

## MINUTES, TORRANCE CITY COUNCIL, JANUARY 6, 1959

<u>SUBJECT MATTER:</u>	<u>PAGE NO.</u>
<u>BIDS:</u>	
Opening of, Gen. Liability & Damage Awarded to Lund Co.	1 1
<u>HEARINGS:</u>	
CASE NO. 540, withdrawn from Agenda	1,2
<u>WRITTEN COMMUNICATIONS:</u>	
1. Petition re castor bean plants, (held over)	2
2. J. Weiss, re improvement of Palos Verdes Blvd., (referred to Public Works)	3 3
<u>COMMUNICATIONS FROM CITY MANAGER:</u>	
1. Appropriations: \$692 to State Employees Retirement System (apprvd)	4 4
2. Terms of Commissioners: William C. Hoag Jr. (reappointed)	4 4
Planning Commissioners: Oral communication #1 (deferred)	10 10
<u>COMMUNICATIONS FROM TRAFFIC COMMISSION:</u>	
1. Recommendations on 'Stop' signs; Nos. 1, 2, and 3 failed; No. 4 approved	4,5 4,5
2. Recommendations on traffic control measures, apprvd. (Paragraphs 2 and 3 of letter withdrawn)	5 5
<u>COMMUNICATIONS FROM DEPT. OF PUBLIC WORKS:</u>	
1. Recommendation for approval, McAlpine & Redfern installation, twin post lifts (approved)	6 6
<u>COMMUNICATIONS FROM ENGINEERING DEPARTMENT:</u>	
1. Recommendation re paving, rebate of fee, Vernon Paving Co. (approved)	6 6
2. Recommendation re intersection, Newton & Highway 101, approved	6 6
3. Recommendation for payment to Bailey Const. Co. for work at Park & Ward & Airport (approved)	6 6
4. Gas Tax Funds for overpass & 174th St. signals (approved)	7 7
5. Relocation of tree, Kent & Sepulveda (approved)	7
6. Recommendation re lighting at 190th & Western, (Recommendation for denial approved)	8 8
7. Lights, Tract 21624, on 182nd St. (steel or masonry poles approved)	8 8
8. Easement, manhole; donors, Arthur & Mildred Soto (accepted)	8 8
<u>COMMUNICATIONS FROM PLANNING DEPT.:</u>	
1. Maltzmann apt. development, 174th St. (approved)	8, 9
2. CASE NO. 538 - VARIANCE: Aquini. Denied	9
3. CASE NO. 550 - VARIANCE. Verne. Approved	9, 10
4. CASE NO. 551 - VARIANCE. Palenko. Approved	10
5. CASE NO. 552 - VARIANCE. Beeson. Denied	10
<u>ORAL COMMUNICATIONS:</u>	
1. Mayor Isen re Planning Commissioners' terms (deferred)	10
2. City Mgr., re industry and zoning, Crenshaw Blvd. (to Planning Commission & Planning Director)	10, 11 10, 11
3. M. A. Chamberlain, Bus. Supt., requesting approval of spare transmission purchase (approved)	11 11

## COUNCIL MINUTES

SUBJECT MATTER:

Page No.:

ORAL COMMUNICATIONS:

4. Planning Director Powell re annexations	11, 12
5. Councilman Drale re annexations	12
6. City Attorney re Hearings dates on Hazard Areas (set for Jan. 27, 1959)	12
7. Councilman Beasley re circular distribution	12
8. Councilman Benstead re replacing trees blown down	12
9. Councilman Blount re Porto Bello report from Hall	12
10. Councilman Bradford re drain on Porto Bello	12
11. Councilman Bradford re Crenshaw entrance to City	12, 13
Councilman Blount re Flood Control funds	13
12. Councilman Drale re crossing, Felbar to school	13
13. Councilman Drale re subdividers making refund to City	13
14. Mayor Isen re Konya, Turkey	13
15. Mayor Isen re commendation of Officers Wooldridge and Snyder.	13, 14
16. Councilman Benstead re payment of bills	14
17. Mayor Isen re meeting with Water Dept. Supt.	14

Torrance, California  
January 6, 1959

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, January 6, 1959, in the Council Chamber, City Hall, Torrance, California.

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

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

The Reverend Monrad Berguson of the Hope Evangelical United Brethren Church opened the meeting with an invocation.

Councilman Benstead moved to approve the Minutes of the Regular Meeting held December 30, 1958, as written.

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

BIDS:

Mayor Isen announced that this was the time and place for:  
Opening of Bids on Comprehensive General Liability and Property Damage Insurance, including Automobiles.

City Clerk Bartlett presented the Affidavit of Publication.

Councilman Benstead moved this be received and filed.

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

City Manager Stevens opened the following bids, and upon direction from the Council, read the totals bid only:

BIDDER:

TOTAL BID:

Torrance General Insurance (Insurance Co. of No. America) 1439 Marcelina Torrance, California.	\$42,526.22
--	-------------

Russell Lund Co. (Pacific Indemnity Co.) 2367 Torrance Blvd. Torrance, Calif.	\$37,747.35
---	-------------

Councilman Drale asked the City Manager why these contracts are not written for 3 years, and the City Manager said part of this is auto liability, and no one will write it for more than one year.

In reply to a question, the City Manager said he thought this cost was about the same as last year.

In reply to a further question, Assistant City Manager Bone told the Council that the same policy last year had cost \$37,922.00.

Councilman Benstead moved that the bid from the Lund Co. in the amount of \$37,747.35 be accepted as the lowest responsible bid and all other bids be rejected.

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

HEARINGS:

Mayor Isen announced this was the time and place for the hearing on: CASE NO. 540, but Planning Director Powell came forward and requested

that this be removed from the Agenda, as there is another property owner who must be notified of this.

Councilman Drale moved this be removed from the Agenda,  
Motion seconded by Councilman Beasley, no objections, so ordered.

WRITTEN COMMUNICATIONS:

1. A petition bearing 143 signatures of residents requesting the regulation of castor bean plants in the City was presented by Mrs. John T. Kiesler, 3633 W. 180th Place, Torrance.

Mrs. Kiesler was not present to discuss this with the Council.

Councilman Drale asked if one of our present ordinances could not be amended to cover this, if none of the ordinances presently effective cover it.

Mayor Isen thought the Council should first decide whether to do anything about this.

Councilman Beasley informed the Council that there are at least 200 plants commonly used by gardeners for landscaping which are poison, and that there are 111 different kinds of native grasses and weeds growing wild in the South Bay area which are very poisonous, some of which he said are much more dangerous than the castor bean.

Mayor Isen asked whether this particular type of plant could be considered as an 'attractive nuisance' to children over and above other poisonous shrubs.

Councilman Beasley said the oleanders which are being planted are attractive, and that he thought they were more deadly than the castor bean.

Mayor Isen asked Park Supt. Clemmer whether the castor bean could be considered particularly attractive.

Mr. Clemmer thought so, saying it has a pod and bean which children could pick and eat.

Councilman Benstead asked if the City has planted any of these, and Mr. Clemmer said they have not.

Councilman Benstead doubted that the Council could tell people which plants they could use in their yards.

Councilman Bradford said there have been many of these plants in the City ever since he can remember.

Councilman Drale did not think they served any useful purpose, and he did not think we should encourage their planting. He did not think that the City had the forces to exterminate them, but he did believe we should discourage planting them wherever possible.

Councilman Drale moved that the City Attorney be instructed either to amend one of our present ordinances or write another ordinance to exterminate castor bean plants.

Mayor Isen said if Councilman Drale would change his motion to specify that such plants should be handled in such a way that they would not be available to children, he would second it.

Councilman Drale thought the City Attorney could tell the Council at the next meeting as to the proper wording.

Mayor Isen asked to hold this a week, and to have Mr. Clemmer bring in samples to show the Council so they will know what this plant looks like, and said the report from the City Attorney would come in here at that time too. He thought people should be required to enclose these plants so neighboring children would not be attracted to them.

Councilman Drale said he would agree to that.

Mayor Isen directed the City Attorney to check and see what other cities have been doing, and what can be done to regulate these plants, directed Mr. Clemmer to bring the samples mentioned, and directed the City Clerk to notify Mrs. Kiesler that this would be brought up at the next meeting and that she should be present to discuss this with the Council.

2. A December 30, 1958, letter from Joseph Weiss, 321 Camino de las Colinas, Redondo Beach, asked that the Council take up the improvement problem at Palos Verdes Blvd. and Pacific Coast Highway in the City of Torrance.

Mayor Isen asked if this was a traffic problem, saying if so it should go to the Traffic Commission.

Mr. Weiss came forward, and told the Council that the street in question, Palos Verdes Blvd., should be widened. He explained that the property owners had given land to the City for that purpose several years ago, and they would like for this to be done. Mr. Weiss said he had brought a petition in to the City Hall on this about 4 months ago, for which he had a receipt, and that the petition had not come to the Council.

In reply to a question from the Mayor, City Manager Stevens said there are about 50,000 cubic yards of dirt which will have to be moved from the land. We have tried to get it moved, but have not been able to do so. Plans for improvement of the street are ready, and he thought the City of Redondo would be willing to go forward on this as a sort of 'joint project'.

Mayor Isen asked Mr. Weiss if the property owners there would like to form a special Assessment District for the improvement of the street.

Mr. Weiss said they would not. He stated that they have been paying taxes on the land.

The Mayor told Mr. Weiss that all the Council could do at this time would be to refer this to the Director of Public Works, and ask for a report on this so they would be fully informed. He said the Director of Public Works would send a copy of his report to Mr. Weiss.

Councilman Bradford asked if this was discussed when our Council had met with the Redondo Beach Council to consider various projects of mutual improvement, but the Mayor said it had not.

In reply to a question from Councilman Bradford, Mr. Weiss said the land there is zoned C-3.

Councilman Drale asked how many lots are involved.

Mr. Byrne, a realtor in that area, replied that there are 26.

Councilman Drale asked if these would be developed if the street was improved, and Mr. Weiss said they would.

Mayor Isen explained that we have limited funds, and therefore various projects are given priorities. This could not be decided this evening, he went on, and the Council must have a report on it to see where it is on the list of priorities, what the City of Redondo Beach will do on it, etc.

Mr. Weiss said this would improve the value of the entire area, and that while we have made great strides forward we must continue to do so.

Mayor Isen said he was interested in the petition which Mr. Weiss said he had brought in, and would like to know who had signed the receipt for it. He asked if Mr. Weiss would let him know about this, and Mr. Weiss said he would call the Mayor with that information.

Director of Public Works Russell said this would have to be taken up with the Engineering Dept., saying he knew nothing of such a petition.

Councilman Blount said he would like to have a sketch of the area involved so he would know what the Council was discussing.

The City Manager said such a sketch would be prepared.

Mr. Byrne said the Council had vacated 65' of the property about 2 years ago, and that Mr. Weiss has tried to stimulate activity on that street but cannot until the street is finished.

Mayor Isen said the Council would have the various reports needed on this and would consider it.

COMMUNICATIONS FROM THE CITY MANAGER:

1. With a letter dated January 2, 1959, the City Manager submitted the following recommendations for the Council's consideration and approval:

APPROPRIATIONS:

To the State Employees' Retirement System for actuarial surveys, the sum of \$692.00. The above will cover the regular 4-year survey required by the system, and will also indicate to the City the cost of adopting the so-called "Widow and children clause" for Police and Fire employees.

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

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

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

LIBRARY COMMISSION:

The Secretary of the Library Commission has informed us that the term of Mr. William C. Hoag, Jr., expires on January 15, 1959.

Mayor Isen nominated Mr. Hoag for re-appointment to the Library Commission for a 4-year term to begin at the expiration of his present term on January 15.

Upon being polled by City Clerk Bartlett, the Councilmen present, (Jahn absent), unanimously approved the appointment.

COMMUNICATIONS FROM THE TRAFFIC COMMISSION:

With a letter dated December 23, 1958, Percy G. Bennett, Chief of Police, submitted the Traffic Commission's recommendations that Stop signs be posted as follows:

1. For east bound traffic on Santa Fe Ave. at Cabrillo, at an approximate cost of \$26.42.
2. For southeast bound traffic on Manuel at Carson St., at an approximate cost of \$26.42.
3. For southwest bound traffic on El Prado at Carson St. at an approximate cost of \$26.42  
(Nos. 2 and 3 are recommended by the Traffic Commission to keep Carson St. a through highway.)
4. For east and west bound traffic on 182nd St. at Arlington St., at an approximate cost of \$52.84.

Councilman Draie moved to concur with the recommendations of the Traffic Commission, and that the necessary ordinances be drawn.

Motion seconded by Mayor Isen.

Councilman Benstead felt that instead of putting so many 'Stop' signs in residential districts we should limit speeds.

Councilman Beasley had thought 'Yield' signs would be used.

Mayor Isen had believed the same thing.

The Council felt there should be some 'Stop' signs on Carson.

Councilmen Benstead and Bradford spoke of the need for such signs, saying it is very difficult now to get on to Carson St., and they felt these signs would make it even more difficult.

Councilman Blount asked if the motion could be amended to cover the first three items only, and with the consent of the second, Councilman Draie so amended his motion.

The motion, amended to concur with Items 1, 2, and 3 of the

recommendations, failed to carry by the following tied vote: AYES: COUNCILMEN: Benstead, Drale, Isen. NOES: COUNCILMEN: Beasley, Blount, Bradford. ABSENT: COUNCILMAN: Jahn.

Motion to concur with Item 4 of the letter carried unanimously by roll call vote of those present (Jahn absent).

2. The Chief of Police, in a letter dated December 23, 1958, submitted recommendations on traffic control measures.

Lt. Don Nash of the Police Department asked that paragraphs 2 and 3 of the letter be deleted. There were no objections, and it was so ordered.

Paragraph 1 of the letter read as follows:

"At the regular meeting of the Torrance Traffic Commission held on Dec. 11, 1958, the request for left turn pockets on Crenshaw Blvd. for north and south bound traffic at 174th St. was discussed and it was agreed that this would do a lot to reduce accidents at this intersection. Therefore the Traffic Commission requests that your Honorable Body approve the left turn pockets, and if approved the City Engineer's office will prepare a plan and an estimate of the cost and return it to your Honorable Body for final approval."

Councilman Benstead moved to concur with the recommendation of the Traffic Commission.

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

Mayor Isen instructed Lt. Nash to inform the Traffic Commission of the failure of Items 1, 2, and 3 of the Chief of Police's other letter to pass the Council.

Paragraph 4 of the letter from the Chief of Police read:

"At the Santa Fe crossing just north of 203rd St. on Crenshaw Blvd. with respect to setting the wig-wag back to provide for widening of Crenshaw at this point, the railroad company would like to replace the wig-wag with a flashing red light. The City of Torrance can get back one half the cost from the Public Utilities Commission. The estimated cost of installation would be \$5102. The Traffic Commission recommends your approval of the installation of the flashing red light."

City Engineer Bishop said the City would pay only one-half of the \$5,000 and there is a good chance of getting half of that back from the PUC.

Councilman Blount asked if the Commission had recommended this, and the City Engineer said the railroad had suggested this wig-wag.

Councilman Benstead asked why the City should pay for any of it.

Mayor Isen said they are allowing us to widen Crenshaw.

The City Manager said this was instigated at our request and the Public Utilities Commission would probably back up the railway in it.

Councilman Blount said we had only asked them to move the wig-wag which is there now.

The City Manager said yes, and they had thought that it would be better to replace it with a better and more modern signal. He thought the crossing was there before the street was 100' wide.

Mayor Isen felt if we paid anything on this, it should be only one quarter of the cost of moving the existing wig-wag. He did not think we should pay if they want to put something new there.

Councilman Benstead asked the City Manager if he had negotiated with them on this, and the City Manager said he had not.

Councilman Drale moved to refer this to the City Manager to negotiate on this and express the Council's feelings.

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

COMMUNICATIONS FROM DEPARTMENT OF PUBLIC WORKS:

1. With a letter dated December 30, 1958, the Director of Public Works recommended that the Council accept the work of the McAlpine & Redfern Co., who furnished and installed our Twin Post lift and Installations at the new City Yard. He said the work has been thoroughly inspected and meets with the approval of the Bus Superintendent.

Councilman Blount moved to concur with the recommendation of the Director of Public Works.

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

COMMUNICATIONS FROM ENGINEERING DEPARTMENT:

1. In a letter to the City Manager dated Dec. 30, 1958, the City Engineer outlined a problem which exists with respect to the new paving on Torrance Blvd, at the Little Company of Mary Hospital. He transmitted to the City Manager the Staff recommendation that the City rebate \$200 of the \$600 street excavation permit fee to Vernon Paving Co. to recompense them for the extra paving not in their contract. A full resume of the problem and circumstances surrounding it was given by the City Engineer.

In a memo dated Jan. 2, 1959, the City Manager recommended that the rebate of \$200 be made to Vernon Paving Co., due to the circumstances outlined by the City Engineer.

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

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

2. With a letter dated December 31, 1958, John R. Patrick, Asst. to the City Engineer, reported that: at a meeting held December 19, 1958, with a member of the City Council, a representative of the Dept. of Public Works, and State Highway officials, at the intersection of Newton St. and Pacific Coast Highway at the Jump'N Jack Restaurant, to discuss the layout of this intersection, a new plan was presented by the City of Torrance which appeared acceptable by the State Highway officials for the remodeling of this intersection. The plan will follow the design for the requirements of the State Highway Dept. for acceleration lanes. The estimated cost of this remodeling is \$1200. If this met with Council approval, Mr. Patrick said we would advertise for this modification immediately.

Mayor Isen asked if this plan would make the intersection right.

The City Manager said it was agreed this was the best solution possible.

Councilman Benstead asked if they intend to continue to park cars in front of the restaurant, saying he thought they should plant that area and have all parking in the back.

Councilman Beasley thought they had worked out the best solution at this time, and that this would be a real improvement over the present hazardous condition there. He thought this would be approved.

Councilman Beasley moved to approve this plan.

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

3. With a letter dated December 31, 1958, J. R. Patrick, Asst. to the City Engineer, reported that the Bailey Construction Co. has fulfilled the contract for the slurry seal at the Torrance Municipal Airport and on Park and Ward Streets. He recommended that the improvement be accepted by the Council.

Councilman Blount so moved.

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

4. A December 31, 1958, letter from Ronald W. Bishop, City Engineer, concerned the pedestrian overpass of Coast Highway and Traffic signals on 174th Street. The City Engineer reported that the sum of these two estimates is \$35,600, with \$22,000 being the City's share of the cost of the overpass and \$13,600 being the City's share of the proposed work on 174th at Crenshaw, Arlington and Western relative to traffic signals. He recommended that the Council approve the budgeting of State Gas Tax funds for these projects.

Councilman Drale moved to concur with the recommendation of the City Engineer on these items.

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

5. With a letter dated Dec. 31, 1958, City Engineer Bishop submitted a sketch showing the location and size of trees in the area of Kent and Sepulveda. The letter reported that in connection with the Webber Medical Center on the south side of Sepulveda from Kent Ave. east with respect to the conflict between the existing trees and the standard location of our curb and gutter for a major highway, the problem has just come up. He stated it is necessary that the trees be removed if the curb is to be constructed at the standard distance of 38' from centerline and in line with existing curbs easterly and westerly. The letter specifically asked the Council's permission at this time to allow the removal of a 40" palm which is holding up the normal construction of curb and gutter in front of the Webber medical center.

The City Engineer distributed to the Councilmen copies of a memo from C. W. Clemmer, Supt., Park Dept., dated January 5, 1959, in which Mr. Clemmer recommended having the tree removed and if advisable, replanting a smaller growing variety of palm.

Councilman Benstead said he had looked at this tree, and it is in line with where the curb should be. He felt it a shame to have to remove trees, but felt there was nothing else to do about it. He said that by doing this we would be losing a tree worth about \$9,000, and he would like to see another tree go in there, and he moved this tree be removed and replaced between the curb and sidewalk.

Motion seconded by Mayor Isen.

Councilman Bradford asked if it would be possible to sell this palm and have a commercial nursery move it.

Mr. Clemmer was present, and said he had checked into that. Just today he had found a man who had given him a letter saying they would relocate that tree for \$175.00. That is the lowest estimate he had ever received for such work. Mr. Clemmer went on to say there is not much sale for that kind of palm. He can get it moved 1-1/2 miles for \$40 extra. The price of \$175 is for relocating the tree at the site.

Councilman Bradford asked what it will cost to have the tree removed, and Mr. Clemmer said about \$125.

Councilman Bradford pointed out that it would be probably less expensive to have this tree relocated at the site than to have it moved out and another put in.

Mr. Clemmer reported that at this time of year no one will guarantee a palm tree will live through moving.

Councilman Benstead thought the tree would live. He withdrew his motion, and Mayor Isen withdrew the second to the motion.

Councilman Bradford moved that the tree be relocated at the site in accord with the price quoted to the Council tonight by Mr. Clemmer.

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

At 6:10 P. M. Mayor Isen declared a recess, with the Council re-convening at 6:20 P. M.

6. In a letter dated Dec. 31, 1958, the City Engineer reported that the City of Los Angeles had recommended modification of existing traffic signals and street lighting at 190th and Western Avenue, at a cost estimated at \$2,300 and had suggested that Torrance contribute 35% or \$805 to the project. Mr. Bishop outlined the work to be done, and reported that our Traffic Commission had studied this and recommended that the request be denied as there is plenty of light at this intersection and the \$805 expenditure is not warranted at this time.

Councilman Beasley moved to concur with the recommendation for denial.

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

7. With a letter dated December 30, 1958, the City Engineer referred to lighting design for Tract No. 21624, at 182nd and Manhattan Place. He reported that in this case there are four existing telephone poles 100' apart and the Edison Co. proposes to hang a light on each of them. The letter reported that the Staff had asked that a policy be established wherein the subdivider should not erect additional poles (steel) where there are existing wood poles which otherwise satisfy the Edison Co. and the City of Torrance requirements for street lights. The letter carried excerpts from Resolution No. 3455 and said it was the feeling of the Staff that the above-noted suggestion might be considered a practical interpretation of the Resolution.

In reply to a question, the City Engineer said these poles are on the perimeter of the tract, not inside it, and that the Edison Co. has an agreement with the telephone company.

In reply to a question, the City Engineer said if these poles were removed, they would have to put in regular light poles. He said 182nd is an existing street.

Councilman Benstead moved to concur with the Staff's recommendation. Motion seconded by Councilman Beasley.

Councilmen Bradford and Blount asked questions as to what would happen if the poles were moved, and Mayor Isen moved to table the motion.

Motion to table lost for lack of a second.

Councilman Benstead withdrew his motion, and Councilman Beasley withdrew his second.

Councilman Benstead asked which members of the Staff had made the recommendation, and Mr. Bishop had thought it a unanimous one.

Councilman Bradford moved that either steel or masonry light poles be installed there to correspond with the poles within the tract.

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

8. With a letter dated December 31, 1958, the City Engineer submitted an easement deed dated December 18, 1958, for a portion of Lot 74 in Tract No. 20019 needed for the top of an existing sewer manhole so that this manhole top will lie in public property. The grantors were Arthur and Mildred M. Soto. The easement had been approved by the City Attorney and the City Manager.

Councilman Blount moved to accept the easement as submitted.

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

#### COMMUNICATIONS FROM THE PLANNING DEPARTMENT:

1. A December 30, 1958, letter from Planning Director Powell told the Council that at the Planning Commission meeting of December 17, 1958, the Commission considered the request of Elliott Maltzman for the development of an apartment house district on the north side of 174th St. west of Yukon Avenue. There is a 5' strip of land along the west side of this property running from 173rd St. south to 174th St. It was the recommendation of the Planning Commission that the Council

require Mr. Maltzman to pay for all costs should the Council decide to condemn this 5' strip of land, which would then be added to the service road running along the West side of the proposed development. The letter stated that a plot plan would be available at the meeting.

Mr. Powell came forward to present the plot plan to the Council for study, and said the Commission had rejected the first plan, and had recommended that Mr. Maltzman make an attempt to acquire the land adjacent to him so he could give us a full 20' access road. Mr. Maltzman had acquired all but a very short piece of land adjacent to 174th, which does not block any streets. He has narrowed the entire development so we will get the 20' access to 173rd St., but there is still the 5' strip of land there.

Mr. Maltzman was present and said the access road was a minimum of 20'6".

Mr. Powell said the plot plan showed the entire development.

After a discussion in which it was brought out that the 5' strip in question was not a part of the adjoining property but was individually owned, Councilman Drale moved to concur with the recommendation of the Planning Commission per plot plan submitted.

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

2. CASE NO. 538 - Variance: Transmittal form from the Planning Commission recommended denial of the request of Tony Aquini for a Variance to construct 6 2-bedroom units at 24417 Neece Ave., legally described as Lots 3, 4 and 5 of Block D, Tract 7506 in Land Use Zone R-1. A location sketch was submitted with this, as was an excerpt from the Planning Commission Minutes of December 17, 1958.

Councilman Beasley said he had noted in reading those Minutes that a Commissioner had abstained from voting; he did not think that followed the Council's policy, and he asked that this be reported to the Commission.

Mayor Isen agreed; he said he did not think there was a rule on it, but it was his feeling that no one should abstain from voting unless he had not been able to familiarize himself with a matter, or unless it was something on which he was prohibited by law from voting because of personal involvement.

Councilman Beasley said it was his opinion this would have up-graded the property in the area; there were many protests against it, however, and the Commission recommended for denial. The property is only one block from Hawthorne and 1/2 block from Newton, and he believed that it would be only a few years until the area must be improved.

No one wished to be heard on this.

Councilman Blount moved to concur with the recommendation of the Planning Commission for denial of the application.

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

3. CASE NO. 550 - Variance: A transmittal form from the Planning Commission recommended approval of petition from Louis and Ann Verne for a Variance to construct a retail store between 174th and 182nd Sts., legally described as a portion of Lot 10, R. O. Hickman Tract, subject to conditions. A sketch of the property was submitted with the letter, as was an excerpt from the December 17 Planning Commission Minutes.

Councilman Benstead asked to see Exhibit A, showing the conditions.

Planning Director Powell presented the Exhibit, saying Mr. Verne has a large piece of property with his home on the back. The Planning Commission is, at this time, making a study relative to the whole area being rezoned.

Mr. Verne came forward to answer questions, and said he is in the chrome-plating business, and will use this store as a retail outlet for chrome-plated merchandise. He hopes to begin construction of the store within the next few months. He told the Council there are three residences between the store out there and the property in question, and that he understood one of them might be condemned.

Councilman Benstead moved to concur with the Planning Commission's recommendation for approval, with all stipulations to stand.

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

4. CASE NO. 551 - Variance: A transmittal form from the Planning Commission recommended approval per Exhibit "A" of the request of John and Lillian Palenko for a Variance to permit a second unit on property situated at 18231 Ashley Ave., between 182nd and 186th Sts. in Land Use Zone R-1, being Lot 127, Block 10, Tract 15933. A location sketch was submitted with this, as was an excerpt from the December 17, 1958, Planning Commission Minutes.

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

Motion seconded by Mayor Isen, and carried unanimously by roll call vote of those present (Jahn absent).

5. CASE NO. 552 - Variance: A transmittal form from the Planning Commission recommended denial of the request of Kathleen L. Beeson, 5268 Zakon Rd. for a Variance to allow a second residential unit on Lot 15, Block 4, Tract 15397, between Bindewald and Vanderhill in Land Use Zone R-1. Submitted with the transmittal were a location sketch and an excerpt from the December 17, 1958, Planning Commission Minutes.

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

Motion seconded by Councilman Benstead.

No one present wished to be heard.

The motion carried unanimously by roll call vote of those present (Jahn absent).

#### ORAL COMMUNICATIONS

1. Mayor Isen said the Councilmen had been given a memo by the City Manager, which had been sent to him by the Planning Director, advising that the terms of some of the Planning Commissioners expire on January 11, 1959. He asked the City Attorney if members of the Commission do not serve until their successors are appointed, and if the Ordinance does not provide that.

The City Attorney said the Mayor was correct.

Mayor Isen said when the matter of reducing the size of the Planning Commission was discussed some months ago, it was tabled to come back here at the second meeting in January if his memory of this was correct. He asked the City Attorney or whoever was responsible for this to have it back before the Council at their next meeting.

2. The City Manager said he had given the Council yet another memorandum concerning zoning. He said the matter mentioned in that memo would be before the Planning Commission tomorrow night, and he believed that the Council might appoint someone to go to the plant the petitioner now owns and inspect it before a final decision is made.

Councilman Beasley understood the plant has about 300 employees and is very desirable. He thought every effort should be made to bring them to the City.

Mayor Isen thought it would be best to have notification of the Planning Commission's opinion as expressed tomorrow night before taking any action.

Councilman Beasley said it had been thought it would be well to send someone from here to inspect their plant in Detroit to determine whether or not noise would be a factor, etc., before bringing it here.

Councilman Drale said the area under consideration is in the proper zone, across the street from the Naval Depot; he could see no problem in this.

Planning Director Powell said the land is the right zone for this industry, the name of which he was not free to divulge, but that there is a 50' buffer zone south of Monterey at the present time, and there is a question on which there is to be a meeting to see if that cannot be changed to a 100' buffer zone.

Mayor Isen thought the Planning Commission should consider that at their meeting.

Councilman Bradford thought the City should work with those people and welcome them to the City.

Councilman Beasley said this area is immediately south of some very nice homes, and he would not want anything to damage them.

Councilman Bradford, who thought a 100' "P" zone as mentioned here meant a 100' park zone, said with a 100' park planting between them and the industry it could not harm them.

Mr. Powell explained that a 'P' zone does not necessarily mean a park zone; it can be used for either planting or parking. He said he would not want to be responsible for bringing any industry here which would not be desirable, and he thinks this industry will be a worthwhile addition. These people wish to be sure they will not be in a position like that of a former aircraft parts plant at Crenshaw and Carson.

Councilman Drale said there had been similar conditions on Maricopa and the protests had been answered.

Mr. Powell said there had been many meetings held on that. He did not want to send an unreserved invitation to these people to come to Torrance if it would cause trouble.

Councilman Bradford asked why the 100' 'P' zone along Maricopa could not be used for a park.

Mr. Powell said the Santa Fe owns the land, and they would be glad to have the City use the 100' as the City sees fit if the City wishes to buy the land. They have agreed to the 100' buffer or 'P' zone if part of it can be used for parking.

Mayor Isen asked if the residents along Monterey have been notified of this, and Mr. Powell said they have. He said that unfortunately, we have only a plot plan of the 30 acres of land which this plant wants although they may want more later; they do not want their name known until they know if they can move here.

Mayor Isen suggested that after the meeting tomorrow night, Mr. Powell get a memo out to the Councilmen on the meeting, and if it is necessary a special meeting can be called on it.

Councilman Blount said the land is correctly zoned and he did not think any member of this Council would want to answer for running an industry out of Torrance. That land is zoned M-2 now.

Mayor Isen said the industry does not want to come here if they are going to meet any friction.

Councilman Bradford said he favors industry, but he wants to know about the 100' 'P' zone, and why it would not be a parkway.

Mayor Isen suggested that the Planning Commission get another term for use to clearly designate either 'Park' or "Parking", saying he believed using 'P' zone for both was most confusing and the ambiguity should be cleared up.

3. Marshall Chamberlain, Supt. of the Bus Dept., said it had been his intention to put in a requisition for a spare transmission for the last two busses, but he had not done so. He has an opportunity to buy a reconditioned one now for \$400 and one is needed.

Mayor Isen moved that Mr. Chamberlain be authorized to buy the reconditioned transmission.

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

4. Planning Director Powell told the Council a property owner in the unincorporated area contiguous to the City wants his property annexed to the City; he asked if the Council had a policy on this, or what he should do about it.

After a brief discussion, the Council told Mr. Powell that if the person wishes his property annexed to the City that they would be willing to allow it.

5. Councilman Drale said there is an area north of and contiguous to Torrance where the people have been asking about annexation. Mayor Isen said this was to be discussed with them.

6. The City Attorney asked that there be a Hearing date set within the next 2 or 3 weeks to determine whether or not the South Torrance Area within the Narbonne Ranch Water Co. #3 should be declared a 'Hazard' area.

There were no objections and Mayor Isen set Tuesday, January 27, as the date of the Hearing, at the regular 8:00 P. M. meeting of the Council.

7. Councilman Beasley wanted the record to show that some months ago an applicant had been before this Council for a license to distribute the Sears handbills, and it had been granted on a year-to-year basis. The circulars have been thrown in his yard ever since, and never on the porch. He wanted this to be a matter of record, so when application is made for the next license, the License Inspector can show it to the applicant.

8. Councilman Benstead understood that several trees had been blown down last night; he moved these be replaced at once. Motion seconded by Councilman Drale, and carried unanimously by roll call vote of those present (Jahn absent).

9. Councilman Blount asked the City Attorney if he had heard from Mr. Hall about the matter of Porto Bello, and the City Attorney said Mr. Hall had been in the office within the past few days and we should hear from him on this very soon.

Councilman Blount asked to have a written report on what Mr. Hall said about this.

10. Councilman Bradford said the drain at Porto Bello, by the Johnson and Berliner residences had been reported to him late today as being stopped up.

The City Engineer said Mr. Jack Stephens of the Street Dept. had cleaned it today, but he would recheck with him at once.

11. Councilman Bradford said the Crenshaw entrance to the City in North Torrance needs attention. He has asked about this before, he said, and he wanted to know what we are doing about widening Crenshaw and what the carwash and service station there will do.

The City Manager said they were to give us the land for the right of way.

Councilman Drale asked if this is not a part of the land for a storm drain project, and the City Engineer said it is.

Councilman Drale said we want to put in the storm drain on the east side there, and the carwash proprietor has posted a bond to guarantee that he will put in the improvements when that is done.

City Engineer Bishop said they have given us the land for the widening of Crenshaw, and posted bond as Mr. Drale said, to guarantee that they will put in the curbs and gutters within 12 months after we have asked them to do so.

Councilman Bradford asked about the west side of the street there, and the City Engineer said there is a culvert on that side which will be eliminated when the storm drain project is completed. One structure there is to be torn out completely. For that reason the curbs and gutters which were constructed there along the full frontage could not make the complete turn. He believed the bridge will be remodeled within the next two years, with flood control money.

Councilman Bradford said within the next two years, the City will probably reach 125,000 population; that is one of the main entrances to the City. He wanted to know if we could do something to get that and other streets into the city looking better. He suggested that whoever is in control of the flood control money should be contacted to get that work done.

City Engineer Bishop agreed that this could be done.

Councilman Blount asked if we have anything in writing from the Flood Control District saying what they would do inside our City, and the City Engineer said he thought he had only been told what they plan.

Councilman Blount pointed out that great sums have been spent by that body in areas adjacent to the City, and we have paid a great deal into it with almost totally negligible returns. He asked the City Manager how much we have paid into the Flood Control District.

The City Manager did not have the figures, but thought we had paid them about \$425,000 this year.

Councilman Blount spoke of the concrete channel they have put in Inglewood where there is little flood problem, the reclamation of about 200 acres of land near the Vermont Drive-in Theatre, etc., and said he thought something should be done inside the City.

Mayor Isen suggested that a letter be sent to the head of the Flood Control District with this information and asking what they plan to do inside the City, and asked that the City Manager direct such a letter to the Chief Engineer.

Councilman Drale returned to the matter of the Crenshaw entrance to the City, and said he thought the stub of curbing between the street and the market on the west side of the street there was a hazard.

Director of Public Work Russell said he had talked to Mr. Perkins about that, and it would have been fixed by now if we had not had the rains to contend with. He said this would be done right away.

12. Councilman Drale asked what is being done about the crossing from Felbar to the Edison school, and Mr. Powell said he had held a conference with Messrs. Russell and Perkins on that this afternoon, and a cost estimate will be presented to the Council next week.

13. Councilman Drale said some subdividers have indicated that they do not care who serves them with water, and he wondered if there is a possibility that when they subdivide property where a private water company serves them they will divide with the city the rebates they get from the private water companies.

Mayor Isen said under the PUC, that is payable to the subdivider, but if they wished to make a gift of it to the City there would be nothing to stop them.

Councilman Drale said he thought this would be worth looking into.

The City Attorney said he would look into this.

14. Mayor Isen said we had received a reply from the city of Konya, Turkey, accepting our overtures and agreeing to become our 'Sister City' under the People to People program. He said the Committee will be working on this, and that those people interested could contact the Committee.

15. Mayor Isen reported he had been handed a Commendation Report by Capt. J. W. Maestri of the Police Department, lauding the action of Officers Thomas Woldridge and Gerald Snyder for devotion to duty, alertness, quick observation and split-second analysis of a situation that could easily have led to a near catastrophe and the loss of two or more lives by fire and explosion, and for bravery over and beyond the call of duty.

Mayor Isen said that from time to time we have such examples of personal bravery, and said it has been recommended that in extreme cases

such as this, the Council prepare a Resolution commending those who have devotedly performed more than their duty in the service of the City. It seemed proper to him, and Mayor Isen moved that the City Attorney prepare such a Resolution in this instance.

Councilman Drale agreed that such commendations would be in order, but noted Item 2, "That at the pleasure of the Chief of Police and at the convenience of their Watch Commander, each officer be given a day off with pay", and expressed a fear that we might be taking on more than we should. He said he would be against giving the officers such a day off with pay.

Mayor Isen agreed with Councilman Drale, and said he had thought only of the Resolution, and that was the intent of his motion.

Councilman Drale seconded the motion for preparation of the Resolution of commendation.

There were no objections, and it was so ordered.

Mayor Isen reported he had held some discussion with Chief Bennett and Capt. Maestri on this, and had found that other Cities' Police and Fire Departments have medals given under certain circumstances. He explained that all these things build morale in the Departments and he believed we should recognize such service and devotion.

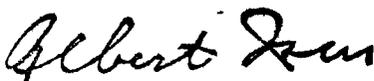
16. Councilman Benstead moved all bills properly audited be paid. Motion seconded by Councilman Drale, and carried unanimously by roll call vote of those present (Jahn absent).

17. Mayor Isen announced that after the adjournment of this meeting, the Council would hold an informal meeting with Supt. McVicar of the Water Department, and that anyone wishing to do so was welcome to stay.

The meeting adjourned at 7:20 P. M.

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

APPROVED:

  
Mayor of the City of Torrance