

Torrance, California
August 19, 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, August 19, 1958, in the Council Chamber, City Hall, Torrance, California.

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

At the request of Mayor Isen, Mr. Richard Sogrillo led the salute to our Flag.

The Reverend Milton Sippel of the First Christian Church opened the meeting with an invocation.

Councilman Beasley moved to approve the Minutes of the meeting of August 12, 1958, as written.

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

Mayor Isen announced that the Council was to meet with the Redondo Beach City Council at 7:00 P. M., as guests of the Redondo Beach Council, to discuss mutual problems.

BIDS:

Mayor Isen announced that Affidavits of Publication have been received and are on file in the Office of the City Clerk for the following bids, which will be opened in the Council Chambers at 10:00 A. M. Wednesday, August 20:

1. Bids on Packer Units for the Street Department

2. Pneumatic Tires and Inner Tubes.

Councilman Jahn joined the meeting at 5:32 P. M.

HEARINGS:

Mayor Isen announced this was the time and place for the Hearing on Resolution of Intention No. 3538, declaring parcels Nos. 247 through 381, with the following exceptions: Nos. 280, 312, 357 through 363, 367, 368, and 374, described in said Resolution to be a public nuisance and providing for the abatement thereof.

Deputy City Clerk Whitacre presented the Affidavits of Posting.

Councilman Benstead moved the Affidavits be received and filed.

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

Mayor Isen asked if anyone present wished to be heard.

Mr. Leo E. Jennings, owner of property across the street from the Riviera Hospital, asked to be heard. His property is a part of that described in this Resolution. He intends to have private contractors clear the land and do some fill work in preparation for the building which he plans to put up there very soon.

The Council discussed whether or not this property should be excepted from the Resolution.

The City Manager said this posed no problem, as the property could be cleared by the owner and/or his agents and need not be cleared by agents of the City.

Mr. Jennings believed his agents could begin clearing this property by Monday of next week.

No one else wished to be heard.
 Councilman Benstead moved to close the hearing.
 Motion, seconded by Councilman Beasley, carried unanimously by
 roll call vote.
 Deputy City Clerk Whitacre read title to:

RESOLUTION NO. 3544

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. 3538.

Councilman Benstead moved to dispense with further reading of
 the Resolution.
 Motion, seconded by Councilman Beasley, carried unanimously by
 roll call vote.
 Councilman Benstead moved to adopt Resolution No. 3544.
 Motion, seconded by Councilman Jahn, carried unanimously by
 roll call vote.

WRITTEN COMMUNICATIONS:

1. Herman Wildman, attorney, 629 So. Hill Street, Los Angeles,
 submitted for his client Nick Soldano a Claim for alleged personal
 injuries and damages sustained as result of collision involving a
 Torrance bus on May 29, 1958.

Councilman Jahn moved this be denied and referred to the Legal
 Department.

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

2. A letter dated August 8, 1958, signed by Fred W. Mill,
 Secretary, from the Torrance Industries Tax Committee, recommended
 that the City not re-zone the land south of Monterey which is now
 zoned M-2.

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

3. A petition which bore the signatures of 12 residents, dated
 August 14, 1958, requested that the Council cease permitting the dump-
 ing of sweepings from streets of Torrance just east of the railroad
 track on Madrid Avenue, north of Torrance Blvd.

Councilman Benstead moved this be referred to the Department of
 Public Works.

Director of Public Works Russell said he had taken this up with
 the Street Department, but has not had a reply as yet.

There were no objections, and this was ordered referred to the
 Director of Public Works, with a request from the Council for a
 report at their next meeting.

COMMUNICATIONS FROM THE ASSISTANT CITY MANAGER:

1. In a letter dated August 14, 1958, the Assistant City Manager,
 Donald W. Mansfield, submitted the following recommendation for considera-
 tion and approval:

AWARD OF BIDS:

That the bid of McAlpine & Redfearn, in the amount of \$15,108.00
 for the new fueling and lubricating installations at the new City
 Yard, be accepted as the lowest responsible bid and all other bids
 be rejected.

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

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

COMMUNICATIONS FROM CITY ATTORNEY:

1. An August 14, 1958, letter from the City Attorney was written in conformity with the Council's direction to him on August 5, 1958. The Council had asked the City Attorney to brief them on the rights of Vegas Air, Inc., with regard to a lease on a 100' parcel directly behind their present location for a price of \$100 per month. The letter gave the Council the Attorney's analysis of this matter and contained the Airport Manager's thinking on this.

The Mayor thought Airport Manager Egan should be authorized to negotiate with Vegas on this point.

Councilman Benstead noted that the Airport Commission had made their recommendation.

Councilman Drale asked the City Manager if the Master Plan of the Airport would require that Vegas move from their present lease.

The City Manager explained that the area where they are is included in the land designated by the new Master Plan as a commercial area. He believed it might be well for Vegas to remove their aviation uses to another location as the Master Plan, when fully implemented, will require that a service or access road be built around the Airport. Any planes on the present Vegas lease would have to cross that road to reach a taxiway. He thought that they might wish to retain this lease for commercial use and move their aviation activities to another section of the Airport.

Councilman Drale thought that it might be foolish to lease more land to them here under these circumstances.

Councilman Beasley believed that Mr. Egan's recommendations Nos. 1 and 2 were directly contrary to the Vegas lease.

Mayor Isen thought Mr. Egan might contact Vegas and discuss this with them and get their answer.

Councilman Jahn asked if the City Attorney had studied the Vegas lease section which refers to the land involved in this discussion. He pointed out that their lease calls for this land to be kept open and therefore the City cannot use it much, nor has it value except as a bargaining point.

The City Attorney had studied the lease, and said that Councilman Jahn was correct. He said he did not know exactly what Mr. Egan has in mind.

Mayor Isen said it would take both parties to agree to change the lease.

Councilman Drale recalled that the Planning Commission has recently been made the Airport Planning Board, and wondered if this might not be referred to them.

Mayor Isen felt that was for other purposes than a matter such as this; he believed Mr. Egan should explore the possibility of our changing the lease with the agreement of Vegas.

Councilman Beasley thought the Airport Committee of the Council could work on this with Mr. Egan.

There were no objections, and this was referred to Mr. Egan, with the comment that after he had negotiated with Mr. Stewart of Vegas, if he wished to do so he might call on the Airport Committee of the Council.

COMMUNICATIONS FROM THE BUILDING DEPARTMENT:

1. A letter dated August 6, 1958, from Heath & Co., signed by E. Briesemeister, requested permission to erect two floodlighted, illuminated signs, one 33' high and about 158 sq. ft., and the other 41.5' high and about 272 sq. ft., to advertise the car wash at 16360 Crenshaw Blvd.

A memo from Bldg. Supt. Schlens was appended, reading as follows: "Both signs are of sizes requiring Council approval. The sign at the corner of 164th and Crenshaw is 272 sq. ft., the car wash property has a frontage of 153' on Crenshaw and 150' on 164th St.

"The sign at Redondo Beach Blvd. is 158 sq. ft. and the car wash has a frontage of 10' on this street.

"There is an existing sign of 240 sq. ft. advertising the service station, which will now be located within the frontage for the car wash."

Bldg. Supt. Schlens presented the plans for the signs to the Council. He said the larger of the two signs would be on Crenshaw, and that the car wash has a combined frontage which would just about allow for the larger sign under our new formula. He called the larger of the two Sign A, and reported that Sign B, the smaller of the two, would be on Redondo Beach Blvd. where they have only about 10' of frontage. Under the proposed formula they do not have enough frontage for this sign.

Mr. Schlens said the car wash does need advertising, and that the service station there is loaded with signs. He did not know what the Council's feeling would be about this matter.

Mr. Briesemeister came forward and said these would be metal signs, and he presented color sketches showing how the signs would look. He believed that if the Council considered the area of the car wash and the adjacent property lines these signs would not be excessive under our new formula.

Councilman Drale felt he could approve the one on Crenshaw, but he did not believe he could approve the one on Redondo Beach Blvd.

Mr. Schlens told the Council that Planning Director Powell had not considered these as he had been on vacation, and that the application had not yet been before the Planning Commission.

Councilman Bradford moved this be tabled and referred to the Planning Commission.

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

COMMUNICATIONS FROM BUS DEPARTMENT:

1. A letter of August 8, 1958, from Bus Supt. M. A. Chamberlain, contained his recommendation that our bus fares remain at the present rates for the present time. Mr. Chamberlain gave the Council a resume of our bus rates and those of competing lines.

Councilman Bradford asked whether it might not be well to raise our fares to and from Long Beach to equal that fare charged by the Greyhound Line.

Councilman Drale felt we should follow the recommendation of the Bus Superintendent.

Councilman Bradford said he would appreciate it if the City Manager would get a reply from the Bus Supt. concerning the question he had raised.

Councilman Benstead asked if there had not been a rate increase considered once before, at which time it had been found that taxes would take most of the increase.

The City Manager said that had been true, but the Federal law has now been changed.

The City Manager said he would get a reply for Councilman Bradford from Mr. Chamberlain.

COMMUNICATIONS FROM THE TRAFFIC COMMISSION:

An August 12, 1958, letter from Percy G. Bennett, Chief of Police, submitted recommendations from the Torrance Traffic Commission.

Councilman Drale moved to concur with the recommendations of the Traffic Commission which the Chief of Police submitted in this letter.

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

COMMUNICATIONS FROM ENGINEERING DEPT.:

1. A letter dated August 14, 1958, from John R. Patrick, Asst. to the City Engineer, concerned the intersection of Beryl Street and 190th St., and reported that the intersection will be a dangerous one when improvements planned by Redondo Beach on 190th St. west from Rindge Lane are completed. In view of this fact, Mr. Patrick recommended that Beryl St. be changed to intersect 190th St. at a right angle.

Copies of letters from Mr. Patrick to the Dominguez Estate Co. dated June 20, 1958, and from Mr. Crawford of Dominguez Estate Co. to Mr. Patrick, dated June 25, 1958, were submitted to the Council with Mr. Patrick's recommendation.

A location sketch was also submitted to the Council.

Councilman Drale moved to concur with Mr. Patrick's recommendation, but asked if the Traffic Commission had considered this.

Councilman Jahn said they had not, but he could not see any reason for them to object to this.

The City Manager said east of this corner the street is 100' wide and there it becomes an 80' street. He thought we might want the extra width dedicated so that the street could be uniform in width.

Councilman Drale's motion lost for lack of a second.

There were no objections, and this was ordered held over so the City Manager can determine whether or not his suggestion is a possible improvement, and his report to the Council on that suggestion.

2. An August 14, 1958, letter from J. R. Patrick, Assist. to the City Engineer, submitted a resolution requesting the Board of Supervisors to make allocation of \$51,410 to the City of Torrance from 'Aid to Cities' gasoline tax funds for the extension of Calle Mayor and Anza Avenue, and recommended it be adopted.

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

Motion seconded by Councilman Beasley, no objections, so ordered. Deputy City Clerk Whitacre read title to:

RESOLUTION NO. 3545

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE BOARD OF SUPERVISORS OF LOS ANGELES COUNTY TO MAKE ALLOCATION OF "AID TO CITIES" GASOLINE TAX FUNDS FOR STREET IMPROVEMENTS.

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

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

Councilman Benstead moved to adopt Resolution No. 3545.

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

COMMUNICATIONS FROM THE PLANNING COMMISSION:

1. An August 14, 1958, letter from Planning Director Powell submitted the request of the Reverend Armen J. Johnson to erect a tent for religious services. An excerpt from the Planning Commission Minutes of August 6, 1958, dealing with this matter, was submitted to the Council.

Councilman Drale moved to concur with the recommendation for approval of the Planning Commission, subject to all conditions imposed by them.

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

2. CASE NO. 524 - VARIANCE: A transmittal from the Planning Commission submitted their recommendation of approval per Exhibit A of request of Sepulveda Investment Co., (Henry Griswold), for a Variance

to permit commercial development of existing unimproved agricultural land adjacent to existing commercial property on the south side of Sepulveda between Hawthorne Blvd. and Ward St., legally described as the southwest corner of Lot 40, Tract 20295, in Land Use Zone A-1. A location sketch was submitted to the Council with this Transmittal form, as were excerpts from the Planning Commission Minutes of August 6 and July 23, 1958.

Planning Director Powell presented to the Council a plot plan showing how the land would be developed. The Council studied this at some length.

Mayor Isen felt Exhibit A should be corrected to show the masonry wall stipulated by the Commission.

Councilman Blount felt that if this Variance is granted, it should only be if the cul de sac in that area is closed.

Councilman Blount moved to grant the Variance per Exhibit A, with Exhibit A to be amended to show that the present opening to 224th Street be completely closed with the 6' masonry wall, and it is not to be used as an entry way, and with Exhibit A to show the masonry wall.

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

3. An August 14, 1958, letter from Planning Director Powell, requested the Council to fix the time and place for the third and final hearing on Case No. 523, petition of Torrance Planning Commission for a Change of Zone from C-2 to R-3 on all of Lots 1 through 24, Tract 15757, situated on the south side of Redondo Beach Blvd., approximately 280' west of Amie Avenue to Osage.

There were no objections, and Mayor Isen set September 9, 1958, at 8:00 P. M. in the Council Chamber as the date, time and place of the third and final hearing on Case No. 523.

4. An August 14, 1958, letter from Planning Director Powell requested the Council to fix the time and place for the third and final hearing on Case No. 529, petition of the Planning Commission for a Change of Zone from A-1 to C-3 on property legally described as a portion of Lot 28, Meadow Park Tract.

There were no objections, and Mayor Isen set September 2, 1958, at 5:30 P. M. in the Council Chamber as the date, time and place of the third and final hearing on Case No. 529.

REPORTS:

1. An oral report from John V. Russell, Director of Public Works, with reference to the petition requesting abatement of noise at Independent Bldg. Material Co., north of Maricopa and West of Maple Ave., was heard later in the meeting.

2. The Council was advised that a complaint and summons had been received in the office of the City Clerk in the action against the City of Gordon J. Lundy, a minor, by his guardian, James E. Lundy, for alleged injuries and damages sustained as the result of an accident on or near the sidewalk in front of 22227 Susana Avenue on April 7, 1958; attorney for Plaintiff, Magana & Olney. This claim was denied by the City Council at their regular meeting held July 8, 1958.

RESOLUTIONS:

1. Deputy City Clerk Whitacre read title to:

RESOLUTION NO. 3546

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 to dispense with further reading of the Resolution.

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

Councilman Jahn said he had some houses on parts of Lot 17, and there were no weeds there. He asked if his property was excepted from this, and Mr. Rogers said it was excepted as the land had no weeds or rubbish on it.

Councilman Benstead moved to adopt Resolution No. 3546.

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

2. Deputy City Clerk Whitacre read title to:

RESOLUTION NO. 3547

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN LICENSE AGREEMENT BETWEEN THE CITY OF TORRANCE AND CIRO GUAJARDO WITH REFERENCE TO RETAINING WALL AT 4074 BLUFF STREET.

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

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

In response to a question from the Council, the City Attorney reported that Mr. Guajardo's attorney had approved this agreement.

Councilman Jahn moved for adoption of Resolution No. 3547.

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

ORDINANCES:

1. An August 14, 1958, letter from the City Clerk submitted for its second reading Ordinance 1003, which had been unanimously approved by the Council at its first reading on August 12, 1958.

Deputy City Clerk Whitacre read title to:

ORDINANCE NO. 1003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF EASEMENTS, RIGHTS-OF-WAY AND OTHER RIGHTS RESERVED AND EXCEPTED FROM THE VACATION OF HUBER STREET IN RESOLUTION NO. 2071 AND ORDINANCE NO. 528 OF THE CITY COUNCIL OF THE CITY OF TORRANCE, BEING A PART OF TRACT NO. 5944 IN THE CITY OF TORRANCE.

Councilman Jahn moved to dispense with further reading of Ordinance No. 1003.

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

Councilman Beasley moved for adoption of Ordinance No. 1003 at its second and final reading.

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

2. An August 14, 1958, letter from City Clerk Bartlett submitted for its second reading Ordinance No. 1004, which was unanimously approved by the Council at its first reading on August 12, 1958.

Deputy City Clerk Whitacre read title to:

ORDINANCE NO. 1004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 3.2 ND 3.4 OF CHAPTER 3 OF "THE CODE OF THE CITY OF TORRANCE, 1954" ENTITLED "AIRPORT" SAID SECTIONS RELATING TO "GENERAL REGULATIONS: AND "TAKE-OFFS AND LANDINGS" AND SUBSTITUTING NEW PROVISIONS RELATING TO THE SAME MATTERS.

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

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

Councilman Jahn moved for adoption of Ordinance No. 1004 at its second and final reading.

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

ORAL COMMUNICATIONS

Mayor Isen, speaking for the Council, welcomed our City Manager back from his vacation.

The City Manager told the Council that we would receive the official assessed valuations from the County on Monday of next week, and on Tuesday we must adopt our tax rate. He asked if it was the wish of the Council to set the tax rate at 1¢ below that of last year.

Councilman Jahn said the Council understood from the Assistant City Manager that the increased assessed valuations would take care of any adjustments for employees.

Councilman Jahn moved that our tax rate be lowered 1¢ from that of last year.

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

Councilman Bradford said he believed the tax rate should not be changed. The difference of 1¢ is so small he did not believe it would hurt anyone.

The City Manager reported that the architect and Library Commission had a difference of opinion about the colors to be used for the El Retiro Library, and had referred it here. He presented to the Council the suggested color combinations, which the Council studied. The Council informed the City Manager of their choice in this matter.

The City Manager believed that next week he would have the recommendations on interior colors for the library, and was directed to bring them here only if there is a conflict of opinion.

The City Manager referred to the furnishings for El Retiro Library, and said the Library Commission has asked to have any decision withheld until Mr. Hanson returns from his vacation in September.

The City Manager reported that the Commission plans to open the library about January 1.

Councilman Jahn asked whether the budget would allow it to be opened sooner than that, and the City Manager said it would.

The City Manager explained that there would be certain merit in opening the library now or at the first of the year.

Mayor Isen told the City Manager he had received several queries as to the red brick being used in the County Court House being built on the Civic Center. It was agreed that the building would be in harmony with the existing buildings. He asked if the City Manager would attempt to ascertain what the finished building will be like.

The City Manager said he would do so.

At this time, Mayor Isen called on Mr. Russell for his report on the abatement of noise at the Independent Bldg. Materials Company.

Director of Public Works Russell reported that Mr. Upton of that company had been out of town until Thursday; at the time of his return, Mr. Russell had called on him about this problem. Mr. Upton is making a metered survey this week, and has assured us he will do everything possible to correct the situation. Mr. Russell said he was satisfied that the best way to go into this is by cooperation between every one concerned.

Councilman Jahn asked if the tests mentioned are being made now, and Mr. Russell said they are.

Mr. Cahow, 804 Maple Avenue, said the residents affected would be happy to serve if asked to do so.

Mayor Isen assured Mr. Cahow that if a committee of residents is needed, Mr. Russell would call on the area, and directed Mr. Russell to keep this in mind and to notify Mr. Cahow of any action.

The City Manager reported receipt of a letter from Hody's, which was too late for this Agenda.

There were no objections, and he was directed to place this on the agenda for the next meeting of the Council.

The City Manager reported a rezoning action taking place in Redondo Beach adjacent to our City line. R-1 property is being considered for rezoning to R-2 along the new street between Torrance Boulevard and Sepulveda just west of the Redondo Beach city line. The City Manager said it is back of our property and is up the hill quite a way. He did not believe it would affect the properties in our City adversely.

It was agreed no one need attend the meeting when this is to be reconsidered.

The City Attorney presented copies of a Proclamation to the Council.

Mayor Isen proclaimed September 6, 1958, as the First Annual Torrance Airport Day, and urged all citizens to visit the Airport that day and become acquainted with the facility.

The City Attorney reported a request from Sheridan-Gray to sub-lease to Mr. Landon Gray for a period of two years a part of their Airport lease. They need a new building, which Mr. Gray will put up. He could not see any reason for not permitting this action, the Attorney said, as in two years the property will revert back to Sheridan-Gray and in the meantime there will be a fine improvement on the land.

Councilman Drale moved the City Attorney be authorized to draw the necessary documents for such a sub-lease.

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

The City Attorney requested permission to be absent from the next Council meeting in order to attend the Annual Conference of the American Bar Association.

There were no objections, and the permission requested was granted.

Councilman Beasley announced he would be on vacation next week.

Councilman Drale will be in Sacramento next week on the freeway matter.

Councilman Drale asked if work is continuing on the extension of Arlington Avenue south from 190th Street.

The City Manager said we would have the recommendation on funds at the next Council meeting.

Councilman Jahn asked if we could do anything about improving the intersection of Torrance Boulevard and Cabrillo to enlarge the parking lot there.

The City Manager said he would look into this.

Councilman Jahn moved all bills properly audited be paid.

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

The meeting adjourned at 6:35 P. M.

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

By Gale Whitacre
Deputy City Clerk

APPROVED:

Albert Jones

Mayor of the City of Torrance