

Torrance, California
June 10, 1958

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, June 10, 1958, in the Council Chamber, City Hall, Torrance, California.

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

At the request of Mayor Isen, Mrs. Eve Bisou led the salute to our Flag.

The Reverend James Lowen of the Torrance Four Square Church opened the meeting with an invocation.

Councilman Beasley moved to approve the Minutes of the Adjourned Regular Meeting of the Council held June 2, 1958, as written.

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

Mayor Isen announced that during the Pre-Council meeting, the City Council had discussed and considered the revocation of the Variance as recommended by the Planning Commission in their Case No. 489, and subsequently accepted by the Council. Within the past week or two, the Planning Commission had recommended the Variance be revoked. Mr. Bremer, attorney for Mr. Adelman, a sub-lessee on the property where the variance had been approved, was present. At this time, Mayor Isen said, as a result of that discussion and wishing to hear more about this, he would request Planning Director Powell to amplify the conditions set up on the Variance. He said the Council would also like to hear about this from an engineering standpoint from the City Engineer.

Planning Director Powell listed the conditions of the Variance as follows:

a. A 6' masonry wall be built between the adjoining R-1 use and the washrack along the line running north and south on the east line of the property.

Planning Director Powell said this has not been complied with; as the property to the east is developed for R-1 residential use, it was considered good planning to have a buffer between it and the wash rack.

b. That curbs, sidewalks and gutters be installed, with ingress and egress to be as shown on the plan marked Exhibit A.

Mr. Powell had presented copies of Exhibit A to the Council, and pointed out that it plainly shows ingress and egress, the width of the driveways, and the curbs, gutters, and sidewalks which were to be placed on the land. As that corner is subject to flood hazard during rainy seasons, these improvements were thought to be necessary.

c. That the petitioner dedicate property needed for the proper alignment of Crenshaw Blvd.

Mr. Powell explained that traffic is forced to come into the narrow street there from 3 traffic lanes to 2, in front of this proposed car wash. This widening has been granted at the property across the street.

d. That the petitioner dedicate property needed for the alignment of 164th Street.

Planning Director Powell said there is a sidewalk, etc., east of this, and it ends at this property. Without this, the sidewalk cannot be continued.

Councilman Jahn pointed out that both dedications were stipulated for the purpose of aligning the streets, walks, curbs, and taking care of drainage.

Planning Director Powell said the 5th condition, i. e.:

e. That the property be kept clean.
was set because the Planning Commission had felt the property to be very untidy because of old tires, rags, etc., stored there which they had agreed to clean up.

Councilman Jahn asked whether these conditions had ever been concurred with.

Mr. Powell replied that there was a representative of the petitioner at the meeting when they were set, Mr. Levy, and no objection on the motion had been made.

Councilman Jahn asked whether he or anyone had concurred.

Mr. Powell said no.

Councilman Beasley asked if Mr. Levy had concurred with the conditions.

Mr. Powell said he might have in informal discussion, but the Minutes do not show formal concurrence.

Mayor Isen asked Mr. Powell if we had not had a number of similar cases.

Mr. Powell said we had, and that he could point out a number of places along Crenshaw where the same conditions had prevailed.

Mayor Isen asked if the primary reason for the request for land for street widening was not to eliminate traffic tie-ups, and Mr. Powell said it was.

Councilman Drale pointed out the heavy traffic there, and said he did not believe the City had bought land for street widening on any major street since he had been on the Council, and he asked this be shown in the record.

City Engineer Bishop came forward, and presented a sketch showing how the street narrows at this location.

City Engineer Bishop said we do not need more land for the widening on 164th St., but we do need it and badly for the widening of Crenshaw for the reasons given, i.e., to eliminate traffic hazard, line up the curbs, take care of drainage, etc. He explained that water runs down Crenshaw and the curbs and gutters are needed to avoid dangerous traffic conditions.

Councilman Benstead asked what lies north of this, and Councilman Beasley said there is a service station there.

City Engineer Bishop explained he has been talking about the property south of Redondo Beach Boulevard.

Mayor Isen referred to the gas station there, and asked the City Engineer if the other property owners have not respected the widening needs, and the City Engineer said they have. He said this widening is a result of long-range planning, and everyone abides by it.

Councilman Jahn thought the conditions set up by the Planning Commission and accepted by the Council were reasonable, and so he moved, in the interests of public safety, health, and welfare and considering the drainage problem and the need for a buffer between this use and R-1 property, to concur with the recommendation of the Planning Commission in Case No. 489 and revoke the variance.

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

HEARINGS:

Mayor Isen announced this was the time and place for the: PUBLIC HEARING ON PROPOSED DAIRY ORDINANCE NO. 983, which he said was called as a matter of courtesy. While all meetings of the Council are public and everyone is welcome, this had been publicized as a courtesy to the interested public.

Councilman Beasley moved that inasmuch as every member of the City Council has done a lot of investigation on his own, and as each member has much knowledge of the matter, to limit the Hearing to 40 minutes, giving 20 minutes to each side of this matter.

Motion seconded by Councilman Jahn, who asked if the motion's intent was to allow each side 15 minutes for argument and 5 minutes for summing up of their arguments.

Councilman Beasley said it was.

There was no objection, and the motion was ordered carried.

Mayor Isen explained the need for this limitation, saying the Council could get a very good indication of the sentiment of the public under this plan.

Mayor Isen asked if those in favor of the proposed Ordinance wished to be heard at this time.

City Clerk Bartlett presented the Affidavit of Publication.

Councilman Benstead moved this be received and filed.

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

Mr. Carl Balt, 18009 Ardath, came forward to be heard. He listed the many conditions, such as flies, odors, drainage, etc., from the Verburg Dairy near his home, and protested against them. He said the calving room is near his home and can be seen from there. He presented items covered with fly specks which he said could not be removed, saying the flies are from the dairy.

Mr. G. J. McCann, 17308 Illinois Court, east of the Verburg Dairy, concurred with Mr. Balt, saying the health conditions there were so bad they were a danger to the homeowners and children. He said the children could not play in their yards because of the flies. He said most of the homeowners had spent over a thousand dollars for paint and sprays to try to get rid of the flies and repair damage they have done to the houses. He explained that the flies stain the paint and the stains cannot be removed.

Mr. McCann presented exhibits to support his statements about the fly specks.

Mr. A. V. Deloy, 3235 W. 166th, presented to the Council foods he had bought at a market across from a dairy in North Torrance, saying they had been covered with fly specks when he bought them. Mr. Deloy said the dairies caused a health menace to their entire neighborhoods. He said at one of the dairies in North Torrance there are three open drains, which drain into the Dominguez Channel. He discussed the rapid multiplication of the fly, and the danger it poses to health. He reported he had called the Los Angeles County Health Department at one time, and they had taken pictures of the conditions in back of his property at that time. The farmer had then done some work, but not enough, to correct the situation.

Jack White, representing the North Torrance Civic Improvement Association, said their Association does not want to put anyone out of business, but they could substantiate what the residents of their area have said here. He said their thought in this matter was to consider the public safety and damage to property. He requested the Council to give a lot of thought to this.

Mrs. Stance of Wilton Place said she had invited Mr. McFarland of the Los Angeles County Health Dept. to be present tonight, and he was here. She asked if he could be heard.

Mr. McFarland came forward. He said they could only do their duty, which is to enforce provisions of the agricultural code applying to dairies, and they could enforce our Ordinance which has recently been passed concerning flies. He said that prior to the adoption of that, there had been no ordinance covering the matter of fly harborage or breeding.

Mayor Isen asked whether these conditions could be controlled with that 'fly ordinance', and Mr. McFarland said they can exercise more control over the handling of the refuse, cows, etc., and thus help control the fly nuisance. He explained the Health Department cannot do anything to control a nuisance, but they can enforce health laws.

Mr. McFarland thought his Department would get good compliance on the matters affecting flies. He explained that the post-rain conditions the residents complained of had prevailed all over the area this year. He said the dairymen had taken steps to cooperate with them and have set up self-policing committees and are working towards correcting conditions which cause problems to their neighbors.

Councilman Blount asked Mr. McFarland his position in the Health Department.

Mr. McFarland said his is the job of Chief Dairy Inspector for the County.

Councilman Blount asked if Mr. McFarland thought that, with the 'fly ordinance' passed by this Council some time ago the Health Department could control that situation, and Mr. McFarland said yes.

Councilman Blount asked when.

Mr. McFarland said they have already issued notices where indicated. He said Verburg's have improved their conditions somewhat already.

Mayor Isen called for a showing of hands to see how many people present favored adoption of the Ordinance declaring dairies to be a nuisance.

Many people raised their hands.

Mayor Isen introduced to the audience Dr. Nickolas Nicolliades, from Athens, Greece, who is studying at USC for his doctorate and who was visiting the City.

Mayor Isen asked if anyone opposing adoption of Ordinance No. 983 wished to be heard.

Mr. Sidney Bliefeldt, 416 W. 8th St., Los Angeles, an attorney representing the Torrance dairymen, came forward. Mr. Bliefeldt had submitted a communication to the Council a statement showing the view of the dairymen on this situation. He said the Council should consider all aspects of this case, and he listed the amount of money paid in taxes here by the dairies, the number of people who are employed by them, their annual payroll, and the money they spent in the area for improvements during the past year. He said they are willing to face their problems, many of which they had not been aware of until very lately. He mentioned the self-policing agreement mentioned by Mr. McFarland, saying they hope and plan to have maximum sanitation measures at each of the Torrance dairies. He pointed out the saving to the people of Torrance who use the milk from the dairies.

Mr. William B. Steiger, Executive Secretary of the Los Angeles County Farm Bureau, read a prepared statement on this condition which he filed with the City Attorney. In the statement, he went on record as saying the dairymen believe they can correct these situations and that they will. He said the Farm Bureau would not condone a nuisance, and they believe dairies need not be considered as such. He believed a progressive, educational approach would solve these problems.

Lester Quinn, owner of Quinn's Dairy, 4016 Del Amo, said he has been in business in the area since 1929. He said his dairy is clean and produces good milk. He protested that he should not be forced to move away.

J. H. Herman, 3206 Sonoma, confirmed Mr. Quinn's statement, saying he has traded with them for some time and the place is immaculate. He opposed adoption of the proposed ordinance.

M. Powell, 2925 W. 182nd, a partner in a dairy, told how he and his partner have kept their place clean and orderly. He said his neighbors had signed the petition to oppose the adoption of the ordinance.

Mr. Voges of Inglewood Farms told of having over 8,000 people visit their dairy this past year, including many school classes, as an educational thing. He told of the interest in the birth of calves and the educational program they have set up. Mr. Voges said the

Council could expect their self-policing committee to clean up the offending situations, and to pursue each case and to prosecute if necessary to secure compliance. He said all 11 dairies in the City have agreed to comply.

Councilman Beasley asked if they would correct bad drainage around corrals, etc.

Mr. Voges said they would. He pointed out that in a couple of cases, new tracts drain to the dairies, thus adding to the problem. He said where corrals are low and catch water they would be filled.

Mr. Voges said they have engaged a motorized unit which will come in and bury the top soil and bring up dry earth. He said his own installation is now having a survey made for entrance to the sewers.

Councilman Jahn said at the school for Councilmen just held in San Diego, a Councilman from Buena Park who is also a dairyman had told them that a large dairy there had handled the fly problem by controlling the larvae, at a cost of about \$350.

Mr. Voges explained the methods of fly control, and said they would be practiced by the dairymen in Torrance. He said some of the men in this area had fallen short of what they should have been doing, but he stated that would be corrected.

Mayor Isen asked Mr. Voges if he thought he could get all the dairymen here to exercise maximum fly control, and Mr. Voges said yes.

Councilman Blount asked when they would start.

Mr. Voges said they have begun their program.

Mayor Isen said all concerned recognize the difficulty of the problem. He asked how it would be to continue the hearing for a short time, perhaps 60 days, during which time the dairymen could start their enforcement of these rules and could form a committee to meet with a committee composed of representatives of their neighbors and see if the groups cannot work together to see what can be done to solve these problems.

Councilman Benstead thought there should be a 90-day period specified for this.

Mayor Isen said the two groups could get together now in the Council Conference room and begin to work out the date of their first meeting, representatives, etc.

Mr. Harmon Belcher, 2903 W. 178th St., felt the dairies to be practicing unfair competition against grocery stores by selling milk at lower prices than stores can sell it for. He explained that the price of milk in stores is set by law, and the dairymen are allowed by law to sell it from the dairy for 2½¢ a quart less than the stores.

Mayor Isen asked for a showing of hands from those favoring the adoption of this ordinance who would be willing to get together with the dairymen and work out the solution to this problem.

Mr. M. Moore, 20361 Earle St., a dairyman, told of the work he had done to drain his property, and of the expense to him.

Jack Albritton, 2702 - 180th St., supported adoption of the ordinance, saying he knew their investments were large, but they should move to rural areas or areas where dairies are encouraged to locate.

He mentioned nuisances he knows about at a dairy near his home.

The Councilmen considered the matter, and Councilman Beasley moved for a continuance of this Hearing for 90 days; as suggested by Mayor Isen, he thought the two groups could work out something in that length of time.

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

Mayor Isen said he knew this motion for continuance was in line with the suggestion that the policing committee of the dairymen would be working to clean up existing bad conditions, and their committee would work with a committee of the homeowners and see what can be done. He said the Council wants to treat all fairly. He directed Mr. Voges to go to the Council Conference room and begin arrangements with these people to see what can and must be done.

Mayor Isen said the Council would consider the 90-day period a test of what can be done. He noted that a June 6 memo from the City Manager gave a summary of written approvals and protests on the Ordinance.

At 9:30 P. M., Mayor Isen declared a recess, with the Council re-convening at 9:40 P. M.

2. Mayor Isen announced this was the time and place for the Third and Final Hearing on Case No. 499: The petition of Catherine Mesplau for a Change of Zone at the NE corner of 170th and Crenshaw from R-2 and R-1 to R-3; R-2 and R-1.

City Clerk Bartlett presented the Affidavit of Publication.

Councilman Jahn moved this be accepted and filed.

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

No one replied to Mayor Isen's invitation to those who wished to be heard to come forward.

Councilman Jahn moved to close this Hearing.

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

Councilman Jahn noted the letter of Transmittal from the Planning Commission, recommending this for approval with certain conditions.

Councilman Jahn moved the matter be placed back on the Agenda when all the conditions have been complied with and the notarized letter has been received by the City Attorney as specified in #j of those conditions.

The City Attorney told the Council it is the opinion of most City Attorneys and the County Counsel that conditions on Changes of Zone are invalid.

Councilman Beasley seconded Councilman Jahn's motion.

Mayor Isen pointed out that the Council, under the motion, will not consider the Change of Zone until all the conditions are met, so no conditions will have to be placed on it.

Planning Director Powell told the Council the Commission had sent a letter asking the Council to withhold judgement on this until all the improvements asked have been put in.

Mayor Isen said that was the intent of the Council, and it should be the rule from now on all Changes of Zone.

The City Attorney asked if this was for a subdivision, saying all the conditions listed could be made as stipulations on the Tentative Tract Map, and that he would advise no action be taken until then.

Motion carried unanimously by roll call vote.

3. Hearing on the 1958-59 Budget: The City Manager recommended that this be held on June 17, at the regular meeting of the Council instead of tonight because of the late hour.

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

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

WRITTEN COMMUNICATIONS:

1. A May 28, 1958, letter from the County of Los Angeles Board of Supervisors, signed by L. S. Hollinger, Chief Administrative Officer, concerned a 'Revision in Contracts for Health Services to Incorporated Cities', and listed the proposed minor revisions.

Councilman Jahn asked the City Manager if he knew whether this was a general thing which has gone to all cities contracting with the County for this service.

The City Manager said to the best of his knowledge this was a general thing.

Councilman Jahn moved to amend our contract for health services with the County as set forth in this letter.

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

2. A May 28, 1958, letter from the North Torrance Civic Improvement Association, signed by Jean Gerald, Chairman of their Safety, Health & Welfare Committee, requested that the Council adopt an ordinance which would require the owners of commercial property to have Council approval on intended use of such property.

In reply to a question, the City Attorney said he thought such an ordinance would be unconstitutional.

Councilman Jahn moved the letter be filed as a matter of record. Motion lost for lack of a second.

Councilman Blount thought such uses could be governed by the police, as are used car lots.

Mrs. Gerald asked the Council to allow J. E. White of the North Torrance Civic Improvement Association to be heard.

Mayor Isen asked if the Council would like to hold this for a week for study, but the Council felt it would be better to be through with the matter.

Mr. J. E. White came forward, and explained to the Council that the residents in North Torrance feel there are entirely too many service stations in that area. Some of them have changed hands often, he said, because they are not profitable stations. He said they have no wish to restrict the use of property, but think other uses would serve the area.

Mayor Isen said if the land is properly zoned for this use, there would be no way for the Council to control it.

Councilman Benstead moved to refer this to the City Attorney for a ruling.

Councilman Jahn felt the stations were there after studies were made to indicate the need for them.

There were no objections to Councilman Benstead's motion, and Mayor Isen ordered this referred to the City Attorney for a written opinion, directing that Mrs. Gerald get a copy of the letter from the Attorney.

3. A June 3, 1958, letter from the Torrance Chamber of Commerce, signed by Vern Lovelady, Secretary, and Lou Schlanger, Chairman, told the Council that the Retail Merchants Division of the Chamber requested an ordinance pertaining to "Fire, Bankrupt or Damaged Goods and/or Out of Business Sales".

Councilman Drale moved to refer this to the City Attorney for his recommendation on whether we should adopt such an ordinance.

Mayor Isen protested that this was an ordinance of a type in use in many neighboring cities, and it had proven to be useful to them. He thought we should have such an ordinance.

Councilman Drale changed his motion, moving to refer this to the City Attorney for a draft of such an ordinance.

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

4. A June 3, 1958, letter from the Torrance-Lomita Board of Realtors, signed by H. B. Bowker, President, requested that the week of June 21 to June 28 be proclaimed as "Buy a Home - First Week", saying the realtors plan this to tie in with a national campaign.

There were no objections to the request.

Mayor Isen then proclaimed the week of Jun3 21 to 28 as "BUY A HOME - FIRST WEEK", reading the proclamation furnished to him. He directed the City Attorney to send an executed copy of this, with the City seal, to the Torrance-Lomita Board of Realtors.

COMMUNICATIONS FROM THE CITY MANAGER:

1. In a June 6, 1958, letter from the City Manager, the following recommendation is submitted for the Council's consideration and approval:

APPROPRIATIONS:

For the purchase of one Skycrafters Model AM-122, VHF Multiphone (simplex transmit and receive) the sum of \$327.60 from Airport Funds.

Councilman Beasley moved to concur with the recommendation of the City Manager.

Motion seconded by Councilman Jahn.

Councilman Benstead asked how much money we have in the Airport Fund.

The City Manager said there was a large sum in the fund, but he did not recall the exact amount.

Mayor Isen asked the City Manager if the management program there was working out, and the City Manager said it is.

Motion carried unanimously by roll call vote.

COMMUNICATIONS FROM THE BUILDING DEPARTMENT:

1. A June 5, 1958, letter from Lee Schlens, Supt. of Bldg., transmitted to the Council the application of Robert Marks to erect a 4' x 6' double faced pole sign adjacent to his small office on the airport. This was submitted to the Council because it will be on the Airport. Mr. Marks has stated on his application that this will not be lighted or contain a rotating beacon.

Councilman Jahn asked where Mr. Marks wants to place this, and Mr. Schlens said beside his building, and he presented a sketch of the proposed sign. He said it would be even with the top of the building.

Councilman Jahn moved to grant the request outlined here.

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

2. J. W. Rich Sign & Neon Co., with a memo dated May 1, 1958, applied for permission to erect a sign 72 sq. ft. in size for the Grant Realty Co., at 3717 W. 190th St.

In a memo appended to this, Lee Schlens, Supt. of Bldg., stated the sign is over 42 sq. ft. and required Council approval. He said the size of the sign has been reduced from 99 sq. ft.

Councilman Jahn moved this request be granted.

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

3. A May 29, 1958, report from Lee Schlens, Supt. of Bldg., to the City Manager, was submitted to the Council for approval. The report concerned the rest rooms at McMaster Park, which problem was referred to the Bldg. Dept. by the Council from their May 20, 1958, meeting. The Bldg. Supt. thought the problem referred to them was whether it would be feasible to install doors so the rest rooms could have entrances on the south side of the Recreation Bldg., as well as the existing doors on the north side. Mr. Schlens said he had made an inspection of the park, and found these doors could be installed if one of the water closets in the women's rest room were removed.

Councilman Jahn asked if this meant the plumbing in the building, under the slab, would have to be removed. Mr. Schlens said it would not.

Councilman Benstead moved to concur with the recommendation of

the Bldg. Supt. and remove the water closet so the door could be installed.

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

4. In a June 4, 1958, letter, Bldg. Supt. Schlens recommended refund of \$23.50 to Ehrhart & Associates, Inc., Cash Receipt 15249, Plan Check 4605, dated May 19, 1958. He reported the charge had been excessive.

Councilman Jahn moved to concur with the recommendation of the Bldg. Supt.

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

5. A June 4, 1958, letter from the Rich Sign & Neon Co., signed by Joseph W. Rich, asked a permit to erect a neon sign at 24006 Hawthorne Blvd., saying the sign would be over 42 sq. ft. in size. The letter stated they had received a permit from the State for this, #758-E-842.

Councilman Beasley said this would be on Hawthorne Blvd., and that there was plenty of room for this business to put their sign on their building. He moved to deny the application.

Motion seconded by Councilman Benstead.

Bldg. Supt. Schlens presented a sketch of the sign, saying it would advertise the laundermat business there.

Councilman Beasley felt it would mean there would be too many signs there.

Mr. Harrison, owner of the laundermat, said his building is only 18' wide, and said he needs this sign.

Mayor Isen asked if it could not be moved in so it will not be in the street, saying he thought the objections were mainly to that fact.

Councilman Beasley said there is a drug store sign about 200' from this in one direction, and a bank sign about 200' from it in the other direction. He thought the sign could be put on top of the building.

Mr. Harrison pointed out the size of those signs, saying they were so large they could blank out his sign.

Councilman Beasley disagreed.

Mr. Harrison said there is a sign near where he wants to put this, and he felt that was a precedent.

Councilman Drale asked if Mr. Harrison had an encroachment permit for the sign from the State, and Mr. Harrison said he did.

Councilman Beasley suggested this would make awkward ingress and egress there, but Mr. Harrison said the sign would be more than 100' from a driveway.

Mayor Isen asked how far this would be from the beauty shop sign.

Mr. Harrison said about 15', and the bottom of it is about 6" above the top of it, so this will not interfere with it.

Motion to deny failed by the following roll call vote: AYES: COUNCILMEN: Benstead, Beasley. NOES: COUNCILMEN: Blount, Bradford, Drale, Jahn, Isen. ABSENT: COUNCILMEN: None.

Councilman Drale moved to grant this permit subject to approval of the Building Department of the construction.

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

6. A June 4, 1958, letter from the Rich Sign Co., signed by Joseph W. Rich, requested permission to erect a neon sign at 16635 Crenshaw Blvd., for a market. They stated the sidewalks and curbs had been installed as required by the Council before this could be done.

In answer to a question, Bldg. Supt. Schlens said the sidewalks and curbs had been completed.

City Engineer Bishop agreed this had been done, saying they had been put in at grade, and that two small commercial buildings facing Cherry will need to be altered very soon and the owner will put in the rest of the sidewalk according to the ordinance.

Councilman Drale questioned this, saying you could not tell where the sidewalk there ended and the street began the way this is now.

City Engineer Bishop said that is true; he said the sidewalks and curbs had been put in at grade, and the street now needs to be brought down to grade.

Councilman Jahn did not believe this had anything to do with a sign of over 200 sq. ft.

Councilman Drale asked why that sidewalk slopes, and the City Engineer explained this is accepted practice in order to drain the walks.

Mr. Schlens said this was back here because of the size of the sign.

Councilman Jahn moved to deny the application because of the size of the sign.

Motion seconded by Councilman Drale.

Mr. Foster of the Rich Sign & Neon Co. protested, saying this market is an independent and needs the sign.

Councilman Jahn said he felt this sign to be entirely too large.

There were no objections to the motion for denial, and it was ordered carried.

7. A June 5, 1958, letter from Paul Duckworth and Chief Stewart of the Hope Evangelical United Brethren Church, 3343 W. 174th St., requested permission to erect a sign of 123 sq. ft. at their Church.

A comment from the Bldg. Supt. was to the effect that the sign is over size and requires Council approval.

Bldg. Supt. Schlens gave a sketch of this to the Council, and explained that the sign has front decoration and two angled wings, and is an integral part of their structure.

Councilman Drale moved to grant the request.

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

COMMUNICATIONS FROM THE RECREATION DEPARTMENT:

1. A June 6, 1958, letter from H. B. Van Bellehem requested an appropriation of \$544 to permit acceptance of the lowest of three bids for a backstop fence on the softball diamonds at Walteria and McMaster parks. This bid was made by Hutchinson Fence Co. Mr. Van Bellehem listed the three bids.

City Manager Stevens reported that if this appropriation is made, it would have to be from the Unappropriated Reserve.

Councilman Benstead moved to concur with Mr. Van Bellehem's recommendation.

Motion seconded by Councilman Beasley and carried unanimously by roll call vote.

At 10:20 P. M., Mayor Isen declared a recess, with the Council re-convening at 10:30 P. M.

COMMUNICATIONS ON AIRPORT MATTERS:

1. A June 3, 1958, letter signed by Jack Egan, Secretary, Airport Commission, transmitted to the Council the Airport Commission's recommendation for approval of the revision and increase of out-door parking rates at the Airport, based on the weight of the planes. A study made by the Airport Manager was submitted to the Council.

Councilman Jahn moved to concur with the recommendation of the Airport Commission.

Motion seconded by Councilman Benstead.

Mr. J. H. Herman, 3206 Sonoma, asked to be heard. He said he was interested in these rates and would like to have full information on this action.

Mayor Isen suggested he contact Mr. Egan. He informed Mr. Herman that the meetings of the Airport Commission are public, and that the Commission studies and investigates matters having to do with the airport and makes recommendation to the City Council.

Councilman Benstead offered Mr. Herman his copy of this material for study, and Mr. Herman asked if this action would cause an increase in rates at the airport for tie-downs.

Councilman Jahn said it would; he said the tie-downs had been \$10 a month, but the minimum fee would now be \$15 a month for small planes, and range upward based on the weight of the plane.

Mayor Isen suggested Mr. Herman read the material and said the Council would proceed with other matters and come back to this. He said the Council wants interested parties to know what is going on.

Councilman Jahn, with permission from his second, withheld his motion until later in the meeting.

There was no objection, so ordered.

2. A June 3, 1958, letter from Jack Egan, Secretary to the Airport Commission, transmitted to the Council the Commission's recommendation concerning night lighting. The Commission unanimously recommended that the night lighting program be implemented as soon as possible and that the runway lights be controlled by a clock timer and remain on throughout the night. Submitted with this letter was a study prepared by the Airport Manager, in which he concurred with the recommendations of the Commission.

Councilman Jahn moved to concur with the Airport Manager's plan as outlined on Page 2 of his report, for "Unattended Night Lighting".

Councilman Blount asked if we have any personnel at all on the Airport during the hours the lights will be on. He favored having an attendant there in case of an accident.

Mr. Egan reported that our liability insurance covers the unattended aspects of the night lighting. He stated he did not contemplate attendants during the night hours at the present time.

Councilman Jahn asked if unattended night lighting is unusual.

Mr. Egan said it is not, that it is a customary procedure. He mentioned the Compton and Hawthorne Airports as two instances where this is practiced.

Councilman Blount asked if it were true that the insurance rates were the same whether or not there was an attendant on duty at night.

Mr. Egan said it was true.

Councilman Drale asked which hours the lights would be on, and Mr. Egan said from sunset to 8:00 A. M., saying the attendants at the airport work from 8:00 A. M. to sunset now.

Councilman Benstead seconded Councilman Jahn's motion.

Councilman Beasley asked about having an attendant present until 11:00 P. M., the practice at the Hawthorne Airport. He asked if that would increase the overhead at the airport too much to be feasible.

Mr. Egan did not believe the cost would be prohibitive. He said it would cost about \$27 a day.

Councilman Jahn asked if the Airport Manager did not contemplate having a watchman at the airport.

Mr. Egan said he had no plans for a night watchman. He had been working with the police department in an effort to get greater patrol service.

Councilman Jahn felt this continuous night lighting, as it is recommended by the C.A.A., rather than intermittent lighting, would be better. He said the people who fly at night would try to land

in total darkness if the lights were intermittently turned off and on, and he believed this would be safer.

Mr. Egan said he would like to go ahead with this for a short time and bring back a report on the operations.

Councilman Jahn, with permission from his second, amended his motion to specify concurrence for 60 days, with a report from the Airport Manager to be made to the Council at that time.

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

3. A June 3, 1958, letter from Jack Egan, Secretary, Airport Commission, submitted to the Council the matter of revisions to the Airport Ordinance, as contained in the Airport Manager's recommendations to the Airport Commission dated May 20, 1958. A copy was submitted to the Council. The Airport Commission had unanimously recommended approval of the suggested revisions and additions, and directed the secretary to transmit them to the Council.

Mr. Egan's letter of May 20 read:

"In reference to item four, you will note that in addition to the radio requirement, I am asking that all aircraft operating from the Torrance Municipal Airport do so in conformity with the Federal and State laws which apply. Also, I am asking for a general prudential rule and a rule which will give the Airport Manager specific authority to intervene when in his opinion a pilot or persons board an aircraft are for one reason or another physically impaired by intoxicants, drugs, etc.

"Also, I want to have some control over motorless aircraft such as gliders and the like.

"In addition we are having a problem with what could be called formation take-offs. I need the authority to stop these."

Mr. Egan submitted with this letter an "Emergency Clause" for immediate use.

Mayor Isen moved to concur with this recommendation of the Airport Commission and Airport Manager.

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

Councilman Blount said there has been a great deal of thievery going on at the Airport, and he felt the only thing which would stop it would be the presence of a night watchman. He said we are raising the tie-down fees and should have a night watchman there. He did not think this was a police responsibility.

Councilman Blount moved to have night watchmen at the Airport from sunset to 8:00 A. M.

Motion seconded by Councilman Jahn.

Mr. Egan said it would take another 2-1/2 attendants to give 24-hour coverage.

Councilman Blount thought we should have 24-hour coverage.

Councilman Jahn pointed out this would cut police expense.

Motion carried unanimously by roll call vote.

Mayor Isen asked the City Attorney to check to see if it is necessary to have a roll call vote on motions involving the spending of money, and told the Attorney it was brought up at the Council School the Council just attended that it was legal to have bids opened before meetings and have only the results presented to the Council. He asked that the Attorney check both these points and report to the Council on them.

The City Attorney said without question the Council could authorize the opening of bids and consider only the results at the open meetings.

Mayor Isen asked the Attorney for a written opinion on these points.

4. In a letter dated June 3, 1958, Jack Egan, Secretary to the Airport Commission, submitted the Commission's recommendation for approval of the assignment of Mr. Wm. Duncan's T-hangar lease to Mr. Edward Smith at the Airport. A copy of the Airport Manager's recommendation on this was attached, in which he did not object to this, but recommended the assignee agree to moving of the hangar when and if the City requests him to do so.

Councilman Beasley moved to concur with the recommendation of the Airport Commission.

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

5. A June 2, 1958, letter from Thos. B. Abrams, President of the Airport Commission, submitted the Commission's recommendation that the Council appropriate \$650 from the Airport Fund for Airport Day.

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

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

6. A June 2, 1958, letter from Thos. B. Abrams, President of the Airport Commission, submitted the Commissions' recommendation that Mr. Egan be allowed to use work orders to request work from the City so he can control all work on the Airport on a work-order basis.

Councilman Beasley moved to concur with the recommendation of the Airport Commission.

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

7. In a letter dated June 6, 1958, Airport Manager Jack Egan submitted information on the matter of the agreement between the City and Harbor Cars, Inc., relative to an exclusive "U-Drive" privilege at the Airport.

A copy of Resolution No. 3474 implementing an agreement between the City and Harbor Cars, Inc., accompanied the letter from Mr. Egan, having been resubmitted as directed by the Council.

Councilman Jahn asked if they would be interested in having the exclusive rights limited to three years instead of five.

Mr. Rouse said he would like to have 5 years, but would accept a 3-year reconsideration period.

Councilman Jahn thought five years might be too long a time to given an exclusive privilege.

Councilman Bradford did not believe the Council should give an exclusive right of this nature without sending it out for bid.

Mr. Rouse explained the problems of 'pioneering' this use at the airport.

Councilman Jahn agreed we have nothing to offer them right now, and said he thought their offer a good one.

Councilman Drale asked why Councilman Jahn thought no one else would be interested, as he said he felt, and Councilman Jahn said because he had contacted one operator.

Councilman Blount asked Mr. Rouse his connection with Avis, and Mr. Rouse said he was their licensee in this area.

The City Attorney explained the agreement made the specification about Avis because of a request from the Council.

Councilman Jahn moved to approve this request with the stipulation that the exclusive feature be granted for 3 years instead of 5.

Motion lost for lack of a second.

Councilman Beasley moved to rescind all former action on this.

Motion seconded by Councilman Bradford.

Councilman Blount asked if Mr. Rouse had been put to any extra expense because of the Council action on the matter, and Mr. Rouse said only that of having his insurance re-written, and because the fee would have to be retroactive it would cost him about \$50 extra.

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

Councilman Bradford moved to advertise for bids for a 5-year exclusive contract at the Airport for this type of service.

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

Mr. Rouse said he would like to have the right to bid, and was told he would have.

At this time Mr. J. H. Herman spoke to the Council concerning the proposed rate increase for tie-down at the Airport, protesting the increase for small planes of less than 3,000 pounds.

Mayor Isen suggested Mr. Herman plan to attend the Airport Commission meetings, the recommending body on Airport matters.

Councilman Jahn asked to renew his motion to concur with the recommendation of the Commission and Airport Manager, to adopt the rate schedule submitted here.

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

ENGINEERING MATTERS:

1. A June 6, 1958, letter from the City Engineer was re-submitted concerning the improvement of the street intersection at the Jump 'N Jack Restaurant at Highway 101 and Newton Streets. The letter from the City Engineer was accompanied by:

- 1) Excerpt from Council Minutes, meeting of Aug. 20, 1957;
- 2) Report dated Aug. 20, 1957, marked "ITEM B", referred to in Minutes of August 20, 1957;
- 3) Copy of letter from Standard Oil Co. of California, Western Operations, Inc., dated Jan. 22, 1958;
- 4) Letter to City Council from City Engineer concerning this item, dated May 29, 1958;
- 5) Agreement between City of Torrance and Jack D. Rogers, dated September 5, 1957.

Councilman Beasley and Councilman Jahn both believed the City Attorney had been instructed at the last meeting of the Council to begin condemnation proceedings on the land needed for the widening of the intersection, but Mayor Isen told them the City Attorney had been asked to get a document from Standard Oil showing that they would quit-claim the necessary land so far as their lease is concerned. Mayor Isen also had asked for the excerpt from the Minutes of the August 20, 1957, meeting.

City Engineer Bishop reported that he had contacted a representative of the Standard Oil Company today, and that gentleman had said they would recommend this to their San Francisco office, recommending that the quit-claim deed be granted without fee, and without charge for moving their property there when the City has obtained the fee.

Mayor Isen said we can thus show that the lease holder is willing to give us this, and he did not see where the owner of the fee could set such a high value on the land.

Councilman Beasley asked if the Standard Oil representative had indicated how long it would take to get a reply to the recommendation.

The City Engineer said about two or three weeks, and added that the man had indicated they did not wish to do anything which might work against the fee owner.

Councilman Jahn pointed out that is a very dangerous corner. We have only a 29' street there. He would be afraid to direct the City Engineer to design a corner there without acquiring the Standard Oil corner. Mr. Rogers has agreed to install the curbs and gutters at his own expense when we get the land.

Mayor Isen had studied this carefully, and believed this to be the time for Mr. Rogers to put in his curbs, sidewalks and gutters.

Councilman Jahn, a member of the Committee where this was set up with Mr. Rogers, said he believed if Mr. Rogers put those in now

before we get the land for the widening of the street, we would be even worse off than we are now.

Councilman Jahn moved the City Attorney be instructed to start condemnation proceedings against Mr. Denbo and acquire the land we so sorely need.

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

Mayor Isen asked if there was anything to prevent the improvement of the Rogers property now.

Councilman Jahn said there is; if Mr. Rogers puts in the improvements now, the street will be far too narrow.

Mayor Isen directed the City Attorney and City Engineer to work together to get the quit-claim needed from Standard Oil, and suggested the City Attorney call about it.

PLANNING MATTERS:

1. CASE NO. 507 - VARIANCE: A transmittal form from the Planning Commission recommended approval of the petition of John Howard for a Variance on Lots 1, 19, 20, and 21 of Tract 23327, located between Crenshaw and Pennsylvania to construct a bowling alley and light manufacturing plant. Accompanying the transmittal form were a location sketch and an excerpt from the Planning Commission Minutes of May 21, 1958.

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

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

2. A June 5, 1958, letter from George Powell, Planning Director, gave the Council a report on the Weed Abatement Program, outlining the various alternative modes of handling this.

Councilman Jahn moved to approve and concur with Alternate B, which read as follows:

- "2. Alternate A: Clean all vacant lots and acreage of weeds
 - (a) Cost per lot up to 7,500 sq. ft. _____
 - (b) Cost per lot 7,500 to 10,000 sq. ft. _____
 - (c) Cost per lot 10,000 to 21,780 sq. ft. _____
 - (d) Cost per lot 21,780 to 43,560 sq. ft. _____
 - (e) Cost per acre. _____

Above shall include discing, edging or mowing these areas and the cleaning of parkways adjacent there to.

- "3. Alternate B: Alternate A bid PLUS the cleaning of all trash and debris from vacant lots and/or acreage cleaned of weeds.

Cost per ton _____, dump charge to be borne by contractor."

Motion seconded by Councilman Beasley and carried unanimously by roll call vote.

RESOLUTIONS:

1. City Clerk Bartlett read title to:

RESOLUTION NO. 3480

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CHANGING THE TIME OF SEMI-MONTHLY SALARY AND WAGE PAYMENTS.

Councilman Drale moved to dispense with further reading of Resolution No. 3480.

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

Councilman Jahn moved for adoption of Resolution No. 3480.

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

2. City Clerk Bartlett read title to:

RESOLUTION NO. 3481

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING AN ALLOCATION OF FUNDS TO REPAIR OR RESTORE PUBLIC REAL PROPERTY PURSUANT TO PUBLIC LAW 875.

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

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

Councilman Drale moved for adoption of Resolution No. 3481.

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

ORDINANCES:

1. With a cover letter dated June 6, 1958, City Clerk Bartlett submitted for its second reading Ordinance No. 990, approved at its first reading on June 2, 1958, by the Mayor and all Councilmen except Councilman Drale, who voted "NO".

City Clerk Bartlett read title to:

ORDINANCE NO. 990

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING CERTAIN SECTIONS TO CHAPTER 2 ENTITLED "ADMINISTRATION" OF "THE CODE OF THE CITY OF TORRANCE, 1954" RELATING TO THE ESTABLISHMENT AND THE POWERS AND DUTIES OF THE AIRPORT COMMISSION.

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

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

Councilman Benstead moved for adoption of Ordinance No. 990 at its second and final reading.

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

ORAL COMMUNICATIONS:

City Manager Stevens asked to be authorized to sell the old stoves out of the Auditorium.

Councilman Drale moved that the City Manager be so authorized.

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

The City Manager pointed out that under the heading of "Information Only" there was a May 21, 1958, letter from N. S. Johnson, Director of the Department of Parks & Recreation, County of Los Angeles,

advising the City that the County's subsidy program for recreation on school grounds in incorporated cities, known as A.D.A. must be eliminated. A copy of this letter had been sent to the Torrance Unified School District. The City Manager reported that the City Manager of the South Bay area have been studying the budget, and it is their belief that we should be represented at the Budget Hearings to protest this. They would not protest if the help was to be cut from everyone, but they believe it is in incorporated cities only that this is to be cut. They feel they should make an appeal to establish a standard for all those who use County facilities so there will be a standard to which everyone would be entitled. They believe this is a sound premise to work with. Redondo Beach has authorized their City Manager to attend, and Mr. Stevens suggested our Mayor or a representative should go. Someone will send a City Attorney. He said the thought that should be kept in mind here is that each tax payer is entitled to the same service.

Councilman Jahn asked if that would be a Committee representing the area, and the City Manager said it would. He repeated that our representative on the Committee, he thought, should be the Mayor or perhaps a Councilman.

Mayor Isen thought the City Manager should attend.

City Manager Stevens said the group had felt it best that there be a variety of members among the Committeemen.

Councilman Benstead moved that both City Manager Stevens and Mayor Isen attend the meeting.

There were no objections, and it was so ordered.

The City Manager asked to meet with the Council as a whole next Monday, June 16, to hold a discussion of the budget salary and personnel requirements, etc. He thought this would take from one hour to two.

There were no objections, and it was agreed to hold this meeting at 5:30 P. M. Monday, June 16. The City Manager said he would remind the Councilmen of this.

License Inspector Whitacre said that on February 18, 1958, the Council had granted a free license to the Christian Service Organization to pick up salvage in the City on a trial basis. They have made an agreement with Veterans Industries to handle this. Mr. Whitacre has discussed this with the City Attorney. He believed the license was already automatically revoked, but the Council had granted it and should act on it. Mr. Whitacre recommended the Council take action to revoke the license.

Mayor Isen moved to concur with the recommendation of the License Inspector and revoke the license.

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

Councilman Blount asked the City Manager to see that there are wastebaskets, at least 5, for the Council at the next meeting.

Councilman Drale said the North Torrance Civic Improvement Association had invited the members of the Council and their families to their family picnic in El Nido on June 22, 1958.

Councilman Jahn asked the City Manager to get from the City of Bakersfield a copy of their ordinance governing the conduct of meetings.

Mayor Isen brought up the matter of the A.D.A. being discontinued which Mr. Stevens had discussed earlier. He felt this to be grossly unfair. He said there had also been some discussion of the School District discontinuing the \$4,000 they give us.

The City Manager said he had heard that, and had appealed to them to leave it as it is for this year at least.

Mayor Isen pointed out that the Los Angeles County Budget had a provision for the support of the Los Angeles Chamber of Commerce in the sum of \$36,500.00. He said no other Chamber of Commerce gets such a subsidy. He thought this deserved study. He said the same report shows the County subsidizes the County-owned golf courses.

Mr. J. H. Herman asked if he could ask to be heard by the Council on other matters, as he had been on the tie-down fees at the Airport.

Mayor Isen suggested that Mr. Herman contact the Assistant City Manager, Mr. Don Mansfield, to discuss this.

Councilman Drale said some suggestions had been made at San Diego about the Police and Fire equipment. He suggested this might serve us.

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

Mayor Isen asked the City Manager if arrangements had been made about the Metropolitan Water District tour for the Council.

The City Manager said he thought they should all be here at the City Hall at 7:30 A. M. Friday, but that he would notify everyone positively.

The meeting adjourned at 11:35 P. M.



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

APPROVED:



Mayor of the City of Torrance