

Torrance, California
July 8, 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, July 8, 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, Isen.
ABSENT: COUNCILMEN: None. City Manager Stevens and City Attorney Remelmeyer were also present.

At the request of Mayor Isen, Mr. Robert Burke led the salute to our Flag.

The Reverend Norman Schnaible of the First Lutheran Church opened the meeting with an invocation.

Councilman Bradford moved to approve the Minutes of the Regular Meeting held July 1, 1958, as written.

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

AWARDS:

Miss Marilyn Jensen, Assistant Recreation Director, presented to Mr. W. H. Morris, Coach, the awards won by the Wolves of the Rocky Mountain League of the local basketball league.

Mr. Morris thanked the Council for the awards, saying he would deliver them to the boys this evening.

Mayor Isen extended the congratulations of the Council to the Wolves, and to the other boys who played in the tourney.

CASE NO. 489:

At this time, the Council referred to Mr. Bremer, an attorney for an applicant for a Variance.

Mr. Bremer reported that with reference to Planning Commission Case No. 489, an application for a Variance to build a wash rack at Crenshaw and Redondo Beach Blvd. on service station property, all necessary easements for street widening have been made.

City Attorney Remelmeyer stated he had all the easements, and that the applicant would appreciate the Council reinstating the Variance at this time as given to Pearl E. Grady, owner of the land.

Councilman Drale moved to reinstate the Variance, subject to the same terms and stipulations as set when originally considered, in Case 489.

Motion seconded by Mayor Isen.

Councilman Jahn asked the City Attorney if he had all the easements, and the City Attorney said he did have them.

Mayor Isen asked if there had been any cost to the City on this other than the attorney's time, and the City Attorney said about \$6.00.

Motion carried unanimously by roll call vote.

BIDS:

Mayor Isen announced this was the time and place for opening:
Bids on Weed Abatement and Rubbish.

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

Councilman Benstead moved this be received and filed.

There were no objections and it was so ordered.

City Manager Stevens opened and City Clerk Bartlett read the sum totals of the Bids summarized here:

<u>BIDDER:</u>	<u>BOND:</u>	<u>TOTAL BID:</u>
Carbohad Corp., Inc. 4537 Don Timoteo Drive Los Angeles 8, Calif.	10% of Amt. Bid	\$26,675.00
Forsythe Excavating Co., 18156 Prairie Avenue Torrance, Calif.	\$6,000.00	\$27,920.00

Councilman Blount moved the bid be awarded to the lowest bidder and all other bids be rejected.

Motion seconded by Councilman Jahn.

Councilman Drale asked if this bid includes City-owned parkways in front of properties to be cleaned and for which the owners of the property will be billed.

The City Manager said it does.

Councilman Drale asked if the property owners would also be billed for the cleaning of the City-owned parkways in front of their property, and the City Manager said they would.

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

HEARINGS:

Mayor Isen announced this was the time and place for the: Hearing on Resolution of Intention No. 3496, declaring that weeds growing upon certain property to be a public nuisance, and providing for the abatement thereof.

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

Councilman Jahn moved to close the Hearing.

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

Councilman Jahn moved to order the abatement of the weeds by City officials.

Motion seconded by Councilman Beasley, no objections, and the motion was ordered carried.

Mayor Isen announced this was the time and place for the Hearing on: CASE NO. 509: Third and Final Hearing on petition of Bjorklund & Smith (agents for the purchaser), for a Change of Zone at the Southwest corner of Crenshaw and Sepulveda from M-2 to C-2 and R-3 for commercial and residential development. Submitted with this application were:

- a. Transmittal form from Planning Commission recommending denial;
- b. Location sketch;
- c. Excerpt from June 4, 1958, Planning Commission Minutes;
- d. July 2, 1958, protest from Torrance Unified School Dist., signed by C. B. Cooke, President, Board of Education;
- e. July 3, 1958, letter from Torrance Chamber of Commerce, a protest, signed by Fred W. Mill, President;
- f. July 7, 1958 letter from Sidney Hoedemaker, of Hody's, supporting the application;
- g. A July 8, 1958, letter from the Torrance-Lomita Realty Board, signed by Harry Bowker, President, supporting the decision of the Planning Commission, was read in full.

City Clerk Bartlett presented the Affidavit of Publication, which was ordered received and filed.

Mayor Isen asked if anyone present wished to be heard.

Mr. Frank Leonard, representing the Getty Oil Co., owners of the land who wish to sell it, came forward.

Mayor Isen thought the owner of the property should have made any application such as this, and referred the question to the City Attorney.

The City Attorney replied that those who might make application for a Change of Zone are the owner, lessee, or other person having the right of possession to the land sought to be rezoned, and he asked Planning Director Powell who had initiated the Change of Zone.

Mr. Powell presented a letter giving that information.

The City Attorney said that the Home Savings & Loan Corp. states they have an option to purchase, and that Bjorklund and Smith are their agents.

Mr. Leonard told the Council that the land is in escrow now.

The City Attorney said that technically they would not have any right of possession.

Mayor Isen asked the representative of the oil company which owns the land if they joined in both petitions, and Mr. Leonard said they do join in the petition for the rezoning of this property.

Mr. Leonard believed the prospective purchasers of this land to be stable and dependable, and that it would be to the best use of the most people to rezone the land. He outlined to the Council what they consider to be the tax advantages of such a development, and said they would appreciate any favorable consideration given to this rezoning.

Councilman Bradford asked if they had considered that it would cost the School Board a tremendous sum to house the children from such a project.

Mr. Leonard felt that schools were a need of any residential area.

Councilman Beasley asked if it would be difficult to sell this land if the rezoning did not go through, and Mr. Leonard said it could be.

Mr. Leonard stated that he did not have the information with him giving the assessed valuation of the property.

Mr. Fred C. Todd, 5287 Village Green, Los Angeles, manager of the Bethlehem Steel installation on 190th Street and Chairman of the Industry Committee of the Chamber of Commerce, spoke to the Council in opposition to this Change of Zone. Mr. Todd spoke of the fact that this is in the center of the industrial land left in the City, and that there is a lot of residential land left which is already properly zoned for R-3 use. Mr. Todd, speaking for the Industry Committee of the Chamber of Commerce, said they do not oppose changing the zone of all industrially zoned land, but they believe this is a very desirable and valuable piece of land. He outlined the many problems his own firm had on their Los Angeles property, and said that the adjacent property which was zoned for residential use had been one of their main reasons for moving. He said they had inspected many sites in Whittier, Vail Field in Montebello, Torrance, and other cities, before making their final decision. They had come here because they had been told that Torrance wanted industry and was not hostile to industry in any way. Mr. Todd said the industry now in Torrance maintains its property, and that there is nothing detrimental from industry. Regardless of the use, however, Mr. Todd told the Council there would be complaints from residences neighboring such property. He said industrial land of this type is in great demand.

Mr. Leonard differed, saying that his company had tried to sell the land for industrial use, and had found there was no demand for the land. He believed the time would come when industry would buy the land, but he felt it might be some time. He believed the faster freight time from the east to the point of destination to be one reason why the Whittier area is developing so quickly.

Mr. Todd did not agree, and said his company has no freight problem. He stated they had better freight time here than they had in Watts.

Mr. Dick Fitzgerald, 17004 Casimir, Manager of the Torrance Chamber of Commerce, told the Council there is a great demand for industrial land in Torrance. He said Ramo-Wooridge is going to put a 63-acre development here, and that Magnavox is going to put an installation on Maricopa between Crenshaw and Maple; they have bought 10 acres and are taking an option on 10 more there. He said another heavy industry will be coming in soon but the name cannot be divulged at this time.

Councilman Benstead asked Mr. Fitzgerald if he was speaking of heavy industry, and Mr. Fitzgerald said he was speaking about railroad freight.

Councilman Beasley asked Mr. Fitzgerald if he knew of any property either north of Sepulveda or south which was for sale for industrial use.

Mr. Fitzgerald said the Santa Fe owns that property and it is available for M-2 development at this time. He did not know the price.

Mr. Fitzgerald, in reply to a question from Councilman Jahn, said there are 4 two-acre pieces of property south of Sepulveda and west of Crenshaw for sale. He said it is zoned for M-2 use, and it is hard to interest buyers in such small parcels of land.

Councilman Beasley pointed out that they had become available after this case was instituted.

Mr. Fitzgerald said the Early property is for sale, and the Marble property is also for sale to industry.

George Bjorklund, 5502 Via Campesina, Palos Verdes Estates, said he had contacted the railroad recently about a land trade; he is the petitioner in this case, and thought if he traded this land for land north of Sepulveda it might be easier to rezone the other land. He had been told that there was not one bit of that property for sale or trade, in the month of July, 1958.

Mr. Fred Mill of Palos Verdes, speaking for the Torrance Industries Tax Committee, and as President of the Chamber of Commerce, spoke of the heavy taxes industry pays and the income the City would garner from the industrial development of the land in question.

Councilman Beasley asked why a letter from the Retail Merchants Division of the Chamber of Commerce was not on the Agenda, and it was suggested that the letter might not have been addressed to the City Council but to the Planning Commission.

Mr. Fitzgerald said it went to the Planning Commission.

Mr. Mill said the Torrance Industries Tax Committee had written a letter on this as well, and Mayor Isen said it had probably gone to the Planning Commission which would explain why it was not here.

Mayor Isen asked Planning Director Powell for his comment on this Case.

Mr. Powell presented to the Council a July 8, 1958, report from his Department which stated that there are 3707 acres of industrially zoned land in the City, of which 1893 acres are improved, 1814 acres are undeveloped, and 486 acres are owned by the City in an airport zone. The report listed acreage now zoned for residential development or in A-1 zone suggested for residential development. Mr. Powell pointed to the zoning map which had been brought to the Chamber for this meeting to illustrate his point.

Councilman Jahn asked where the 'Chandler' property was located, and Mr. Powell pointed it out.

Councilman Jahn asked why the Walteria Lake area had been listed, saying it is in a restricted building zone.

Mr. Powell said he had included it because tract maps had been submitted to his department for the area.

Councilman Jahn said the 'lake' at 226th and Kent was also shown on the table here as suitable residential property, and Mr. Powell said there had been many requests to build there.

Councilman Jahn said that according to the table, there is much residential land available; he has not found this to be true when he looks for a piece of land to build houses on.

Mr. Powell said he would be glad to go over the map with him.

Mr. Powell said some land in the Victor Tract is available.

Councilman Jahn pointed out that land is not zoned for residential use.

Mr. Powell said the Planning Commission is now considering land south of Monterey between Crenshaw and Maple, and between Maple and Madrona south of Carson as buffers between Commercial and R-1 uses.

Councilman Jahn pointed out that the land could not be counted as residential potential at this time.

Mr. Powell said the South Torrance 'Oil Field Area' is now developing very rapidly, that Tract 3458 is west of the Civic Center, and there are a lot of small pieces of land in North Torrance which accumulate.

Councilman Jahn pointed out that there is not much land available for residential development when the unsuitable land is subtracted from the total given in the report.

Mr. Powell said there is a lot of land in the City now zoned A-1 or M-1 which the Planning Commission believes will develop otherwise.

Councilman Beasley said there is to be a tremendous shopping center on Hawthorne in our City, and questioned that it would be good planning to have industrial use so close to it.

Mr. Powell said it would be good planning, and that otherwise we might have strip zoning.

Councilman Beasley asked if this meant M-2 would go in next to the shopping center, and Mr. Powell replied that is another parcel of land.

Mayor Isen asked if to allow this would be in the interests of good planning or not, and Mr. Powell replied that if this is zoned R-3 we should anticipate rezoning of the land around it, because that land would not then develop industrially.

Councilman Jahn asked how large a buffer zone should be and what it usually is.

Mr. Powell said he had recently found that a 100' street and a 50' P zone was not enough; usually it is not good planning, he said, to put M-1 or M-2 adjacent to R-1 use.

Councilman Jahn asked if R-3 use is not usually considered as a good buffer between R-1 and commercial or industrial property.

Mr. Powell thought R-2 should be next to R-1, then R-3 between the R-2 and the heavier uses.

Mayor Isen asked how many units were planned for this, but Mr. Powell did not have that information.

Mr. Leonard said there would be about 500 lots in the development.

Mr. Bjorklund said the land would be developed at once if the Change of Zone is allowed, and that the number of units on each lot would probably depend upon the lot sizes.

Mr. Venard Kemp, 2483 Palos Verdes Drive North, Rolling Hills, speaking for the petitioners, spoke of the increased tax revenue to the City if this is zoned R-3. He suggested this might not be developed for industrial use for many years. He said he had made every effort to find vacant land in the City for R-3 development, and no one could help him, not even the Chamber of Commerce. He said the map presented here shows much more industrial land than residential. He believed the Council would want the people who will work in the shopping center and in the plants they want to come here, to live in the City of Torrance. He recalled how proud the City has been of its population increase, and said he could see no reason to stop that growth. He outlined the fact that the people would pay for the schools, and that a buffer zone around this R-3 use would be a simple thing for everyone, in case the other land there is used for industrial purposes. He said the representative of the shopping center had stated that they do not want to take any stand in this or any part in it, but that naturally they want residential development.

Mr. Todd said much of the industrially zoned land is already developed, and said he believed there about 1300 acres available for industry and that is all.

Councilman Beasley asked if there was any proposed layout of this land available.

Mr. Kemp said there was not a layout ready at this time.

Councilman Bradford pointed out to Mr. Kemp that schools for the hundreds of children this would bring in would cost a great deal, and that the school district is pressed for funds.

Mr. Kemp knew that, as where he lives they have a worse school problem than we have here. He knew that the schools should not stop development.

At 9:15 P. M., Mayor Isen declared a recess, with the Council reconvening at 9:25 P. M.

Mr. Fitzgerald of the Chamber of Commerce said he had talked to the same representative of the shopping center people that Mr. Kemp had mentioned, as late at 4:30 P. M. today, and had been told they do not want to take any stand at all in this matter.

Mr. C. N. Cake, who has land west of this area and south of Sepulveda for sale, said he was opposed to this Change of Zone. Mr. Cake felt this Change of Zone would be most detrimental to the industrial development of the area.

Mr. Cake said there is plenty of residential land available, and that he had several acres of it for sale.

Councilman Beasley had seen Mr. Cake's signs, and asked if any of that land was in Mr. Cake's legal possession so he could sell it for industrial use.

Mr. Cake said he had an open escrow on the land and building could be started within 48 hours after he made a sale. Mr. Cake said that taxwise, they could only do so much.

Mayor Isen commented that Mr. Bert Lynn, President of the Planning Commission was present, and asked him to come forward.

Mr. Lynn asked that the record show he was asked to speak on this. Mr. Lynn said he felt it would be poor planning to rezone this land, as it would affect all the other industrial acreage in the area. He believed that rezoning this would affect adversely any industry which may plan to move to Torrance.

Mr. Lynn said the Commission is now considering the rezoning of land from Crenshaw to Maple south of Monterey to multiple residential use as a buffer between the residences there and the industrial land to the south. They are also considering multiple use south of Carson across from Madrona Square. He felt changing the land zone here would cause the rest of the industrial land to go to multiple use.

Councilman Jahn asked Planning Director Powell the zone of the property where Ramo-Woolridge is contemplating a plant, and Mr. Powell said it is zoned A-1.

Councilman Jahn asked Mr. Doherty if there is a difference in the freight delivery to Torrance and to cities in the eastern Los Angeles area.

Mr. Doherty came forward, saying he did not represent the railway but was here as Vice President of Chanslor Western Oil & Development, a wholly owned railway property. Mr. Doherty did not think there was a difference in freight time.

Councilman Jahn asked the City Manager if he could give the Council an idea of the difference in revenue to the City if this land is zoned R-3 or for industrial use, and the City Manager said he could not. He said he would have to check very carefully and give a typical figure, as there is no exact figure on this.

The City Manager said about 14% - 16% of the General Fund Budget for this next year is from the sales tax revenue. He said we hope that will rise.

No one else wished to be heard.

Councilman Drale moved the hearing be closed.

Motion seconded by Councilman Jahn and ordered carried as there were no objections.

Councilman Blount moved to concur with the recommendation of the Planning Commission in Case 509.

Motion seconded by Councilman Bradford.

Councilman Beasley said he had seen the area idle for many years, and that he felt the large companies who own such land have failed to contribute to the City as they should by keeping the land idle. He thought they had been most uncooperative, and he was glad to note that they have lately shown a change of spirit. He would like to see the land developed.

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

Mayor Isen said he had voted as he did because he had given this a great deal of thought and study. He believes this land should be more productive than it is, and said he would be able to change his vote within a few months if the land is not being developed. He believed industrial use of the land would bring more revenue to the City than residential development, and said he feels the City needs the revenue so we may continue to give service to the population.

At 9:50 P. M., Mayor Isen declared a recess, with the Council reconvening at 9:55 P. M.

Councilmen Benstead and Blount did not return to the Council meeting.

Mayor Isen announced this was the time and place for the: Hearing on CASE NO. 508: Third and Final Hearing before the City Council on petition of Torrance Planning Commission for a Change of Zone on Tract 23327, known as the 'Howard Industrial Property', situated on the east side of Crenshaw, north of 248th St., to permit industrial uses. Submitted with this were:

- a. Transmittal form from Planning Commission recommending approval.
- b. Location sketch;
- c. Excerpt from June 4, 1958, Planning Commission Minutes.

City Clerk Bartlett presented the Affidavit of Publication of Notice of Hearing.

Councilman Jahn moved this be received and filed.

There were no objections, and it was so ordered.

Mayor Isen asked if anyone wished to be heard on Case No. 508. There was no reply.

Councilman Beasley moved to close the Hearing.

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

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

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

Mayor Isen moved that each Resolution and Ordinance presented at this meeting be given its proper number by the City Clerk, and the title read, and that further reading be dispensed with in all cases.

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

WRITTEN COMMUNICATIONS:

1. The Verified claim of Gordon J. Lundy, a minor, by James E. Lundy, his father, for alleged injury and damages sustained April 7, 1958, on or near the sidewalk in front of 22227 Susana Ave., in the amount of \$100,000.00. This was presented by Magana & Olney, 1250 Wilshire Blvd.

Councilman Drale moved the claim be denied and referred to the City Attorney.

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

2. A June 11, 1958, letter directed to the City Manager and Council by Glen Airy Distributing Service, Inc., R. J. Boomer, President, protested the license fees charged in Torrance for distribution of advertising matter.

Councilman Drale moved to hold this over until there is a full Council present, at the next meeting.

There were no objections, and it was so ordered.

3. A July 1, 1958, letter from the Tidewater Oil Co., Box 725, Wilmington, signed by E. A. Lyon, Jr., concerned their franchise under Ordinance No. 127.

There were no objections, and this was ordered filed as a matter of record.

4. A July 8, 1958, letter from A. E. McVicar, Supt. of the Water Dept., gave his analysis of the bids received on the 1,000,000 gallon steel water tank and the three 750 G. P. M. pumps referred to him from the July 2, 1958, meeting of the Council. He found that Pittsburgh-Des Moines Steel Co. was low bidder on the tank, with a bid of \$38,545.00; Fairbanks, Morse & Co., with a bid of \$1,085.00 each for the pumps complete with monel shaft sleeve, was found to be low on the pumps.

Councilman Jahn moved to concur with the recommendations of the Water Dept. Superintendent.

Motion seconded by Mayor Isen.

Councilman Bradford asked if Pittsburgh-Des Moines would trepan and x-ray the wells, saying he would like to be sure of this before he voted.

This information was not available.

Councilman Jahn withdrew his motion, and the Mayor withdrew his second.

There were no objections, and this was ordered held for the next meeting of the Council so Mr. McVicar could furnish this information to the Council.

COMMUNICATIONS FROM CITY MANAGER:

1. A July 3, 1958, letter from the City Manager read as follows:

"I recommend that Marion J. Varner, Architect for the El Retiro Library, be authorized to prepare plans and specifications for shelving, stacks and charge-out desk for the El Retiro Library.

"Mr. Varner's experience indicates that it is much cheaper to have these fixtures built locally than to purchase factory-made fixtures of the same quality, most of which come from the eastern part of the country.

"Bids would be taken for the fixtures, tables and chairs, at a date early enough to insure that the library could be used at the time of completion of the building."

Mayor Isen understood it would take about two weeks for this.

Councilman Drale moved to hold this matter over for two weeks.

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

COMMUNICATIONS FROM TRAFFIC COMMISSION:

1. A July 2, 1958, letter from Percy G. Bennett, Chief of Police, contained the Traffic Commission's recommendations for certain traffic regulations and ordinances.

Councilman Jahn moved to concur with the recommendations of the Traffic Commission and that the necessary expenditures be authorized.

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

COMMUNICATIONS FROM THE ENGINEERING DEPARTMENT:

1. A July 2, 1958, letter from John R. Patrick, Asst. to the City Engineer, submitted to the Council the outline of terms under which Standard Oil Co. will grant an easement for the widening of Sepulveda Blvd. from Crenshaw to Hawthorne Blvd. A copy of the June 6, 1958, letter from Standard Oil about this was submitted to the Council, as was a location sketch and a copy of the proposed easement.

In reply to a question, the City Manager said he would recommend that this be accepted.

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

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

2. A July 1, 1958, letter from R. W. Bishop, City Engineer, submitted an easement deed dated June 19, 1958, from Herman and Fern Goettsch for a portion of Lot 71, Tract #639, for the 2' widening of 230th St. at Pennsylvania Ave. A location sketch was submitted with the letter. The easement had been approved by the City Attorney and the City Manager.

Councilman Drale moved to accept the easement.

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

3. A July 1, 1958, letter from the City Engineer submitted a sewer easement from Standard Oil Co. of California, dated June 13, 1958, for a portion of Lot 28, Tract No. 3458. A location sketch was attached, and the easement had been approved by the City Attorney and the City Manager.

Councilman Drale moved to accept the easement.

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

4. A July 2, 1958, letter from R. W. Bishop, City Engineer, submitted the cooperative agreement with the State Department of Public Works, Division of Highways, for improvement of the east side of Hawthorne Blvd. between Sepulveda Blvd. and Carson Street. A copy of the letter from the Division of Highways, dated June 30, was submitted, as was a copy of the cooperative agreement and a copy of a letter from D. S. Waddy, Consulting Engineer for Broadway-Hale Stores, Inc., dated April 10, 1958, and a copy of the Resolution authorizing the execution of the agreement.

Mayor Isen asked if the Broadway-Hale Stores were not to pay for this, and the City Manager said they were.

City Clerk Bartlett read title to:

RESOLUTION NO. 3500

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO
EXECUTE AND ATTEST THAT CERTAIN COOPERATIVE AGREEMENT
BETWEEN THE STATE OF CALIFORNIA DEPARTMENT OF PUBLIC
WORKS, DIVISION OF HIGHWAYS AND THE CITY OF TORRANCE.

Councilman Drale moved for adoption of Resolution No. 3500.

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

5. A June 26, 1958, letter from Richfield Oil Corp., signed by D. M. Acres, Chief Right of Way Agent, submitted their statement under their franchise agreement in the City.

There were no objections, and this was ordered filed as a matter of record.

PLANNING MATTERS:1. CASE NO. 512 - CHANGE OF ZONE, DOMINGUEZ ESTATES COMPANY

A letter from Geo. C. Powell, Director of the Torrance Planning Commission, requested a date for the Third and Final Hearing before the City Council be set on this Case.

There were no objections, and Mayor Isen set Tuesday, July 29, at 5:30 P. M. in this Council Chamber as the date, time and place for the Hearing.

2. CASE NO. 514 - VARIANCE, GEORGE & BERTHA SCHWENK.

A Transmittal form from the Planning Commission recommended approval of request for Variance to construct multiple dwellings at 3722 Garnet St., in Land Use Zone A-1. A location sketch and excerpt from the June 18, 1958, Planning Commission Minutes, were enclosed.

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

Motion seconded by Councilman Bradford.

Councilman Jahn asked if this is in an A-1 zone, and Mr. Powell said it is.

Councilman Jahn asked how many units are going in, and Mr. Powell presented a layout of the property with the proposed units shown.

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

3. CASE NO. 515 - VARIANCE, J. E. KETTLER.

Transmittal form from Planning Commission recommending approval of request for a Variance submitted by J. E. Kettler, to construct additional facilities at existing trailer park at 23701 Western Avenue. A location sketch and an excerpt from the June 18, 1958, Planning Commission Minutes accompanied the transmittal form.

Councilman Drale moved to concur with the recommendation of the Planning Commission and all their stipulations.

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

4. A July 3, 1958, letter from Planning Director Powell submitted the recommendation of the Planning Commission re the improvement of lots at the NE corner of 238th and Hawthorne, Mercury Enterprises, Inc. With the letter, Mr. Powell attached an excerpt from Planning Commission Minutes of July 2, 1958, and a copy of a letter dated June 30, 1958, from R. W. Bishop, City Engineer.

Councilman Beasley moved to concur with the recommendation of the City Engineer and Planning Commission, and that the Ordinance be amended.

Mr. Griswold, representing the petitioner, asked if there is any other way this can be done, and the City Attorney said there is not.

Motion seconded by Councilman Drale.

Mr. Griswold asked whether it was possible to tell from this action if a building permit would be issued, but the Council could not answer him.

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

COMMUNICATIONS FROM THE CITY ATTORNEY:

1. A July 3, 1958, letter from the City Attorney replied to a request from Mayor Isen made at the Council meeting of June 17. The City Attorney had prepared an opinion on BIDDING PROCEDURE. He recommended as follows: "That the Council authorize the City Manager, or anyone else designated by him, to publicly open bids in the Council Chamber at such time or times as the City Manager believes best. The City Manager concurs in this recommendation."

The Attorney concluded by saying that if the Council concurred with his recommendation, he would prepare the proper resolution to be presented at the next meeting of the Council providing for this procedure.

Mayor Isen moved to concur with the recommendation of the City Attorney.

Councilman Drale asked to have this held for a week for further study.

There were no objections, and it was so ordered.

2. A June 30, 1958, letter from James M. Hall concerning his charges to the City for legal services was ordered held for the next meeting of the Council, as Mayor Isen thought there should be a full Council present to discuss this.

3. A June 27, 1958, letter from Newlin, Tackabury & Johnston, 1100 Roosevelt Bldg., Los Angeles 17, replied to a query concerning the fees they anticipate charging the City for legal work they are doing.

The Mayor asked that this matter be held for the next meeting of the Council. There were no objections and it was so ordered.

RESOLUTIONS:

1. City Clerk Bartlett read title to:

RESOLUTION NO. 3501

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING THAT WEEDS GROWING UPON AND IN FRONT OF, AND RUBBISH, REFUSE AND DIRT UPON AND IN FRONT OF CERTAIN PRIVATE PROPERTY IN THE CITY TO BE A PUBLIC NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF.

Councilman Jahn moved for adoption of Resolution No. 3501.

Motion seconded by Councilman Beasley.

Councilman Bradford asked whether a property owner would be billed for the clearance of any City-owned parkway in front of or around his property if this is necessary.

The City Manager said it would be required that this be done. He said most property owners plant and maintain the City-owned parkways in front of their homes.

Motion carried unanimously by roll call vote of those present.

2. City Clerk Bartlett read title to:

RESOLUTION NO. 3502

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FINDING AND DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE THE ACQUISITION, CONSTRUCTION AND COMPLETION BY THE SAID CITY OF TORRANCE OF CERTAIN PUBLIC IMPROVEMENTS, TO WIT: THE CONSTRUCTION, INSTALLATION AND WIDENING OF A PUBLIC STREET OVER AND ACROSS THOSE CERTAIN PARCELS OF REAL PROPERTY IN THE CITY OF TORRANCE; AND DIRECTING THE CITY ATTORNEY TO BRING AND PROSECUTE AN ACTION IN THE SUPERIOR COURT FOR THE CONDEMNATION THEREOF.

Councilman Drale moved for adoption of Resolution No. 3502. Motion, seconded by Councilman Jahn, carried unanimously by roll call vote of those present.

3. City Clerk Bartlett read title to:

RESOLUTION NO. 3503

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SUPPORTING THE EFFORTS OF THE B.P.O.E. IN SECURING MORE STRINGENT PENALTIES FOR ILLEGAL SELLING OF HEROIN AND OTHER NARCOTICS AND URGING THE STATE ASSEMBLY AND STATE SENATE TO ENACT SUCH LEGISLATION.

Mayor Isen moved for adoption of Resolution No. 3503. Motion, seconded by Councilman Beasley, carried unanimously by roll call vote of those present.

At this time Councilman Jahn referred to Item Nx on the Addenda to the Agenda. This was a July 3, 1958, report from the City Engineer concerning the improvement of Prairie Avenue, 182nd St. to 174th St., by S. A. Cummings. The City Engineer felt the contractor had performed satisfactorily the work required of him under said contract, and a memo from the City Manager concurred with the recommendation of the City Engineer.

Councilman Jahn said he had asked for this request, and that he would move to concur with the recommendation of the City Engineer.

Motion seconded by Mayor Isen and carried unanimously by roll call vote of those present.

ORDINANCES:

1. With a cover letter dated July 2, 1958, the City Attorney submitted a proposed ordinance requested at the June 2, 1958, meeting of the Council. This Ordinance would repeal Section 16.57 and 16.58 of the Code relating to the distribution of handbills, religious literature and drugs and medicines, and substitute new provisions therefor and add a new section to the Code establishing license fees for distributing handbills.

There were no objections, and this was ordered held for next week's meeting for further study.

ORAL COMMUNICATIONS

The City Manager reported that when the building was begun at the new City Yard, it was found that there was a water main under one of the buildings. The Dominguez Water Co. had a blanket easement in that area. The line will have to be moved. We will do most of the work, but there will be a small extra charge.

Councilman Beasley asked the City Engineer for a report on the re-routing of Yukon Avenue.

There were no objections, and Mayor Isen ordered this held for the next meeting of the Council.

Councilman Bradford said he would like to have the City Attorney and City Manager contact the Los Angeles County Board of Supervisors and see if we cannot get them to go ahead and have Del Amo, which is a dedicated County road, paved from Hawthorne to Western and have the heavy trucking from the new industries in that area given ready access to the major streets and relieve the heavy traffic at American Standard, Dow Chemical, and other companies there, thus relieving the City streets. Councilman Bradford so moved.

Motion seconded by Councilman Drale and it was so ordered,
Mayor Isen suggested this be taken up Friday at a luncheon the Council would attend.

Councilman Drale referred to the beach at Paseo de Playa, saying there is a dust problem there and suggested this also be taken up at the Friday luncheon.

There were no objections and it was so ordered.

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

The meeting adjourned at 10:20 P. M.



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

APPROVED:



Mayor of the City of Torrance