Inspector.

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

ENGINEERING MATTERS:

1. A letter dated Nov. 8, 1957, from R. W. Bishop, City Engineer, submitted the Third Supplemental Memorandum of Agreement for the Expenditure of State Gas Tax Funds for the Fiscal Year 1957-58, which includes \$21,656.20 for the improvement of Prairie Avenue.

City Clerk Bartlett read title to:

RESOLUTION NO. 3332

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADOPTING BUDGET AND APPROVING THIRD SUPPLEMENTAL MEMORANDUM OF AGREEMENT FOR EXPENDITURE OF GAS TAX ALLOCATION FOR MAJOR CITY STREETS.

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

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

Councilman Benstead moved for adoption of Resolution No. 3332.

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

2. A letter dated November 7, 1957, from City Engineer R. W. Bishop, submitted a street easement for the widening of Prairie Avenue right-of-way between 174th and 182nd Streets.

City Clerk Bartlett read title to:

RESOLUTION NO. 3333

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING, ON BEHALF OF THE CITY, THAT CERTAIN EASEMENT DEED FROM INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, A RELIGIOUS CORPORATION.

Councilman Jahn moved to dispense with further reading of the Resolution.
Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.
Councilman Jahn moved for adoption of Resolution No. 3333.
Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

3. TENTATIVE TRACT NO. 24148 was removed from the Agenda as requested by the Engineering Department.

4. A November 7, 1957, letter from J. R. Patrick, Assist. to the City Engineer, concerned the vacationing of certain 'paper streets', namely, portions of Date, Fern and Juniper Avenues in Tract No. 10778. Mr. Patrick submitted with his letter a copy of a letter from the AT&SF Railway Co., dated November 1, 1957, a copy of a letter from Mr. Patrick to the Santa Fe Railway Co. dated October 23, 1957, a copy of a letter of September 24, 1957, from Remco Real Estate Management Co., and a map showing the proposed Vacation.

Councilman Jahn commented that in return for this vacationing, the City had asked for the dedication of certain land along Sepulveda Blvd. for the widening of it, and he did not think this vacationing should be carried through until we have the land along Sepulveda.

Councilman Jahn moved to table this action until we have the land for the widening of Sepulveda Blvd.

Motion seconded by Councilman Benstead.

The City Manager thought the Council could go ahead with this, but not pass the final papers on it until we have the deeds to the land we need for the widening of Sepulveda.

Councilman Jahn withdrew his motion, and Councilman Benstead withdrew his second to the motion.

City Clerk Bartlett read title to:

RESOLUTION NO. 3334

*Fern Avenue
and Juniper Avenue
(See Min of 11/17/57)*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO VACATE A CERTAIN PORTION OF DATE AVENUE, IN TRACT 10778, IN THE CITY OF TORRANCE, FIXING A TIME WHEN THE CITY COUNCIL WILL MEET TO TAKE FINAL ACTION THEREON, AND PROVIDING FOR THE PUBLICATION OF THIS RESOLUTION.

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

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

Councilman Jahn moved for adoption of Resolution No. 3334.

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

Councilman Drale moved the City Manager be authorized to contact the owners of that land and suggest to them we receive the necessary easement for the widening of Sepulveda before this comes to the Council for final action.

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

5. A letter from John R. Patrick, Assistant to the City Engineer, was dated November 7, 1957, and submitted to the Council the recommendation of the Planning Commission that a walkway between Lots 14 and 15, and Lots 37 and 38 in Block F of Tract 10303 be vacated. This vacationing was approved by the Council at their meeting of July 27, 1954.

Mr. Patrick reported that Mr. Jim Bauers had requested that this walkway be vacated. This was submitted for Council consideration.

Councilman Drale asked if this walkway was ever used for drainage or any other purpose.

There was no reply.

Councilman Drale suggested this be re-studied by the Planning Commission.

There were no objections, and Mayor Pro Tem Blount ordered this referred to the Planning Commission for their study and recommendation, and requested the City Manager to make a report on this to the Council regarding the engineering aspects of the matter.

6. A letter dated November 7, 1957, from J. R. Patrick, Asst. to the City Engineer, submitted a street easement from Richfield Oil Corp. for a 20-foot widening of Crenshaw Blvd. at 164th Street.

City Clerk Bartlett read title to:

RESOLUTION NO. 3336

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING, ON BEHALF OF THE CITY, THAT CERTAIN EASEMENT DEED FROM RICHFIELD OIL CORPORATION.

Councilman Benstead moved to dispense with further reading of Resolution No. 3336.

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

Councilman Benstead moved for adoption of Resolution No. 3336.

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

7. RE-SUBMITTED: A letter dated October 30, 1957, from J. R. Patrick, Asst. to City Engr., submitted an easement deed for the widening of Atkinson Avenue.

City Clerk Bartlett read title to:

RESOLUTION NO. 3337

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING, ON BEHALF OF THE CITY, THAT CERTAIN EASEMENT DEED FROM SAM H. SHPALL AND IRENE SHPALL.

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. 3337.

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

8. An October 30, 1957, letter from J. R. Patrick, Asst. to City Engr., submitted a street easement for the widening of 226th St.

City Clerk Bartlett read title to:

RESOLUTION NO. 3338

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

Councilman Benstead 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. 3338.

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

9. BOND RELEASE - Tract No. 20475 - G & G Construction Company

A letter dated October 24, 1957, from City Engineer Bishop, recommended the release of Bond #31-B-49609, in the amount of \$22,959 to the subdivider, the G & G Construction Co.

An October 24, 1957, letter from C. W. Clemmer, Asst. Park Supt., reported the trees in the parkways of this tract had been inspected and approved by this Dept.

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

Councilman Benstead seconded the motion.

Councilman Jahn reported he had asked the Planning Director if this was the tract where there had been a problem of the subdivider holding a portion of the back yards of a number of lots, or had re-arranged the streets and lots.

He referred to a meeting held by him, City Engineer Bishop and Planning Director Powell and some of the buyers in the tract, who had complained about the construction company withholding land from them. At that time, he recalled, the construction company was asked to conform to the subdivision map. He asked if this had been done.

The City Engineer did not remember, offhand.

Councilman Jahn did not want to release the bond until he had the information that this had been done.

The City Engineer said he would be glad to check this.

Councilman Drale withdrew his motion, and Councilman Benstead withdrew his second to the motion.

Councilman Jahn moved that this bond, and the next bond recommended for release to G&G Construction, No. 31-B-45888, in the amount of \$58,000, on Tract 20873, be referred to the Engineering Dept. for a report at the next meeting of the Council.

There were no objections, and it was so ordered.

10. See above motion.

11. A letter dated October 31, 1957, from the City Engineer, recommended the release of Bond #520757-LA, in the amount of \$644,607, on Tract No. 21676, to Kauffman-Wilson Construction Co., the subdivider.

A letter dated August 14, 1957, from C. W. Clemmer, Asst. Park Supt., advised that the trees in the parkways of the tract in question had been inspected; Mr. Clemmer reported that certain of those trees should be replaced, and that when that had been done, they would have complied with all City of Torrance Tree Ordinances.

Councilman Jahn moved to concur with the City Engineer's recommendation regarding the release of bond #520757-La to Kauffman-Wilson.

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

Councilman Jahn asked if it would be possible to have the bonds from subdividers cover drainage as well as streets in the future.

The City Attorney said he would have to check this point.

Councilman Jahn asked to have a report on it at the next meeting of the Council.

PLANNING MATTERS:

1. CASE NO. 468 - VARIANCE - LUTHER D. GOODE: A transmittal from the Planning Commission recommended approval of request from Luther D. Goode for a Variance to construct an additional residence at 1628 Date Ave. in Land Use Zone R-1. Attached to the transmittal form were an excerpt from the Planning Commission Minutes of October 16, 1957, a sketch of the property, and a copy of the recorded agreement covering the Variance.

Councilman Jahn moved this variance be withheld until we have a statement to run with the land.

Planning Director Powell reported that the recorded agreement fulfilled that requirement.

The City Attorney inspected the recorded agreement, and reported it was sufficient.

Councilman Jahn withdrew his motion.

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

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

2. A letter from Planning Director Powell, dated October 31, 1957, was in reply to a request from Councilman Jahn for a report on the Torrance Oil Field and violations in that area.

Councilman Jahn moved the report be filed as a matter of record.

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

3. A letter dated October 31, 1957, from G. C. Powell, member of the Waiver Board, submitted the following requests for Waivers with the recommendations from the Waiver Board on each:

CASE 189-W: Varney, Harvey J., 2405 W. 171st Street, request for occupancy of 8'5" of the rear yard for a rumpus room. Recommendation for approval.

CASE NO. 191-W: Wilson, Richard B., 109 Calle de Arboles, requesting permission to place a swimming pool within 2'6" of the rear property line. Recommendation for denial, for the reason that the property adjacent to the swimming pool is a radical slope down to the adjacent property.

CASE 193-W: Dees, James O., 4044 W. 173rd Place, request for permission to build a 450 sq. ft. boat garage and workshop in the rear of his property. Recommendation for approval for the reason there is adequate open rear yard area left in this large lot.

Case 194-W: Bartlett, Gwen, 800-A So. Pacific Coast Highway, request for a 10' rear yard setback. Recommendation for approval, for the reason this is a hillside lot and a turn-around driveway is to be built in additional front yard setback.

Case 179-W; Pouncey, Robert W., 1508 Date St., requesting permission to build a rumpus room attached to garage. Recommendation for approval, for the reason there will be adequate open rear yard area between the house and this addition.

Councilman Benstead moved to concur with the recommendations for approval in Cases, 189-W, 193-W, 194-W, and 179-W.

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

Councilman Drale questioned the reason for the denial in Case 191-W.

Planning Director Powell presented sketches showing the detail of the area, and reported the plan does not have the approval of the neighbors.

Bldg. Supt. Schlens and Mr. Powell had checked this together, and they reported that there would not be room enough on one side to walk around the pool.

Bldg. Supt. Schlens replied to a question from Councilman Drale by saying there is no engineering reason why this pool should not be built.

Councilman Benstead moved to concur with the recommendation for denial on Case 191-W.

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

4. A letter dated October 31, 1957, from Planning Director Powell, submitted to the Council a recommendation from the Planning Commission that an Ordinance be drafted and the necessary Hearings held prohibiting the drilling of 'grass root' oil wells within 300' of the center line of Hawthorne Ave., between Del Amo Blvd. and 230th Street.

Councilman Benstead moved concurrence with this recommendation of the Planning Commission.

Motion seconded by Councilman Drale, no objections, and the City Attorney was instructed to prepare such an Ordinance.

5. A letter from Planning Director Powell, dated October 31, 1957, submitted an Ordinance reclassifying that property described in Planning Commission Case No. 434, which the Council approved on October 8, 1957, with Councilmen Benstead, Drale and Isen approving this Change of Zone and Councilmen Blount and Jahn voting against it.

Councilman Drale suggested this be held over until the next meeting of the Council.

Councilman Benstead moved this be tabled until the next meeting of the Council.

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

6. A letter dated October 31, 1957, from Planning Director Powell, submitted an Ordinance reclassifying the property described in Planning Commission Case No. 464, which was a Change of Zone approved unanimously by the Council at their meeting of October 8, 1957.

City Clerk Bartlett read title to:

ORDINANCE NO. 916

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 464.

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

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

Councilman Benstead moved for adoption of Ordinance No. 916 at its first reading.

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

COMMUNICATIONS FROM CITY ATTORNEY:

1. A cover letter dated November 7, 1957, from City Attorney Remelmeyer, submitted FOR STUDY proposed Ordinances concerning (1) moving of buildings and tanks; (2) relocation of buildings.

Councilman Jahn asked that the Council save all these papers to lower the costs of reproduction.

There were no objections, and these were ordered held for study.

RESOLUTIONS:

City Clerk Bartlett read title to the following Resolutions:

RESOLUTION NO. 3339

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN LEASE AGREEMENT BY AND BETWEEN NORA PFLIEGER, DOING BUSINESS AS EAGLE AVIATION, AS LESSEE, AND THE CITY OF TORRANCE, AS LESSOR, FOR A PARCEL OF LAND AT THE TORRANCE MUNICIPAL AIRPORT.

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

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

The City Attorney asked that Section 2 be amended, saying the following phrase should be added: 'consent to further assignments and subleases must be obtained.'

Councilman Benstead moved this Resolution be held over for correction.

There were no objections, and it was so ordered.

RESOLUTION NO. 3340

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AMENDMENT TO FARMING AGREEMENT BETWEEN KAY ISHIBASHI AND THE CITY OF TORRANCE FOR LAND ON THE TORRANCE MUNICIPAL AIRPORT.

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

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

Councilman Drae moved for adoption of Resolution No. 3340.

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

RESOLUTION NO. 3341

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING CITY DEPOSITORIES TO HONOR THE SIGNATURES OF THE MAYOR, DIRECTOR OF FINANCE, AND CITY TREASURER OF THE CITY OF TORRANCE.

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

Motion, seconded by Councilman Jahn, carried unanimously by

roll call vote of those present.
 Councilman Drale moved for adoption of Resolution No. 3341.
 Motion, seconded by Councilman Jahn, carried unanimously by roll call vote of those present.

In a letter dated November 8, 1957, the City Clerk submitted for its second reading Ordinance No. 915, establishing truck routes in the City, etc. This had carried unanimously at its first reading by the Council on November 5, 1957.

Submitted with this Ordinance was a November 8, 1957, letter from O. W. Fillerup, Manager of the Southern California District of the California Trucking Associations, Inc., 3301 South Grand Avenue, Los Angeles. This letter requested permission to discuss this with the Council and make suggestions.

Mr. McCall of the Association was present instead of Mr. Fillerup, who was unable to attend this meeting, and he asked to be heard.

As there were no objections, Mayor Pro Tem Blount suggested that he meet with the City Attorney and present his views there, and allow the City Attorney to give them to the Council.

Councilman Drale moved to hold this Ordinance over for its second reading.

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

Councilman Jahn asked that everyone save all these papers to help reduce the cost of reproduction.

REPORTS:

1. The Office of the City Clerk reported that they have on file the report of the General Manager and Chief Engineer and the report of the Controller for the Metropolitan Water District for the month of September, 1957.

2. The Office of the City Clerk reported that they have on file the report of the Los Angeles County Air Pollution Control District for the month of October, 1957.

ORAL COMMUNICATIONS

Building Superintendent Schlens presented an application he had received from the National Supply Co., asking to erect a sign at the corner of 213th St. and Western Avenue. This is over area, but he said it would encroach only 7 feet.

Councilman Drale moved the request be granted.

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

Planning Director Powell reported that the Police Dept., the City Atty. and everyone else had given help in ridding the City of the hog farms. He reported that the Police Dept. had really given the platform there a good cleaning.

Mayor Pro Tem Blount said he had followed a truck of garbage which went to the old hog farm and deposited its load there, only yesterday.

Planning Director Powell said the Police had cleaned the area very well over the weekend and he had checked it since without finding any trace of garbage.

Councilman Benstead asked Mr. Powell what he had done about the stagnant water behind the dairy in that area.

Planning Director Powell suggested that be his next project.

Mayor Pro Tem Blount commented that an excellent job had been done with regard to the hog ranch.

Councilman Drale asked the Assistant City Manager to report to the Council concerning the Chamber of Commerce meeting today about the

City participating in the Tournament of Roses.

The Assistant City Manager reported there had been a discussion about this today, but no action was taken because it is not known whether the funds can be made available through public subscription. The matter was ultimately held in abeyance until later in the week.

Councilman Drale reported it had been his understanding that the City could participate in the parade for a cost of about \$5,000, which will have to be raised. We have not much time. The invitation was received today. He thought the Chamber may be willing to pay about half of the money and the rest will have to be raised. He thought it would cost between 4 and 5 thousand dollars, and asked the Assistant City Manager if that had been his picture of the meeting.

Assistant City Manager Don Mansfield replied that he had understood that the best float offered to the Chamber would cost about \$4,000 if the City furnished the labor, and about \$5,000 if the designer furnished the labor.

City Manager Stevens announced that a representative of the Federal Census Bureau is here, and that the official census will start on Thursday, November 14, 1957. He believed it would take about three weeks to complete the census.

Councilman Drale moved all bills properly audited be paid.

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

The meeting adjourned at 9:50 P. M.



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

APPROVED:



Albert Jans
Mayor of the City of Torrance