

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

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

At the request of Mayor Isen, Mr. Chris Sorenson led the salute to our Flag.

The Reverend Wendell Hook of the Walteria Community Methodist Church opened the meeting with an invocation.

Mayor Isen, on behalf of the City Council, extended their most sincere sympathy to City Manager Stevens and his brother, who was present, in the loss of their mother.

Councilman Benstead moved to approve the Minutes of the Regular Meeting held November 26, 1957, with the following correction: Line 2, Page 2, should read 'Road Foreman of the Street Department,' instead of 'Ass't. Supt. of the Street Department.'

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

Councilman Jahn said the City Council should wish Councilman Drale a happy birthday today.

The Council agreed.

BIDS:

1. Prairie Avenue Improvement from 174th Street to 182nd Street:

A letter dated December 5, 1957, from J. R. Patrick, Asst. to the City Engineer, submitted a bid summary for use in tabulating the bids.

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

Councilman Jahn moved this be accepted and filed.

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

Councilman Jahn moved that the totals only be read on these bids.

There were no objections and it was so ordered.

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

BIDDER:

TOTAL BID:

McAmis & Baker 15808 So. Broadway Gardena, Calif.	(Accompanied by Bidders' Bond of 10% of Bid)	\$29,191.25
S. A. Cummings 821 W. Rosecrans Ave. Compton, Calif.	(Accompanied by Bidders' Bond of 10% of Bid)	\$24,775.43
Harrison Bros. 1953 W. 148th St. Gardena, Calif.	(Accompanied by Bidders' Bond of 10% of Bid)	\$29,680.90

BIDDER:

TOTAL BID:

LeRoy Forsythe, Forsythe Excavating, 18156 Prairie Ave. Torrance, Calif.	(Accompanied by Bidders' Bond in the amount of \$2,700.00)	\$26,627.55
Warren Southwest, Inc. P. O. Box 419 Torrance, Calif.	(Accompanied by Bidders' Bond of 10% of Bid)	\$27,390.85
Geo. Savala Paving Co., 213 S. Hawthorne Blvd. Hawthorne, Calif.	(Accompanied by Bidders' Bond of 10% of Bid)	\$29,700.20
Eric L. Peterson 2315 Curry St., Long Beach, Calif.	(Accompanied by Bidders' Bond of 10% of Bid)	\$29,963.60

Councilman Drale moved to refer these bids to the City Engineer for analysis and study and recommendation at the next regular meeting of the Council.

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

2. Bids on Gutter Broom Street Sweeper:

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

Councilman Drale moved this be accepted and filed.

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

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

BIDDER:

TOTAL UNIT PRICE

A. M. Donaher & Son Inc. 7669 Compton Ave. Los Angeles, Calif.	(Accompanied by Bidders' Bond of 10%, which was not required.) Bid on Elgin sweeper:	\$9,686.04 ea., inc. tax.
Brown-Bevis-Industrial Equip. Co. P. O. Box 2276 Los Angeles 54, California.	Bid on Wayne Sweeper	\$9,491.00 ea., plus 379.64 tax
Conveyor Co., 3260 E. Saluson Ave. Los Angeles 58, Calif.	Bid on Mobil Sweeper	\$10,348.00 inc. tax.
Smith Booth Usher Co., 3578 Terminal Annex Los Angeles 54, Calif.	Bid on Austin-Western plus Sweeper	\$10,488.00 419.52 tax

Councilman Drale moved to refer these bids to the City Manager for his study and recommendation at the next regular meeting of the Council.

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

HEARINGS:

1. Mayor Isen announced this was the time and place for the hearing on Resolution No. 3334, Resolution of intention to vacate a portion of Date, Fern and Juniper Avenues in Tract 10778.

City Clerk Bartlett presented the Affidavit of Publication and Affidavit of Posting.

There were no objections, and these were accepted and ordered filed.

Councilman Jahn asked if the land for the widening of Sepulveda had been deeded to the City yet, saying that was a condition of this vacationing.

City Engineer Bishop said it had not, but that the passage of the Resolution of Intention was not final; that it had been agreed the Ordinance would be considered and passed when the deed to that land was received.

The City Attorney told the Council the Ordinance would not be presented until the deed to the land for widening **Sepulveda** has been received.

Councilman Jahn wanted to be sure that was understood.

Councilman Jahn moved the City Attorney be instructed to prepare the Ordinance for the vacationing of these streets, and that he present it to the Council at the same time the deed for the land for widening Sepulveda is presented.

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

2. Mayor Isen announced this was the time and place for the third and final hearing on CASE No. 467, Change of Zone in all of Tract 22214, situated at Dorman Avenue between 182nd St. and 186th St. from R-2 and A-1 zoning to R-1 zoning, to fit the use to which the land has been put. \*\*

A transmittal form from the Planning Commission recommended approval of this Change of Zone. An excerpt from their Minutes of November 6, 1957, was attached.

Mayor Isen asked if anyone wished to be heard, but there was no reply.

Councilman Drale moved the Hearing be closed.

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

Councilman Jahn moved to concur with the recommendation of the Planning Commission and that the necessary Ordinance be drawn.

Motion, seconded by Councilman Drale, carried unanimously by roll call vote. **\*\* City Clerk Bartlett presented Affidavit of Publication which was accepted and ordered filed.**

3. Mayor Isen announced this was the time and place for the third and final Hearing on CASE NO. 469, Change of Zone on the East half of the West half of the Southeast Quarter of Lot 27, McDonald Tract, EXCEPT the northerly 450 feet thereof, situated at 182nd St., approximately 150' west of Doty on the north side of the street. \*\*

A transmittal form from the Planning Commission recommended approval of this petition of the Aspen Land Co., R. A. Watt, Agent. Excerpts from the Planning Commission Minutes of November 6, 1957, were submitted.

Mayor Isen asked if anyone wished to be heard, but there was no reply.

Councilman Benstead moved the Hearing be closed.

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

Councilman Drale asked how large these lots are, and Planning Director Powell answered that they are 50' x 100'.

Councilman Jahn moved the City Attorney be instructed to draw up an Ordinance changing the zone to concur with the recommendation of the Planning Commission.

**\*\* City Clerk Bartlett presented Affidavit of Publication which was accepted and ordered filed.**

Motion seconded by Mayor Isen.

Councilman Drale asked if all the tract is being changed to R-1, and Planning Director Powell said yes.

Motion carried unanimously by roll call vote.

#### COMMUNICATIONS:

1. A November 29, 1957, letter from McCown Drug Stores, Inc., requested the removal of newspaper stands at 1327 El Prado, which the letter stated have become a nuisance. The letter was signed by H. E. Petro, Vice-President.

Councilman Jahn asked if the Council granted permission to put up such newspaper stands.

Councilman Benstead moved to refer this to the Police Dept. for immediate action.

Mayor Isen asked if such stands could be placed anywhere in the City.

Councilman Jahn asked the City Attorney if there was an Ordinance governing the placing of such stands.

The City Attorney said the stands are placed on sidewalks, which are public property, and they should have the permission of the City for this.

Mayor Isen thought this matter should go to the Legal Dept. of the City, saying there are many places where we have this same situation.

Councilman Drale seconded Councilman Benstead's motion, asking this also be considered by the City Attorney.

There were no objections and it was so ordered.

2. A November 25, 1957, letter signed by: John Schnepf, Pres., American Little League; Pierce Venable, Pres., Pac-Am Babe Ruth League; D. L. Gerard, Vice-Pres., American Little League, and Paul O. Roettger, Vice-Pres., Pac-Am Babe Ruth League, requested the land for the building of two or more baseball fields of Little League and Babe Ruth size. The letter said this land would be used by 500 boys ages 8 through 15 living in the area south of Torrance Blvd. and west of Crenshaw. Both Leagues carry adequate insurance.

Mayor Isen asked if anyone was present on this request, and several men in the audience raised their hands.

Mayor Isen expressed doubt that there was enough land available.

Councilman Blount believed we had received 27 acres in that area not too long ago for recreation purposes, and that there is an 11 acre sump next to the new school out there which we could use. He suggested that the Park & Recreation Commission look into this and give us a solution as soon as possible.

Councilman Benstead did not believe the sump next to the Catholic High School belonged to the City.

Councilman Drale asked the men if they had any special locations in mind.

Mr. Pierce Venable, 5419 Sharynne Lane, said they had talked to the City Engineer a couple of weeks ago, and he had told them the sump near the Catholic High School is City Property, but it might not be available for recreation.

Councilman Jahn moved to send this to the Park & Recreation Commission with the remarks of the Council on the matter.

Motion seconded by Mayor Isen.

City Engineer Bishop said the sump next to the Catholic High School was covered by an easement which has been accepted by the City, but it is a drainage easement only; he said we are trying to obtain the recreational rights. With respect to the 27 acre sump out there, he believed we have the recreational rights in that area.

Mayor Isen suggested this be referred to the City Attorney to work with the Park & Recreation Commission and the petitioners in order that the full rights over and above the drainage easements be secured so the area suggested may be used for recreation purposes.

There were no objections, and it was so ordered.

Councilman Drale said a Mr. Koletos wanted to do something for the City, and he has a large piece of land adjacent to Lomita Blvd. and Hawthorne. He suggested that Mr. Venable contact Mr. Koletos to see if any of his land might be available for use by the Little Leagues.

Councilman Blount asked for a time certain for receipt of the recommendation from the Park & Recreation Commission.

Mayor Isen asked if 30 days would be too late, saying he thought this would be about as soon as it could be done.

Mr. Venable said they would like to have the land as soon as possible.

Mayor Isen directed the Park & Recreation Commission to give the Council a report not later than 30 days from now and sooner if possible. He told the men to go to the Park & Recreation Commission with this problem.

One of the men said that Commission had given them a letter about a year ago saying that would be a good and proper place for such baseball fields.

3. A November 25, 1957, letter from Richard L. Newton, Deputy, for Burton W. Chace, County Supervisor, gave the Council information to the effect that Supervisor Chace is desirous of improving Lomita Blvd. between Crenshaw and Hawthorne Blvd. to conform to the existing improvements east of Crenshaw, and that if the City is able to provide the right of way and plans, Supervisor Chace will include in the 1958-59 budget the necessary funds for construction.

Mayor Isen asked if the City was prepared to provide the rights of way and plans.

The City Manager said we are working on it, and have been negotiating with the County for months on it. This letter is a result of those negotiations.

Mayor Isen instructed the City Manager to write to Supervisor Chace and tell him that the Council is very anxious for that street to be improved as soon as possible because of the industrial development there.

Councilman Drale reminded the Council and the City Manager that the Inter-City Highways Committee has given #1 priority to the improvement of Del Amo or 203rd St. He did not want us to lose sight of that.

Mayor Isen referred this to the City Manager, with the instruction that he use his judgement in this matter.

4. A December 5, 1957, letter from the North Torrance Civic Improvement Association, signed by John G. L. Crain, President, requested that consideration be given to the improvement of the lighting arrangement displaying the name of our City Hall.

Councilman Drale moved this be referred to the City Manager.

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

5. A November 22, 1957, letter from the Chic Lingerie Co., Inc., 693 High Lane, Redondo Beach, was signed by Mary DeBenedictis, and requested a stop sign at the corner of Anza Avenue and 190th St.

A note from the office of the City Manager reported that this request had been referred to the Traffic Commission for a recommendation.

The Council was agreed that they would wait for a recommendation from the Traffic Commission.

6. A December 3, 1957, letter from Ribello Frank Mastroianni of 939 No. Oxford, Los Angeles, reported he had been denied a license as a solicitor in this City, and asked to be heard by the Council.

A December 4, 1957, memo from License Inspector Whitacre reported he could not issue a license in this instance because the application had not been approved by the Police Dept.

A December 4, 1957, memo from Asst. Police Chief Porter said he could not approve this because of the applicant's record.

Mayor Isen spoke to the applicant, asking him to discuss this with the Asst. Chief of Police, saying the Council would be glad to hear him later if he wishes to be heard.

7. A November 25, 1957 memo to the City Manager from John R. Patrick, Asst. to the City Engineer, was a revision on the subject of the proposed sewer northerly of Torrance Blvd., westerly of Madrona Ave., and southerly of Del Amo Boulevard. Mr. Patrick made recommendations on that sewer, and gave his reasons for those recommendations.

City Manager Stevens had a map which showed the proposed sewer, and the Council looked at it and studied it with him.

The City Manager said this was slightly different than the original proposal.

The Council approved the plan in general and asked the City Manager to study this further and give them more information on it when he can.

8. A December 5, 1957, letter from the Civil Service Board, signed by W. C. Bradford, Secretary, reported they had approved a request from A. E. Treloar for a leave of absence from the Park Dept. for a period of three months, without pay, sometime in 1958. This request had been approved by Mr. Clemmer, Asst. Park Supt., and required Council ratification.

Councilman Benstead moved the request be granted.

There were no objections, and it was so ordered.

#### COMMUNICATIONS FROM THE CITY MANAGER:

In a memo dated December 6, 1957, the City Manager submitted the following recommendation for Council consideration and approval:

##### APPROPRIATIONS:

To Attorney Mewborn as a retainer in the zoning case of Don Ja Ran vs. City, the sum of \$500.00.

Councilman Drale moved to concur with the City Manager's recommendation under 'Appropriations'.

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

#### COMMUNICATIONS FROM THE BUILDING DEPARTMENT:

1. A November 27, 1957, letter from Lee Schlens, Supt. of Bldg., recommended a refund of \$6.40 to Mrs. L. Didak, 17919 Atkinson Ave., on a Building Permit issued in duplication in the amount of \$8.00, Cash Receipt #10379, Bldg. Permit Receipt #19525B.

Councilman Jahn moved to concur with the recommendation that the refund be made.

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

2. A November 27, 1957, letter from Lee Schlens, Supt. of Bldg., recommended a refund of \$1.60 to Mrs. K. F. Gates, 17915 Atkinson Ave., on a Building Permit issued in duplicated in the amount of \$2.00, Cash Receipt #10432, Bldg. Permit Receipt #19595B.

Councilman Jahn moved to concur with the recommendation that the refund be made.

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

#### COMMUNICATIONS FROM THE LICENSE DEPARTMENT:

1. A November 9, 1957, letter from the Bay Cities Taxi Co., 406 Garnet St., Redondo Beach, asked approval to operate and maintain a

taxi stand on privately owned property located at the southeast corner of Sepulveda Blvd. and Palos Verdes Drive, at the southeast corner of the property facing on Palos Verdes Drive.

A November 22, 1957, letter from Al Senti, owner of the property, stated that the Bay City Taxi has permission to use that land for a taxi stand.

A memo from the License Inspector stated the request had been approved by the Assistant Chief of Police, and recommended that the request be granted.

Councilman Benstead moved the request be granted.

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

2. A request dated December 4, 1957, from Scout Troop 703, signed by Leslie G. Read, Scout Master, for a free license to sell Christmas trees, bore the recommendation of License Inspector Whitacre that he recommended this be granted subject to the usual \$25 clean-up deposit.

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

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

3. A December 4, 1957, request from the North Torrance Civic Improvement Association for a free license to sell Christmas trees was signed by John G. L. Crain, President, and had been accompanied by a deposit of \$25.00. A memo from License Inspector Whitacre reported he recommended the free license be granted.

Councilman Jahn moved to concur with the recommendation of License Inspector Whitacre.

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

4. A November 18, 1957, letter from the United Cerebral Palsy Association of Los Angeles County, 5201 Beverly Blvd., Los Angeles 4, signed by Howard A. Patterson, Business Manager, requested permission to conduct their annual campaign for funds in Torrance during the month of May, 1958.

A memo from License Inspector Whitacre was appended, and reported this is a yearly drive, and has been granted a free license by the City Council each year; the necessary forms are on file in that office; he recommended a free license be issued and their request granted.

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

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

5. A December 4, 1957, memo from License Inspector Whitacre reported a request from the Lomita Operating Co., 523 W. 6th St., Los Angeles 14, for release of their Oil Well Bond No. 5071799, in the amount of \$1250 covering oil well known as Silver Strand No. 1, located at the southeast corner of 233rd St. and Crenshaw, legal description Lot 16, Tract 588.

Mr. Whitacre reported the property was cleared and the well abandoned this year, that Planning Director Powell recommends release of this bond, and that the report of well abandonment from the State Division of Oil and Gas has been received.

Mr. Whitacre recommended the release of this bond as provided for in Ordinance No. 440, Section 20, Paragraph 2.

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

Motion seconded by Councilman Jahn.

Councilman Drale said he would like to concur, subject to the approval of the City Attorney of the release of the bond.

Councilman Benstead accepted that as an amendment to his motion, and Councilman Jahn accepted the amendment in his second to the motion.

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

Mayor Isen thought the suggestion about the City Attorney approving this release was excellent, and suggested that from now on all bonds being considered for release be approved not only by the interested Department Head, but by the City Attorney as well.

Councilman Benstead so moved.

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

COMMUNICATIONS FROM THE WATER DEPARTMENT:

1. A December 2, 1957, letter from A. E. McVicar, Supt. of the Torrance Water Dept., requested permission to extend a water main from our existing main in Kent St. to the point of connection to the existing main in Ocean Ave., at a cost of about \$2400.00. This would follow the procedure used recently on Maple Ave. north of Mari-copa St.

Councilman Blount moved to grant Mr. McVicar the Council's approval of this request.

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

Councilman Drale asked if a meeting had been set up with the officials of the Moneta Water Company.

City Manager Stevens said he had written a letter asking for a meeting this week, but they were not able to have such a meeting. He had been told they would let him know when they could meet with the Council.

COMMUNICATIONS FROM THE AIRPORT COMMISSION:

1. A December 5, 1957, communication from R. C. Herrick, Chairman of a Committee of the Airport Commission, read as follows:

"A Committee of the Airport Commission was set up and authorized to study the request of Mr. Babcock, a lessee at Torrance Airport, to sublease his leased property at the Airport to Mr. Ringold. The Committee recommends that Mr. Babcock be allowed to sublease his property at Torrance Airport to Mr. Ringold, with the stipulation that it be used for storage and display of planes only."

Councilman Benstead moved this be sent back to the Airport Commission for clarification.

In answer to a question, the City Manager said the Commission had authorized the Committee in this case to recommend directly to the Council.

The City Manager did not know how many members of the Commission had been on the Committee.

There were no objections, and this was ordered back to the Airport Commission for clarification.

COMMUNICATIONS FROM THE CITY ATTORNEY:

1. A December 5, 1957, letter from the City Attorney concerned the settlement of the case of the City vs. Herman Cobrea, and recommended that the Council accept the offer of \$490 to settle the case and authorize the City Manager to execute the releases.

Councilman Benstead did not think this was enough for the shrubs destroyed by Mr. Cobrea's automobile at Torrance Park.

The City Attorney recommended this settlement be accepted.

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

Motion seconded by Councilman Jahn, who suggested that we bring suit for a higher figure the next time such a thing occurs.

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

2. A December 5, 1957, letter from the City Attorney submitted a memorandum to the Council relating to the next general municipal election. This was on the Agenda marked FOR INFORMATION ONLY at the regular Council meeting of November 26, 1957, and was placed on this evening's regular agenda at the request of the Mayor.

The subject memorandum, dated November 20, 1957, contained several questions and answers about the election.

Mayor Isen said he had asked this be presented here so that it might be properly field.

Councilman Drale referred to the Question on Page 2 of that memorandum, which read: "May Mayor Isen (or any other councilman who may be mayor at the time of the election) be listed as an incumbent on the ballot at the next general municipal election?"

Councilman Drale took issue with the affirmative opinion of the City Attorney on the grounds that the electors of the City had not elected a member of this Council as Mayor, and said he would move we get a legal opinion either from the Attorney General or O'Melveny & Myers or some impartial body as to what can be done in this matter.

Mayor Isen thought all this should be a matter of record. He had asked this be presented here so that it would be shown in the records of the Council.

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

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

Councilman Drale moved the City Attorney get an opinion from the Attorney General or O'Melveny & Myers or someone who would be knowledgeable on this point; he said the City Attorney has a heavy work load and this may take a lot of study; he felt we should have an unbiased opinion from someone who knows the law on this particular point.

The City Attorney said he would concur with Mr. Drale's motion, and recommended we get an opinion on this from O'Melveny & Myers.

Councilman Drale said he would like to have them, too, because they are familiar with our City, and with its laws and Charter.

Councilman Jahn said he would second the motion if Councilman Drale would specify O'Melveny & Myers.

Councilman Drale so amended his motion.

Mayor Isen had no objection to this, and asked the Attorney if he thought this would be on a research basis.

The City Attorney did.

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

3. A December 6, 1957, letter from City Attorney Remelmeyer presented for study an ordinance regulating the transportation, transfer and disposal of garbage and rubbish in the City.

There were no objections, and this was ordered to be presented at the next meeting of the Council.

At 8:50 P. M., Mayor Isen declared a recess, with the Council reconvening at 9:00 P. M.

4. With a letter dated December 6, 1957, the City Attorney submitted to the Council the amended lease with Jefferson, Inc., with a Resolution approving the lease.

Mayor Isen asked if everyone had studied the lease.

Councilman Jahn referred to an item under "A" on Page 13 of the lease, saying he believed they should not be allowed to assign this lease without approval from the City.

Mayor Isen believed we had given them a free right to sign such leases.

Councilman Jahn asked if the obligations of the original lessee, such as deposits, bonds, etc., would follow to a subsequent lessor.

The City Attorney said they would as a matter of law.

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Mayor Isen suggested that a subparagraph be inserted stating that in case of a subsequent lessee or assignee, before such assignment or sublease can become binding, shall agree in writing to assume all obligations of this lessor.

Mr. Tackaberry, speaking for Jefferson, Inc., said such a clause is in the lease.

The City Attorney said Paragraph 19 under 'Assignments' covered this point.

Councilman Jahn removed that objection.

Councilman Jahn stated that on Page 19 under "I", about bonds, he believed it should be stated that such bonds must be approved by the City.

Mr. Tackaberry agreed to that suggestion.

Mayor Isen suggested there be inserted at the end of the paragraph the stipulation that 'said bonds are to be approved by the City Council.'

Councilman Blount said he objected to the lease, and suggested that we do not grant it. He felt the Council had a duty to lease the land we now own in fee as profitably as possible, either for heavy income in the form of sales tax or heavy income in the form of ground leases in dollars and cents. He did not believe they intend to put in a major store, and besides that they propose 9 items which contribute no sales tax to the City. Therefore, he said, it was his opinion we should go into the lease rental of ground. He felt that major stores pay the City lots of sales tax. He said he did not like this lease and cannot vote for it for the reasons he has outlined.

Councilman Drale pointed out that Jefferson had started with one or two stores which do not pay sales tax, and now have a large number. He felt such uses should go before the Planning Commission and be covered by Variance. He wanted to get all the income we could from the property.

Councilman Benstead felt this should be held over for two weeks for further study.

Mayor Isen pointed out that this was being discussed as if it were a new proposal, which it is not. This is an amended lease, originally entered into some years ago with Store Properties, Inc., who have paid \$2250 per month ground rent for the land. The entire Council had voted in favor of that lease with Store Properties, which gave them unrestricted right of assignment. They have sold it to Jefferson, Inc.

Jefferson has been reasonable and have granted the City much they did not have to do.

Mayor Isen felt it was unfair to say there will not be sales tax from the lease. There will be. He felt it fortunate they were willing to take this over and promote it. Just a little north of them there will be the Del Amo development, with two major department stores. He said they are going much further than they legally have to do.

Mayor Isen had several suggestions.

On Page 6, under "A" at the bottom of the sheet, regarding taxes, he suggested an insertion be made naming the State as an agent for all tax levying bodies.

Mr. Tackaberry agreed, and said the word 'be' shown there should be struck out.

On Page 9, Mayor Isen suggested the word 'one' be used instead of 'a' before supermarket, making this read 'one supermarket' instead of 'a supermarket'.

On Page 15, with reference to the phrase 'when any part of this lease is cancelled', the Mayor thought that should refer only to subsections B and C.

Mr. Tackaberry agreed.

Mayor Isen complimented Mr. Tackaberry and the City Attorney upon the lease, saying it is a wonderful document, and worthy of serving as a model.

On Page 16, near the top of the page, the Mayor felt the lease was written in such a way as to allow the \$25,000 deposit to be reduced if any of the land were quit-claimed back to the City. That was not the intent.

Mr. Tackaberry felt this referred to the end of the term of the lease, after the \$4,000,000 worth of improvements are in. He said this could be worked out.

On Page 43, Mayor Isen said it should be clear that substitute leases were to be made at the expense of the lessee, not of the City.

Mr. Tackaberry agreed on this point.

The City Attorney pointed out that Page 46 has been rewritten and there have been many changes on it.

Mayor Isen said it is brand new, but he did not see where it was unreasonable. He asked whether the deposit would be affected by separate leases.

The City Attorney said it is allocated.

Mayor Isen did not agree with that, saying he felt if one was in default, the City should be able to go to the \$25,000.00. He felt this could be worded so the deposit was on both leases.

Mr. Tackaberry agreed.

On Page 48, Mayor Isen said, something is missing from the bottom of the page.

Mr. Tackaberry said the phrase 'intention so to do' should be inserted there.

Mayor Isen repeated that these were only suggestions, and said since it has been moved this be held over for study, he would suggest these be straightened out.

There were no objections, and this was ordered held for final action a week from tonight.

The City Attorney said the corrections noted would be made. He said he would send the corrected leases out by messenger.

#### COMMUNICATIONS FROM THE ENGINEERING DEPT.:

1. Letter of transmittal dated December 6, 1957, from J. R. Patrick, Asst. to the City Engr., submitted a resolution of intention to vacate a walkway in Block F, Tract 10303, as approved by the Council at their meeting of November 26, 1957.

City Clerk Bartlett read:

#### RESOLUTION NO. 3355

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO VACATE A CERTAIN WALKWAY IN TRACT 10303, 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 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. 3355.

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

2. A letter from J. R. Patrick, Asst. to the City Engineer, dated Dec. 5, 1957, submitted to the Council street easements for the widening of 230th St. and a 27' easement for future 230th Place granted by Roland E. and Eva G. Rogers.

City Clerk Bartlett read:

#### RESOLUTION NO. 3356

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING, ON BEHALF OF THE CITY, THAT CERTAIN EASEMENT DEED FROM ROLAND E. ROGERS AND EVA G. ROGERS.

Councilman Jahn moved to dispense with further reading of Resolution No. 3356.

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

Councilman Jahn moved for adoption of Resolution No. 3356.

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

3. With a letter dated December 5, 1957, J. R. Patrick, Asst. to the City Engr., submitted to the council street easements for the widening of 2334d St. and a 27' easement for future 232nd St., granted by Vern E. and Anna G. Holladay.

City Clerk Bartlett read title to:

RESOLUTION NO. 3357

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING, ON BEHALF OF THE CITY, THAT CERTAIN EASEMENT DEED FROM VERN E. HOLLADAY AND ANNA G. HOLLADAY.

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. 3357.

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

4. A letter dated December 6, 1957, from City Engineer Bishop, submitted for Council consideration a letter from Columbia-Geneva Steel Corporation regarding the City's need for an 80-foot right of way across the northwest corner of their Torrance Works property. The letter from Columbia-Geneva Steel Corp., dated November 13, 1957, and signed by R. C. Talbott, gave the conditions under which they would recommend this to higher authorities in their Corporation. The City Engineer commented upon each of these stipulations.

Mayor Isen asked the City Manager if he had any comment to make on this, but the City Manager did not.

Councilman Drale moved this be referred to the Dept. of Public Works and the Engineering Dept. to expedite the agreement with Columbia-Geneva Corporation.

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

5. A December 6, 1957, transmittal from J. R. Patrick, Asst. to the City Engineer, submitted to the Council a street easement from Chanslor-Western Oil & Development Co. for the right of way for a portion of Carson St. westerly of Madrona Avenue.

City Clerk Bartlett read title to:

RESOLUTION NO. 3358

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING, ON BEHALF OF THE CITY, THAT CERTAIN EASEMENT DEED FROM CHANSLOR-WESTERN OIL AND DEVELOPMENT COMPANY.

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. 3358.

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

PLANNING MATTERS:

1. A letter dated December 5, 1957, from Planning Director Powell, submitted an Ordinance reclassifying that property described in Planning Commission Case No. 460, and a sketch of the property.

This Change of Zone had been approved by the Council at their meeting of November 19, 1957, by the following roll call vote:

AYES: COUNCILMEN: Benstead, Jahn and Isen. NOES: COUNCILMEN: Blount and Drale. ABSENT: COUNCILMAN: None.

City Clerk Bartlett read title to:

ORDINANCE NO. 922

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. 460.

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

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

Councilman Jahn moved for adoption of Ordinance No. 922 at its first reading.

Motion seconded by Mayor Isen.

Councilman Drale pointed out that the building permits issued for apartment houses on Lots 1 to 8, inc., of this tract, had expired.

Councilman Benstead asked Building Supt. Schlens if that was correct, and Mr. Schlens replied that it was.

Councilman Jahn pointed out that those lots were not before the Council, and are not mentioned here and never were.

The City Attorney said if the Council wished to rezone those lots they would have to instruct the Planning Commission to start proceedings.

Planning Director Powell explained this Change of Zone applied only to that part of the Tract which had been developed.

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

2. CASE NO. 470, CHANGE OF ZONE: Transmittal form from Planning Commission recommending approval of Case No. 470, application of Planning Commission for a Change of Zone from C-2 to R-1 on all of Tract 22660, located at 180th St. on the west side of Arlington. This submitted for the fixing of a time and date for the Third and Final Hearing.

There were no objections, and Mayor Isen set January 7, 1958, at 5:30 P. M. as the date and time of the Final Hearing on Case No. 470.

3. CASE NO. 471, CHANGE OF ZONE: Transmittal form from Planning Commission recommending approval of petition of Torrance Planning Commission for a Change of Zone from R-2 and A-1 to R-1 in all of Tract 22413, situated at 180th Street between Crenshaw and Casimir. This submitted for the fixing of a date and time for the Third and Final Hearing.

There were no objections, and Mayor Isen set January 7, 1958, at 5:30 P. M. as the date and time of the Third and Final Hearing on Case No. 471.

4. CASE NO. 472, CHANGE OF ZONE: Transmittal form from Planning Commission recommending approval of petition of Planning Commission for a Change of Zone from R-2, C-2 and A-1 to R-1 in all of Tract 22654, situated at Purche Ave. on the south side of 182nd St. This was submitted for fixing of the date and time of Third and Final Hearing.

There were no objections, and Mayor Isen fixed January 7, 1958, at 5:30 P. M. as the date and time of the Third and Final Hearing.

5. CASE NO. 473, VARIANCE: Transmittal form from Planning Commission recommended approval of application of Pioneer Theatres, Inc., (L. D. Gasteiger), for a Variance to operate a 'Swap Meet' between Arlington and Crenshaw (2500 Redondo Beach Blvd.) Attached were:
- a. A Nov. 6, 1957, memo from Percy G. Bennett, Chief of Police, approving this application.
  - b. Excerpt from Planning Commission Minutes of November 6, 1957.

Mayor Isen said Mr. Gasteiger was present to answer any questions from the Council.

Councilman Drale thought the license should not be granted for a year, but for a shorter period in case there are complaints about the operation.

Mayor Isen told Mr. Gasteiger that the law makes such licenses revocable, and that this one will be.

Councilman Drale moved to concur with the recommendation of the Planning Commission, with the license to be revocable upon legitimate cause.

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

6. CASE NO. 475, VARIANCE: Transmittal form from Planning Commission recommending approval of petition of Irving Willens for a Variance to erect a Hancock Service Station at the northeast corner of Sepulveda and Arlington. Attached were:
- a. Location sketch;
  - b. Excerpt from Planning Commission Minutes of 11/20/57;
  - c. Second Location sketch, showing how much of the land this Variance covers.

Councilman Jahn moved to concur with the recommendation of the Planning Commission with all special conditions noted.

Councilman Drale asked about the petition with 62 signatures, and Planning Director Powell explained that the petition had been signed by members of the Church across the street from this, who had not given their addresses. Mr. Powell said several people had thought the whole corner was being rezoned, but when the situation had been explained, they had not protested.

Mayor Isen seconded the motion, which carried unanimously by roll call vote.

Councilman Drale said he had voted yes only on condition that we get the necessary land for the widening of Sepulveda and Arlington.

Councilman Jahn said he would so amend his motion, with permission of his second.

Mayor Isen accepted the amendment, but suggested the motion be that we allow no building permit until we have the easements for the widening of Arlington and Sepulveda.

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

At 9:45 P. M., Councilman Drale was excused from the meeting.

Asst. Chief of Police Porter reported to the Council that Mr. Mastroianni had asked to drop his request to the Council, Item H6 on the Agenda.

There were no objections and it was so ordered.

Mayor Isen proclaimed the week of December 9, 1957, as Bill of Rights Week in the City of Torrance, and urged each and every citizen to refresh his knowledge of the Bill of Rights.

Councilman Benstead presented the Mayor with a copy of the Bill of Rights which the Mayor handed to the City Manager with instructions that it be mounted and displayed prominently in the City Hall.

City Attorney Remelmeyer reported that Mr. Boris Woolley had asked to postpone his appearance here until next week.

Mayor Isen recalled that the Council had agreed that tonight they would each have nominations for members of the committee for self-enforcement code regarding magazines and publications.

Councilman Blount nominated Dr. Don Cortum, 333 Calle de Andalucia, Hollywood Riviera, Redondo Beach;

Councilman Benstead nominated Mr. Frank Kristufek of 2104 Martina; Councilman Jahn nominated Mrs. Don Hauser, 169 Paseo de las Delicias, Hollywood Riviera, Redondo Beach;

Mayor Isen nominated Reverend Wm. Schatz of 5342 Sharynne Lane, and told the Council that Councilman Drale had asked to make his own nomination to the Committee at the next meeting of the Council.

Mayor Isen said the three distributors will be members of the Committee, and that the merchants have named Mr. Joe Schulman, the manager of the Clark's Market at Highway 101 and Hawthorne Blvd., as a member, with their other member to be Mr. H. E. Petro of McCown Drug Store.

The Mayor directed that these names be compiled for the Council.

Mayor Isen announced that he was pleased to have been advised that the manager of the Jim Dandy Market at Torrance Blvd. and Crenshaw will discontinue stocking the magazines which are listed at least until the Committee has made their recommendation, as have the Walteria Drug Store and Frank's Liquor Store on Cabrillo.

#### ORAL COMMUNICATIONS

Councilman Blount asked the City Manager for a report on the tower equipment ordered for the Airport, and on lights for the taxiway there.

City Manager Stevens told the Council that the radio equipment for the tower has been ordered as covered by our contract. Some of the equipment has not yet been installed, he added, as it is being held for the time when someone is there and we can be sure it will not be stolen.

Councilman Blount asked for a list of the equipment ordered, saying he was not sure the City was being properly taken care of.

The City Manager told Councilman Blount he would be glad to furnish that list, and a copy of the contract under which the City had purchased it.

City Manager Stevens told the Council that a blinker light (a specimen of which he showed them) had been used around the country for outlining taxiways at Airports. This type of light requires no conduit or cable, and the battery in it lasts about three months, and can be replaced. He understood that, placed about 200 yards apart, they outline the taxiway, but do not light it. After this light is no longer needed at the Airport they can be used, they could be used in the Street and Water Departments. He said the price was such that they could be ordered without calling for bids.

Councilman Blount said we have figures up to \$22,000 for lighting the taxiways at the Airport. He moved we send this light with the descriptive literature on it to the Airport Commission for their recommendation.

There were no objections, and it was so ordered.

The City Manager said we will take bids next week on the other items, such as the tower.

Mayor Isen recalled that about 3 weeks ago, the matter of a possible location of a juvenile hall here was discussed. He asked Asst. Chief of Police Porter to furnish the Council with the following information, to determine the type of Resolution necessary for the Council to consider in this matter:

1. The size of the area desired by the County;
2. The area served by this proposed facility, such as the various cities;
3. Compilation for the past three years of how many juvenile cases from our City have gone to the courts in Los Angeles;

Mayor Isen asked the City Attorney to give the Council a written opinion as to what the City's rights are in this matter, based on the City of Monterey Park case.

Mayor Isen said he had been gratified to read in one of the Los Angeles papers the Resolution of the North Torrance Civic Improvement Association to buy everything possible in Torrance, so the City would receive more sales tax. He thought this the beginning of a movement the Council should encourage. He felt that Association should be commended for having been a pathfinder in getting this movement started. Mayor Isen suggested the City Attorney prepare, and the Council adopt, an appropriate Resolution of commendation in this matter.

Councilman Benstead so moved.

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

Mr. C. G. Marlowe of 2468 West 236th, presented a petition bearing 11 signatures of residents of his area protesting against the condition of the property at 236th and Crenshaw where there is an oil well, and protesting the noise, methods of operation, etc., at that location.

City Clerk Bartlett read the petition, which requested a general clean-up of the conditions prevailing on that property.

Councilman Jahn asked Planning Director Powell to give the Council a report on the property described.

Mr. Powell said he would have such a report for the next meeting of the Council.

Councilman Benstead asked Mr. Powell to give Mr. Marlowe a written report.

Mayor Isen asked for a recommendation for action to be taken.

Mr. Powell said this would be done.

Mrs. Marlowe complained to the Council of the noise at the oil well, saying the trucks pump oil there in the middle of the night. She reported that she had contacted the Planning Commission office about this. She has also contacted the Fire Dept. regarding the weeds on that property. She has also reported the noise to the Police Dept. two different times.

Mr. Vincent Leckner of Lomita asked if the Council could stop any practice flying from the Airport on Christmas and New Year's Day, saying the Churches in their area would appreciate it.

Mayor Isen asked the City Manager if he would make a request on the matter, saying it seemed reasonable.

The City Manager said he would make such a request.

Mr. Don Fulton, 21741 Redbeam, presented a request for a temporary permit for a tax office, which he would like to have in either a house trailer or a moveable building.

Bldg. Supt. Schlens answered a question by saying that if this is a moveable building, it would be under his Department, and would require a permit each time it is moved.

Councilman Jahn recalled the Council's policy of not allowing business to be carried on in house trailers in our City.

Mayor Isen said this was here prematurely in any case, and Mr. Fulton should follow the regular procedure in license applications.

C. P. Collier of 3304 Bale Avenue in Redondo Beach spoke to the Council about the stop sign at Anza and Torrance Blvd., saying he felt he had been given a traffic violation ticket there before the Council had passed the Ordinance authorizing the installation of the sign.

Mayor Isen told Mr. Collier the Council had no jurisdiction in such matters, and it would have to be taken up with the courts.

Councilman Benstead moved all bills properly audited be paid. Motion, seconded by Councilman Blount, carried unanimously by roll call vote of those present.

The meeting adjourned at 10:05 P. M.

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

APPROVED:

  
Albert Isen  
Mayor of the City of Torrance