

Torrance, California  
July 29, 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 5:30 P. M. Tuesday, July 28, 1958, in the Council Chamber, City Hall, Torrance, California.

Those responding to roll call by Deputy City Clerk Whitacre were:  
COUNCILMEN: Beasley, Benstead, Bradford, Drale, Isen. ABSENT:  
COUNCILMEN: Blount, Jahn. City Manager Stevens and City Attorney Remelmeyer were also present.

At the request of Mayor Isen, City Manager Hopkins of Redondo Beach led the salute to our Flag.

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

Mayor Isen thanked the Reverend Schnaible for his attendance at the Council meetings held during the month of July.

Councilman Beasley moved to approve the Minutes of the July 15, 1958, meeting of the Council as corrected, and the Minutes of the July 22, 1958, meeting as written.

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

Councilman Jahn joined the meeting at 5:33 P. M.

Councilman Jahn moved that the Deputy City Clerk assign the correct number to each Resolution and Ordinance to be presented here tonight and read the titles thereof, and that further reading be dispensed with in each case.

Motion seconded by Councilman Benstead and carried unanimously by roll call vote of those present (Blount absent).

HEARINGS:

1. Mayor Isen announced this was the time and place for the Hearing on:

CASE NO. 512 - TENTATIVE TRACT MAP NO. 22228. Third and final hearing on Case No. 512, petition of Dominguez Estate Company (Don Wilson, Secretary) for a Change of Zone from M-1 to R-1 on property located between the Redondo Beach City limits on the west, on the east by Henrietta, on the north by the westerly extension of Del Amo Blvd., and on the south by Torrance Blvd.

Deputy City Clerk Whitacre presented the Affidavit of Publication of the Notice of Public Hearing.

Councilman Benstead moved this be received and filed.

Motion seconded by Councilman Jahn, all in favor, so ordered.

Deputy City Clerk Whitacre reported there had been one letter of protest from E. J. Lasko, but he had not given his address on the letter.

Mayor Isen asked if anyone present wished to be heard.

City Manager Hopkins of Redondo Beach thanked the Council for notification of this Hearing, and said their City Council had asked him to appear here in their behalf. He explained that the two cities had asked the County to consider the use of the land in question as a recreation center for the area, saying it is ideally located and is well suited for that use. Their City Council is still interested in that use, and they believe that in taking the long view this might come to pass.

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Mayor Isen said our Council is also disappointed by the idea of not having a park there, however, in view of the July 1, 1958, letter on the Agenda from Milton Breivogel, Director of Planning, Regional Planning Commission, it seemed the idea would not come to pass. Mayor Isen gave a copy of the letter from Mr. Breivogel to Mr. Hopkins.

Mr. Wilson came forward at this time as the petitioner. He gave his address as 24 Portuguese Bend Road, Rolling Hills.

Mr. Wilson asked that the record show the petition was instituted by him for this Change of Zone, as the holder of an agreement on the property. He felt there had been some mistake in the record, as he had instituted the petition. He offered to answer questions regarding this petition.

Mr. Wilson said he had explained this to the Mayor and other City officials today.

Mayor Isen said Mr. Wilson referred to a conference held this morning with himself, the City Manager, and the City Attorney.

Mayor Isen said he would like to ask for a continuance of this hearing for a week to get information. For one thing, he said he was not fully satisfied with the information in the letter from Mr. McVicar of our water department and would like to know more about this. Mayor Isen felt other matters involved should also be gone into at this time.

Mr. Wilson said he would be happy to request such a continuance if the request must come from him. He offered to answer questions on this or on Item H on the Agenda, Tentative Tract Map No. 22228, which is here for approval.

Mayor Isen explained both would have to be held up and he moved these matters be continued for a week.

Motion seconded by Councilman Jahn, who wished to ask Mr. Wilson some questions.

The City Attorney suggested that questions be withheld until the next meeting of the Council, but Councilman Jahn said he would like to ask his questions at this time to be sure the answers were ready at the hearing next week.

Councilman Jahn said he understood some move was being made toward the rezoning of land which would serve as a buffer between this and the M-1 land east of it, so he would remove his objection on that score. He noted that the City Engineer had told the Council that sewers would be available to this tract only with a pump, and he questioned that, asking if it would be dedicated to the City and the City expected to maintain the pump and sewers, saying there is a lot of trouble involved in that.

Councilman Jahn asked what would be done about the contour on Henrietta Street, and whether it will be designed to drain to the sump that will be built.

Mayor Isen directed City Engineer Bishop to get answers to any questions asked here in writing for the next meeting of the Council.

Councilman Benstead noted that Assistant to the City Engineer Patrick's letter to the Planning Commission under date of June 9 recommended that 'Spencer Street, as shown in Redondo Beach, be cut through and it be allowed to be a 50' right of way to miss the existing oil well'; Councilman Benstead asked if this meant the street would be 'pinched' for the sake of the oil well.

Councilman Beasley asked the status of the land just over the City line in Redondo Beach.

Mr. Wilson said that land is owned by the Huntington Land Co., and he had contacted them about acquiring the land to use in conjunction with this tract. The land is in Redondo Beach. It is 165' deep. They had been advised by planners in both cities that it would be better to drop that idea.

Councilman Drale said the Intercities Highways Committee has been very interested in the prolongation of 203rd St., or Del Amo, into Redondo Beach and on east to the Los Angeles river. He said this map does not show the proposed width of that street and it does not seem

to go anywhere.

Mr. Nick Harrison, 10829 Penny St., representing Mr. Wilson, said they had shown it as a 100' street, but had been advised by Mr. Patrick that Del Amo west of Hawthorne had been changed to an 80' right of way because of buildings already there, and Mr. Patrick had asked them to conform to this which they had done.

Councilman Drale asked what would happen to it in Redondo Beach, and Mr. Wilson said he would develop the street to the end of this property. He said the land where Del Amo dead-ends is not owned by him.

Councilman Drale said the alignment of the street should be shown, and where it ties in.

Mayor Isen pointed out that Mr. Wilson has no possessory interest in this land.

Mr. Wilson said he had thought from what the City Attorney said that the Dominguez Estates was the petitioner because they owned the land.

The City Attorney asked Mr. Wilson if they were the owners of the land, and Mr. Wilson said they are. Mr. Wilson said his name is there ambiguously.

The City Attorney said he would look into it and he suggested the record be amended to show the Dominguez Estates Company as the petitioner.

Mr. Wilson said he had brought that up at a meeting of the Planning Commission.

Mayor Isen said that should be inquired into this week. He asked the City Attorney to write a letter to each of the Councilmen about this for study, so they will have the information.

Mayor Isen moved the Change of Zone and Tract No. 22228 be continued for a week to the Council meeting of Tuesday, August 5, at 5:30 P. M.

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

The City Attorney asked Mr. Wilson if he would consent to the continuance of these matter, and Mr. Wilson said he would.

2. Mayor Isen announced this was the time and place for the hearing on: RESOLUTION NO. 3508, INTENTION TO ABATE WEEDS.

Mayor Isen asked if anyone present wished to be heard.

A lady in the audience asked if this meant all property in the City, and was told that it does. The lady had a question about one certain piece of property, and was told to contact Bob Rogers, the Administrative Assistant about this.

No one else wished to be heard.

Councilman Jahn moved the hearing be closed.

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

Deputy City Clerk Whitacre read title to:

RESOLUTION NO. 3523

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING CARBOHAD CORPORATION, INC., AND THEIR EMPLOYEES TO ABATE THE NUISANCE LOCATED ON PROPERTY IN THE CITY OF TORRANCE DESCRIBED IN RESOLUTION NO. 3508.

Councilman Jahn moved for adoption of Resolution No. 3523.

Motion, seconded by Councilman Beasley, carried unanimously by roll call vote of those present (Blount absent).

WRITTEN COMMUNICATIONS:

1. A July 23, 1958, letter from Sydney Hoedemaker, President of Hody's Pacific-Crenshaw, Inc., contained their proposal for the improvements for the NW corner of Crenshaw Blvd. and Pacific Coast Highway, and a request for a 6-month extension of starting date for construction.

Mr. Hoedemaker was present at the meeting and spoke to the Council. Mr. Hoedemaker said he had secured the services of Quincy and Adams, known for community planning of the type Mr. Hoedemaker knows the City Council would be glad to have in the City. He asked if Mr. Jones of Jones & Emmons, Architects, could be heard as his representative.

A July 25, 1958, letter from Mr. Hoedemaker was also submitted asking that the starting date in both his leases be the same, saying one shows October 1, 1958, and the other September 1, 1958.

Mayor Isen asked Mr. Hoedemaker to wait, and asked the City Attorney if the leases approved a gas station or bank, and the City Attorney replied that they do not.

Councilman Jahn asked to see the plans for the area, and Councilman Bradford said he would like to see the lease.

Mayor Isen said he would have to study this, as he had known when the lease was made that it was intended we should have a first-class restaurant there.

Mr. Hoedemaker pointed out that he had suggested the gas station pay to the City 1/4¢ per gallon on each gallon of gas sold. He said this was thought to be a service to his patrons, and that it would help defray the taxes and overhead on the lease. He believed the development would be a great asset to the City.

Mr. Jones, representing Mr. Hoedemaker, came forward.

Mayor Isen said he wanted to know what is intended for the restaurant how the installation they plan compares with the Hody's Lakewood installation in type and size.

Mr. Hoedemaker said it would not be as large at the time of the inception, but would be more like the one near the circle in Long Beach.

Mayor Isen reminded Mr. Hoedemaker of his statement that this would be like the Lakewood installation.

Mr. Hoedemaker said his plans had changed because the area plans had changed.

Councilman Jahn said he wanted to see the plans Mr. Hoedemaker had with him, as he was familiar with the Hody installation near the circle in Long Beach and thought it was a very nice one.

The Council inspected the plans.

At 6:00 P. M., Mayor Isen declared a recess, with the Council re-convening at 6:10 P. M.

Mr. Jones, speaking for Mr. Hoedemaker, said they would want to work with the Planning Commission on this because they feel very strongly that they wish to add to the community. Mr. Hoedemaker agreed that the building for the restaurant would be at least 7500 sq. ft. Mr. Jones said they had not been familiar with the original plans, which Mr. Hoedemaker had said had been planned for over 9000 sq. ft.

City Manager Stevens said that restaurant had been planned to have 9800 sq. ft. in the main building.

Councilman Beasley pointed out it is a most valuable corner.

Mr. Jones agreed, and said this building is planned for the addition of a large dining room if it is needed.

Mayor Isen said there has been a demand for other types of business here which were not contemplated when the original rental was set, and he thought perhaps this should go to Committee and be renegotiated. He did not believe the Council would want to cancel the lease, as they knew this was not planned to begin until the shopping center there was started. He said he could not act on this tonight without more study.

Councilman Bradford moved this request be held for a week so the Council could study this, and asked for a copy of the existing contract.

Councilman Jahn asked if the motion could be amended to show that the Council would not want to foreclose this lease now.

The City Attorney said he believed that would be a mistake, and that the Council should not give a statement of intention along that line, as they may be waiving any rights they have.

Mayor Isen thought the amendment to the motion could be made, if it bore the added phrase, 'without prejudice'.

Councilman Jahn seconded the motion.

Councilman Beasley thought the motion should include some way for the Council to meet with Mr. Hoedemaker and discuss this and some of the changes he has proposed.

Mayor Isen suggested this be held for two weeks.

Councilman Bradford accepted that amendment to his motion, and Councilman Jahn accepted it in the second to the motion.

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

Mayor Isen asked the City Attorney to furnish a brief of the lease to each of the Councilmen along with the Agenda on Friday, and suggested an informal meeting with Mr. Hoedemaker be held here in the Council Conference room next Monday evening at 8:00 P. M., so the Council could discuss this with the applicant.

The Councilmen all agreed that they could be present.

Mayor Isen said the doors would be open and any interested parties would be welcome to attend.

2. A July 24, 1958, letter from the Converse Foundation Engineering Co., 2045 East Colorado St., Pasadena, signed by James R. Davis, contained their proposal for seepage investigation in Tract 20165.

Councilman Beasley asked the City Manager for his recommendation.

Councilman Jahn said according to the usual charges for this kind of work, the charge is not too high.

The City Manager thought the job should be done, however, he was not so positive whether the investigation should be done by Converse or by an independent engineer. There is some advantage to having it done by Converse because they did the original job and would have the records on it available. The prices would be comparable.

Councilman Jahn asked if anyone else had been contacted about this work, and the City Manager said he had a proposal from another firm on a smaller job calling for 3 or 4 holes only.

Councilman Benstead asked the City Manager if he thought this would cost \$2,000.00.

The City Manager said their estimate is between \$1500 and \$2000 and their charges seem reasonable to him.

Councilman Beasley moved to employ Converse to make the tests and investigate the seepage at a price not to exceed \$2000.00.

Councilman Benstead asked the City Manager if we have the money, and the City Manager replied we have about \$200,000 in the Unappropriated Reserve, and this is the only place we could get the money. He thought perhaps the subdivider has some responsibility here and should bear part of this cost.

Councilman Jahn said he would second the motion if Councilman Beasley would amend it to refer this to the City Manager to determine who should do this work by negotiation and to ask the subdivider to bear part of the cost.

Councilman Beasley accepted the amendment to his motion, and Councilman Jahn seconded the motion as amended.

Mayor Isen demurred that this was asking the company who may be legally responsible to someone on this to go ahead and attempt a method of correction. He was not sure about this, and if prices were comparable he thought someone else might be better to do the work.

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

Councilman Bradford moved the City Manager contact another company or two and if the prices are comparable, that he negotiate with a company which would not be prejudiced.

Mayor Isen said in the meantime the City Manager could call on the subdivider and ask him to share in this cost.

Motion lost for lack of a second.

Councilman Beasley moved the City Manager consult with other soil engineers and contact the subdivider to see if he will bear a share of the cost and get a contract for doing this work at a cost not to exceed \$2000.

Mayor Isen thought the City Manager would prefer to report back to the Council before the contract is ready.

Motion lost for lack of a second.

Councilman Bradford moved the City Manager contact other soil engineers for their proposals on this exploratory boring and that if the price does not exceed \$2000 set forth by Converse, he proceed with the work.

Councilman Drale seconded the motion.

Mayor Isen preferred to have their bid here and have the subdivider in to see what portion of the cost he would pay.

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

Councilman Beasley asked if this bill could not be sent to the subdivider.

Councilman Benstead stated he had abstained because he felt there was more to this than boring.

Councilman Bradford said the intent of his motion had been based on the Converse proposal before the Council.

Mayor Isen said a letter should go to the people concerned in that tract, so they would know what was being done.

Councilman Jahn pointed out that they were present tonight.

3. A July 21, 1958, letter from the Tidewater Oil Co., 610 So. Main St., Los Angeles 14, signed by L. E. Wise, Construction Engineer, requested the City to provide street paving in conjunction with the work at their service station to be located on the SW corner of Crenshaw and Sepulveda. The letter stated the street easement for dedication of 10' on Crenshaw and 25' on Sepulveda had been executed by Tidewater Oil Co. and received by the City of Torrance. It also stated they would install the curbs, gutters, sidewalks and cross gutter.

Councilman Jahn asked if a gas station could go in an M-2 zone without a Change of Zone, and was told that it could.

Councilman Drale said it had been the policy of the City to pave when the owner dedicated the land to the City for streets and put in the improvements, and he moved to comply with that policy.

Motion seconded by Councilman Benstead.

Councilman Drale asked the City Manager if we have the money.

The City Manager replied that he is now working on a list of such agreements which we have ahead of us, and that he would have this to present to the Council soon.

Motion carried unanimously by roll call vote of those present (Blount absent).

4. A July 15, 1958, letter from the Walteria Civic Organization, signed by Bessie D. Slonecker, Secretary, referred to the Japanese Church in Walteria. The letter stated that demolition of the building had come to a halt, and that the building as it stands is a hazard, as are the weeds and rubbish about it.

A memo from Geo. Powell was appended, saying the man who had been in charge of the demolition is out of town, but his two sons have agreed to proceed with the work at once.

A further note stated that Fire Chief Benner had said his department would take care of the weeds mentioned in the letter.

Mayor Isen asked if the work is going ahead, and Building Supt. Schlens said the two men mentioned have agreed to begin it at once.

Councilman Benstead moved this work proceed as stated, and that the Walteria Civic Organization be notified of this.

There were no objections, and Mayor Isen instructed the Bldg. Supt. to write to the Organization on this.

5. A July 17, 1958, letter from the Pascoe Steel Corp., signed by J. McVay, Field Supt., notified the City that due to the change required in the foundation for the City Garage Building, in moving it 20' north to miss an existing six-inch water main, that extra charges of \$1,018.25 would have to be made on their contract. They also said their contract starting date would be changed to July 9, 1958, because of this.

In response to a question, the City Manager said he would recommend this.

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

Motion, seconded by Councilman Beasley, carried unanimously by roll call vote of those present (Blount absent).

#### COMMUNICATIONS FROM THE CITY MANAGER:

1. A letter from the City Manager, dated July 25, 1958, read as follows:

"Due to circumstances beyond the control of the Executive Committee, the meeting place of the 1958 Annual United States Conference of Mayors has been changed from New Orleans to Miami Beach Florida. The dates of the Conference are from September 10 to 13, 1958.

"Since it is necessary that arrangements be made, it would be advisable for the Council to decide at this time whether the Mayor should attend."

In response to a question from Councilman Jahn, the City Manager said he had not prepared an estimate of the cost of this, but there was an appropriation set up in the budget for this type of thing. He believed a city of our size should be represented.

In response to a question from Councilman Benstead, the City Manager said the Council had authorized our joining this, but due to an oversight we had not done so.

Councilman Jahn moved that the Mayor be authorized to attend the conference of Mayors in Miami Beach with appropriate expenses paid, with the ceiling to be determined later after a report from the City Manager.

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

#### COMMUNICATIONS FROM AIRPORT MANAGER:

1. A July 22, 1958, memo from the Airport Manager reported he had invited proposals from Hertz, Avis, and National Rent-a-Car Systems on the following basis:

1. The rental to the City expressed as a percentage of the monthly gross with a certain minimum guarantee for a 5-year exclusive contract for 'Rent-a-car' service at the Torrance Airport; and
2. The ground and/or office space required.

The Airport Manager gave a brief resume of the proposals received, as follows: Hertz, 10% of gross or \$120/year, w/space to be negotiated; Avis, 10% of gross or \$25/month, w/6' of counter and by end of 5 year period space for 10 cars; National, no bid.

Councilman Jahn moved Avis be given the 5-year exclusive contract

for furnishing this service at the Airport, with the City Attorney to draw the proper Resolution.

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

COMMUNICATIONS SUBMITTED BY BUILDING DEPARTMENT:

1. A July 21, 1958, letter from George Chacksfield of Chacksfield Realty, Inc., requested permission for the erection of a temporary sign to be erected on Lot 1, Tract 24330, located at the NE corner of 186th St. and Dorman Ave. This is to be 12' x 15' and advertise the sale of houses and lots in said Tract 24330, and will be removed and the property restored to its original condition upon sale of the homes.

A comment from L. Schlens, Supt. of Bldg., said the sign would be 180 sq. feet, and as such requires Council approval.

2. A July 21, 1958, letter from George Chacksfield of Chacksfield Realty, Inc., requested permission for the erection of a temporary sign to be erected on Lot 19, Tract 24330, located at 1900-187th Pl. in the City of Torrance. This will be 12' x 30' and advertise the sale of houses and lots in said Tract 24330 and will be removed and the property restored to its original condition upon the final sale of the homes.

A comment from L. Schlens, Supt. of Bldg., said the sign would have 360 sq. ft., and so requires Council approval.

These two requests from Mr. Chacksfield, dealing with the same tract, were considered at one time.

Councilman Jahn asked how long the signs would be up, and Bldg. Supt. Schlens said until the homes were sold, and that these are the type of signs which require that a bond be posted to insure their removal and if they are up for more than 6 months, the petitioner must come before the Council for permission to leave them up longer. The houses they will advertise for sale are inside our City.

Councilman Jahn moved to concur with the request.

Motion, seconded by Councilman Beasley, carried unanimously by roll call vote of those present (Blount absent).

3. A July 24 letter from Ciro Guarjardo, 4074 Bluff St., by Stanley Stearns, contractor, explained that due to the slope of the land where his house is it was necessary for him to construct a wall on City property on the street side of the property. A permit had been obtained from the Building Dept. and the wall had been built. Mr. Guarjardo requested permission from the Council to use the City property for this wall.

Councilman Beasley moved to grant the request.

Councilman Jahn asked if this could not be covered by a revocable license and require suitable bond and/or insurance to protect the City.

Mayor Isen thought this should have been submitted with all that material.

Councilman Jahn moved to allow this person to receive a revocable license to construct such a wall and that he must furnish to the City a satisfactory insurance policy to protect the City before the license is granted.

Motion seconded by Councilman Bradford.

Mr. Stearns, the contractor, told the Council the fence is built now, and that the driveway starts within 2' of the curb; there is a 5' rise in the driveway within 30'.

This was discussed at some length, and the City Attorney thought that this situation had been brought about by a misunderstanding of procedure.

Motion carried unanimously by roll call vote of those present (Blount absent).

COMMUNICATIONS FROM THE FIRE DEPARTMENT:

1. A July 15, 1958, letter from Fire Chief Benner enclosed a letter from the C. S. F. A. delegates representing the Torrance Fire Dept., requesting the sum of \$200 to help defray the expense of one delegate and one alternate to the California State Firemen's Conference to be held in Santa Barbara September 24 through 28, 1958.

The Fire Chief concurred with the request.

The letter from the C.S.F.A. Delegates of the Torrance Fire Dept., dated Mar. 20, 1958, was signed by W. D. Christian, Delegate, and J. W. Millard, Alternate. The letter gave an accounting of how the money would be used.

Councilman Jahn asked if this was a Union convention having nothing to do with the business of the City.

The City Manager said it is not an organization to which the City belongs, but he thought it was a State-wide organization to which the employees belong.

Councilman Benstead moved to hold this a week for clarification by Chief Benner.

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

COMMUNICATIONS FROM ENGINEERING DEPT.:

1. A July 24 letter from City Engineer Bishop transmitted to the Council the recommendation of the Traffic Commission and the Public Works Staff that traffic control signals be installed at the intersection of Crenshaw and Lomita Blvd., and that the City agree to accept 25% of the cost, which the County estimates will be about \$14,000.00. On this basis, our share would be \$3,500.00.

The letter from the City Engineer was accompanied by a copy of the Staff Minutes of July 21, 1958, when this recommendation was agreed upon by the Staff.

Councilman Drale moved to concur with this recommendation.

Motion, seconded by Councilman Jahn, carried unanimously by roll call vote of those present (Blount absent).

The City Manager stated he thought it very important that the Traffic Committee set up priorities for signals. He said we will have many more requests for them than we can install.

Mayor Isen suggested requests for signals should be sent to the Traffic Commission.

Councilman Jahn, a member of the Council's Committee on Traffic, said this had come from the Traffic Commission and they regard it as most important because of the activity on those boulevards.

2. A July 23, 1958, letter from J. R. Patrick, Asst. to City Engr., submitted the following easement deeds to the Council for acceptance:

- a) Easement Deed dated July 8, 1958, from William and Ann E. Faren for portions of Lot 57 in Tract No. 639, needed for a 2' widening of 229th St. and 27' for future 229th Place.
- b) Easement Deed dated June 21, 1958 from Akira Kimura and Umeyo Kimura for a portion of Lot 26 - Meadow Park Tract for the 2' widening of 230th St.
- c) Easement Deed dated July 5, 1958, from George B. Schwenk and Bertha M. Schwenk for a portion of Lot 18 in Tract No. 3458 for a 2' widening of Garnet Street.
- d) Easement Deed dated July 2, 1958 from Chris E. and Mary Turmes for portions of Lot 50 in Tract No. 639 for the necessary widening of 227th St. and 27' for the future 228th Street.

Location sketches were attached to the letter from Mr. Patrick.

Councilman Drale moved that these easements be accepted. Motion, seconded by Councilman Beasley, carried unanimously by roll call vote of those present (Blount absent).

The City Attorney thought a Resolution would not be necessary as he said the deeds would be recorded by himself, the City Manager or City Clerk.

3. A July 24, 1958, letter from J. R. Patrick, Asst. to the City Engineer, submitted an easement for the widening of Sepulveda Blvd. from the Standard Oil Co. This covered the southerly side of Sepulveda Blvd. from Madrona Ave. easterly to the easterly lot line of Lot 64, Tract 2200, and the widening along the northerly side from Madrona Ave. easterly through the property Standard Oil owns, being portions of Lots 64, 65, 83, 84 and 101 of Tract 2200, and a portion of Lot 6 in Block 315 of Tract 1952. The letter stated that an agreement which they submitted along with a sample copy of this easement was presented to the Council on July 8, 1958, and approved, at which time they agreed to stand the cost for relocating their facilities within this proposed right of way for approximately \$1,000.

A sketch of the proposed easements was submitted with the letter.

Councilman Benstead moved to accept these easements as agreed.

Councilman Beasley seconded the motion, which carried unanimously by roll call vote of those present (Blount absent).

4. A July 24, 1958, letter from J. R. Patrick, Asst. to City Engr., submitted for acceptance the following easements:

- a) Easement deed dated July 23, 1958, from Walter V. and Lisa F. Storm, and Harry and Berta L. Cohen for the 2' widening of 229th St. and 27' for future 228th St.
- b) Easement deed dated July 22, 1958, from Lee D. and Maurine R. Simpson for the 2' widening of 236th St. and 27' for future 235th Place.

Councilman Jahn moved these easements be accepted.

Motion seconded by Councilman Drale and carried unanimously by roll call vote of those present (Blount absent).

5. A July 24, 1958, letter from J. R. Patrick, Asst. to City Engineer, submitted to the Council a Resolution asking that the Board of Supervisors make available to the City of Torrance \$200,000 which they authorized under their Resolution No. 640 to be used by the City of Torrance for the improvement of Lomita Blvd. from Crenshaw to Hawthorne.

Deputy City Clerk Whitacre read title to:

RESOLUTION NO. 3524

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE BOARD OF SUPERVISORS OF LOS ANGELES COUNTY TO MAKE ALLOCATION OF MONIES FROM "HIGHWAYS THROUGH CITIES SPECIAL PROJECTS" FUND FOR STREET IMPROVEMENTS.

Councilman Drale moved for adoption of Resolution No. 3524.

Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present (Blount absent).

PLANNING MATTERS:

1. A July 24, 1958, letter from Geo. C. Powell, Planning Director, transmitted to the Council a recommendation of the Planning Commission that the Land Use Ordinance be amended to require that there shall be 1,000 sq. ft. of land area per dwelling unit in an R-3 zone. The reasons for this recommendation were explained in the letter.

Councilman Jahn asked if this requirement now is not 750 sq. ft., and was told that it is. He protested that this amounted to raising the cost of the land per unit.

Councilman Beasley said it would allow 6 units on 6,000 sq. ft. of land, which was ample.

Councilman Benstead believed this would allow leeway in planning the number of units per lot, as is now used in allowing homes to be built on lots smaller than 6,000 sq. ft.

Bert Lynn, President of the Planning Commission, explained that a similar ordinance had been adopted recently by other cities, to prevent development of R-3 areas too densely. He explained that the Commission had felt that if a hardship case should arise, it could be handled individually. The Commission feels this to be a step in the right direction.

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

Motion seconded by Councilman Bradford.

This was discussed briefly by the Council, with the pros and cons being brought out in detail.

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

Mayor Isen told the City Attorney that the writing of the necessary amendment to the Land Use Ordinance was an integral part of the motion.

2. A July 24, 1958, letter from Planning Director Powell, submitted to the Council a plot plan and elevation of retaining wall to be constructed on the north side of Dalemead (Shoppers' Market) Daryl Anderson.

Mr. Anderson came forward with the plans for the property.

Bldg. Supt. Schlens said the Council had wanted more information on this request for a chain link fence, which is a change from the original requirement.

The Council inspected the plans and discussed them with Mr. Anderson.

As there was no objection, Mayor Isen directed this be held for a week and Bldg. Supt. Schlens was asked to give a written recommendation to the Council on this in complete detail.

3. CASE NO. 517 - VARIANCE: A transmittal form recommending approval of the petition of Paul and Mary Strahl for a Variance to construct a 10-unit apartment building at 2007 W. 166th St., a portion of Lot 63, McDonald Tract, in Land Use Zone R-1 was presented by the Planning Commission.

Councilman Jahn asked what adjoined this property, and Planning Commission President Lynn explained that it adjoins M-1 property in Gardena on one side and serves as a buffer between that and R-1 property in Torrance on the other.

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

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

4. CASE NO. 518 - VARIANCE: A transmittal form from the Planning Commission recommended denial of petition of Takeo Sakai for Variance to store top soil and sands in Land Use Zone C-2, between Hawthorne and Amie, legally described as the east 132 feet of the west 198 feet of Lot 3, Tract 3458.

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

Motion seconded by Councilman Drale and carried unanimously by roll call vote of those present (Blount absent).

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RESOLUTIONS:

1. Deputy City Clerk Whitacre read title to:

RESOLUTION NO. 3525

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE BOARD OF SUPERVISORS TO ORDER THE CANCELLATION OF TAXES ON CERTAIN PROPERTY ACQUIRED BY THE CITY OF TORRANCE FOR PUBLIC USE, TO WIT: (1) PORTION OF LOT 15, MEADOW PARK TRACT; AND (2) LOT 4, BLOCK 4, TRACT 3758.

Councilman Benstead moved for adoption of Resolution No. 3525. Motion, seconded by Councilman Jahn, carried unanimously by roll call vote of those present (Councilman Blount absent).

2. Deputy City Clerk Whitacre read title to:

RESOLUTION NO. 3526

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 ARE A PUBLIC NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF.

Councilman Jahn moved for adoption of Resolution No. 3526. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present (Councilman Blount absent).

3. Deputy City Clerk Whitacre read title to:

RESOLUTION NO. 3527

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST A CERTAIN OPTION AGREEMENT AND LEASE BETWEEN THE CITY OF TORRANCE, AS LESSOR, AND ERWIN EARL WILSON AND DARLENE JOAN WILSON, AS LESSEES, FOR A TERM OF 50 YEARS FOR THE PURPOSE OF CONSTRUCTING AND OPERATING AN AIRPORT HOTEL, TERMINAL BUILDING AND OTHER FACILITIES, AND DETERMINING THAT THE PROPERTY TO BE LEASED THEREBY IS NOT REQUIRED FOR OTHER CITY PURPOSES AND THAT IT IS IN THE PUBLIC INTEREST THAT SUCH OPTION AGREEMENT AND LEASE BE EXECUTED.

Councilman Jahn moved for adoption of Resolution No. 3527. Motion seconded by Mayor Isen.

Mayor Isen had read the lease and thought it a fine piece of work.

The City Attorney reported that there had been one change necessary; for the purposes of financing it had been necessary to postpone the transfer of the Transit Building to the City for 15 years, but the City will have complete control of that building.

Councilman Drale asked if a date for the commencement of these buildings was set, and Councilman Jahn said they must begin work within 6 months.

Councilman Jahn asked the City Attorney when we would get the Terminal Building, and the City Attorney said it would be transferred to the City in 15 years, but we would have the right to use the tower and two office suites at once.

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Mr. Wilson told the Council that the C.A.A. would require a larger building for the tower than planned, and that he would furnish it.

Mr. Wilson and his architect, in answer to a question from the Mayor, said they believed this option would be exercised very soon. Motion for adoption of the Resolution carried unanimously by roll call vote of those present, (Councilman Blount absent).

4. Deputy City Clerk Whitacre read title to:

RESOLUTION NO. 3528

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN CONTRACT FOR ADVERTISING BETWEEN THE CITY OF TORRANCE AND THE TORRANCE HERALD FOR THE FISCAL YEAR 1958-1959.

Councilman Drale moved for adoption of Resolution No. 3528. Motion, seconded by Mayor Isen, carried by the following roll call vote: AYES: COUNCILMEN: Bradford, Drale, Jahn, Isen. NOES: COUNCILMEN: Beasley, Benstead. ABSENT: COUNCILMEN: Blount.

ORDINANCES:

1. A July 24, 1958, letter from the City Clerk's office, signed by Marjorie P. Moss, Deputy City Clerk, submitted for its second reading Ordinance No. 997, amending Ordinance No. 716 relating to building in the "Walteria Lake Property" area. This had been unanimously approved at its first reading on July 22, 1958, with Councilman Blount absent.

Deputy City Clerk Whitacre read title to:

ORDINANCE NO. 997

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ORDINANCE NO. 716 RELATING TO BUILDING IN THE "WALTERIA LAKE PROPERTY" AREA.

Councilman Jahn moved for adoption of Ordinance No. 997 at its second and final reading.

Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present (Councilman Blount absent).

2. A July 24, 1958, letter from the City Clerk's office, signed by Marjorie P. Moss, Deputy City Clerk, submitted to the Council for its second reading Ordinance No. 998, which had been approved by the Council at the first reading by the following roll call vote: AYES: COUNCILMEN: Beasley, Benstead, Jahn, Isen. NOES: COUNCILMEN: Bradford. ABSENT: COUNCILMEN: Blount and Drale.

Deputy City Clerk Whitacre read title to:

ORDINANCE NO. 998

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 8.11 OF "THE CODE OF THE CITY OF TORRANCE 1954" RELATING TO THE COMPOSITION, SELECTION, ELIGIBILITY, AND TERM OF OFFICE OF MEMBERS OF THE BOARD OF REVIEW (ALSO KNOWN AS THE PERSONNEL BOARD AND AS THE CIVIL SERVICE COMMISSION) AND SUBSTITUTING A NEW SECTION THEREFOR RELATING TO THE SAME SUBJECT MATTER IN ORDER TO PROVIDE FOR A TERM OF OFFICE OF FOUR YEARS FOR MEMBERS OF THE BOARD OF REVIEW, FOR THEIR SELECTION BY THE MAYOR WITH THE CONSENT OF THE CITY COUNCIL AND PROVIDING FOR THEIR REMOVAL BY A MAJORITY VOTE OF THE COUNCIL.

Councilman Benstead moved for adoption of Ordinance No. 998 at its second and final reading.

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

Councilman Drale felt this to be a complete new ordinance, and in violation of the referendum of the people which adopted the other ordinance.

3. Deputy City Clerk Whitacre read title to:

ORDINANCE NO. 999

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 16.57 AND 16.58 OF "THE CODE OF THE CITY OF TORRANCE, 1954" RELATING TO THE DISTRIBUTION OF HANDBILLS, RELIGIOUS LITERATURE AND DRUGS AND MEDICINES, AND SUBSTITUTING NEW PROVISIONS THEREFOR RELATING TO THE SAME SUBJECTS AND ADDING A NEW SECTION TO SAID CODE ESTABLISHING LICENSE FEES FOR DISTRIBUTING HANDBILLS.

Councilman Jahn moved for approval of Ordinance No. 999 at its first reading.

Motion seconded by Mayor Isen, who asked if provisions for fees were not made elsewhere, and the City Attorney said they are.

Motion carried unanimously by roll call vote of those present, (Councilman Blount absent).

REPORTS:

The office of the City Clerk reported they had received a complaint and summons in the action of Henry R. Halverson against the City of Torrance, Donnie E. Cook, Doe I and Doe II, in collision involving City police vehicle which occurred February 19, 1958, at the Western Avenue entrance to Douglas Aircraft Company. It was noted that the subject claim was denied by the City Council May 20, 1958.

ORAL COMMUNICATIONS

City Manager Stevens presented to the Council a grading and street layout map of the industrial tract north of Maricopa and between Maple and Crenshaw, bounded on the north by the railroad track. He reported that the owners of this land are very anxious to have this approved so a company interested in the land can come in to the City. The company which is coming in has retained Pereira & Luckman as their architects, and we are assured of a high type of development. A Committee of homeowners, along with members of the Planning Commission and a representative of the owners, had toured other developments, especially Vail Field in Montebello to see what kind of development was proposed.

The City Manager and Council examined the map with interested persons from the audience.

Councilman Bradford moved to approve the street and grading layout of this land as presented on Exhibit A as presented at this meeting.

Motion seconded by Mayor Isen.

The City Manager said another plan is being considered for the buffer strip which would leave it up to the landscape architects.

Mayor Isen asked where the parking would be, and Mr. Ericson, a representative of the owners, said the guest parking would be between Maricopa and the buildings, and other parking would be at the side of the plant.

President Lynn of the Planning Commission said there would be a 12' easement from the curb, and then a 50' "P" zone, between the building and the curb.

Mr. Ericson said it would probably be landscaped.

Councilman Jahn wanted the record to show that the approval of the street and grading plan did not mean the Council was in any way entering in the motion any discussion or approval of sharing a \$165,000 drain,

He believed some might interpret the motion to show that the City was willing to participate in that cost, and for that reason wanted the record to show his statement.

Councilman Bradford agreed that was not the intent of his motion.

Motion carried unanimously by roll call vote of those present (Councilman Blount absent).

Asst. Chief of Police Porter said the police had gotten together with the City Attorney some time ago and asked him to prepare an ordinance requiring registration of persons convicted of sex offenses. This has been prepared, and the police now request the City Council instruct the City Attorney to present that ordinance.

Councilman Benstead so moved, and the motion was seconded by Councilman Jahn.

In reply to a question, the City Attorney said one such ordinance had been held unconstitutional, but that case might not be valid so far as our ordinance was concerned.

Bldg. Supt. Schlens said he and the City Attorney had been told to bring a report to the Council about fences around swimming pools, and that he would ask the City Attorney to make that report.

City Attorney Remelmeyer said Mr. Schlens had made a survey of 10 cities in Los Angeles County on this. The resulting information had been discussed at Staff meeting and by him and Mr. Schlens. It was the consensus that we should have an ordinance requiring the erection of fences around pools. One problem is that there have been cases of children climbing fences and getting into pools where the gate was locked and drowning because adults could not climb the fences to rescue them. For that reason, it is probable that our ordinance would require latches instead of locks, with the latches on the gates to be above the height that children can reach.

Mayor Isen moved that such an ordinance be prepared and presented to the City Council.

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

The City Attorney said he had been instructed by the Council to study a request from the City of Bakersfield which would ask that Federal funds be allocated to provide cities with money to construct highways within their cities to connect highways entering and leaving the cities. After study, he had arrived at the conclusion this would divert funds from freeway construction. He did not believe this would be action beneficial in any way to our City.

There were no objections, and Mayor Isen ordered the report accepted and the communication from Bakersfield filed.

Councilman Beasley asked if anything was being done to prevent disturbances to the neighbors of the clubhouse in the southern section of the City.

Assistant Chief of Police Porter said appropriate action is being taken there to enforce the law.

Mayor Isen said a 'music law' is being worked out to prevent music from being played loudly between 2:00 A. M. and 6:00 A. M.

Councilman Benstead asked if we have a law requiring that those people who build parking lots must pave them, and the City Attorney said the new ordinance will, and that whether or not the old ones must

be paved under the new law will depend upon the extent of any alterations.

Councilman Benstead said he had received many complaints about dust and dirt from unpaved parking lots, and particularly about one at 2223 Torrance Blvd..

The City Attorney said this would be investigated and if possible the owner would be contacted to see what can be done about it.

Councilman Benstead asked that the Traffic Commission check the corner of Cravens and Sartori, where there have been several serious accidents. He thought that the Commission might check this with an eye to locating 4-way stop signs there.

There were no objections, and this was referred to the Traffic Commission.

Councilman Bradford asked if there had been any reply from Supervisor Chace concerning the improvement of Del Amo Boulevard.

The City Manager said there had not, but that we have asked it be given a high priority, especially as concerns extending it from Crenshaw to Maple.

Councilman Jahn referred to the planned improvement of Lomita Blvd., and said he would like to have the Resolution he had asked for on this before the Council.

Mayor Isen reported on the meeting about Superior Courts which he and the City Manager and City Attorney had attended last Thursday night. He said the maps of the Districts had been prepared on what was called a tentative basis and everyone was asked to approve them. He explained the method of division which was apparently used to try to use the existing court room sites which is difficult as they must think of the convenience of the parties who will use them. In some cases the areas embraced by the District can be set by the Board of Supervisors and some will require legislation. Torrance at the present time is divided into three parts, one of which would be in Inglewood, one in Long Beach and one in Los Angeles. It had been pointed out by the representatives of Torrance that we were more akin to the South Bay Cities, and particularly to Redondo Beach, Hermosa, etc. The Mayor was confident he had expressed the ideas of the Council and people to the presiding officer, Judge Burke. There will be more on this, he said, adding that it was his opinion we would rather look to the South Bay District than to Long Beach. He had let that be known to Judge Burke, and that will be followed up by a letter from the City Attorney.

The City Attorney said this morning Mr. Spencer from Inglewood had called; Inglewood will not get its criminal jurisdiction until Torrance more or less agrees to the boundaries tentatively set last week. They want us to go along with the system, but the Attorney thought before we send any Resolution of concurrence to the Judge we might study this a little further. Further, there are plans for a meeting or more to discuss this.

Mayor Isen asked the Council if they agreed with this expression. There were no protests, and Mayor Isen said they would carry on from there. He thought there might be a possibility of our being part of the South Bay District.

Councilman Drale felt that was what we wished to do.

Planning Commission President Lynn said the Planning Commission wished to thank the City Council for the recommendation for immediate acquisition of land and improvements on Del Amo from Crenshaw west; it was only by this that we had been able to convince those people living in Torrance Gardens that the traffic from the new industrial development would go out that way instead of through the residential street in that tract.

Mayor Isen thought that perhaps the Santa Fe would have influence, and suggested they be asked to help us in this.

Councilman Bradford suggested that a letter from Mr. Ericson's company would help.

Mayor Isen instructed Mr. Lynn to see that a letter is written asking if Mr. Ericson would have a letter written, and that a proper grade crossing is installed.

Mr. Lynn said he would try, but pointed out this might not be advantageous to them.

Councilman Drale moved all bills properly audited be paid.  
Motion seconded by Councilman Benstead and carried unanimously by roll call vote of those present (Councilman Blount absent).

The meeting adjourned at 7:45 P. M.

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

By *Gale Whitacre*  
Deputy City Clerk

APPROVED:

*Albert Isen*  
Mayor of the City of Torrance