

Torrance, California
January 27, 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 8:00 P. M. Tuesday, January 27, 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, Jahn, Isen. ABSENT: COUNCILMEN: None. City Manager Stevens and City Attorney Remelmeyer were also present.

At the request of Mayor Isen, Mr. Dick Florence led the salute to our Flag.

The meeting was opened with an invocation by the Reverend Milton Sipple of the First Christian Church.

Councilman Jahn moved to approve the Minutes of the Regular Meeting held January 20, 1959, as written.

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

Mr. Dick Florence, speaking for the Jr. Chamber of Commerce, asked to read to the Council and the audience a Resolution they had adopted, and was permitted to do so by the Mayor with concurrence of the Council.

This Resolution, adopted by the Jr. Chamber of Commerce on December 11, 1958, called for their membership to work and campaign for needed park and recreation facilities in the City.

Mayor Isen congratulated the Jr. Chamber of Commerce for their foresight, saying we welcomed the Garrett Corp. to the City, and that he had had the pleasure of inspecting the new Broadway today, and it is grand beyond belief. This store is 25% larger than any other of their stores, he reported, and is beautiful in every way. Our City is being developed very rapidly, and is a first class City but with third class park and recreation facilities. He thought we should have such a program to go along with the rest of the City.

Councilman Jahn said this Council had twice taken a bond issue to the people for financing parks and recreation facilities, and both times they had failed to approve it. Furthermore, he protested the use of the word 'demand' as it is used in the Resolution. So far as he was concerned, he felt this was simply to be filed.

Councilman Beasley felt this objection was to the language of the Resolution, and not to the thought contained in it.

Mayor Isen felt the time had not yet come to mince words nor yet to file this.

A young lady of about 9 years who was with Mr. Florence presented to the Mayor a certified copy of this Resolution.

AWARDS:

1. The City Manager told the Council that Mr. Everett W. Jones, the District Agent for the State Compensation Insurance Co. was here to give the City a dividend check on our compensation funds. He said this is a large check, and a direct reflection of our safety campaign.

Mr. Jones came forward and presented the check to the Mayor, saying he had been pleased to give us a similar refund last year, but this is a much larger sum of money. He wished to encourage the employees and the City to continue their good work.

Mayor Isen thanked Mr. Jones for the check, and announced to the audience that this was in the amount of \$16,951.

Councilman Benstead said this proved that the safety program had been well worth while.

The City Manager told the Council that Messrs. Paul Slonecker and Moon were here, as members of the Safety Committee.

Mayor Isen asked them to stand and there was applause.

Mr. Slonecker said he was Chairman of the Foremen's Safety Committee and they will make every effort to maintain safety in each City department.

Mr. Moon said as secretary to the Committee, he could assure the Council they will do all they can to maintain an active safety program.

Mayor Isen asked the City Manager if this goes back to the General Fund, and the City Manager said it did.

Mayor Isen moved, since this is a windfall, that it be put in the Park Development Fund.

Motion seconded by Councilman Benstead.

The City Manager said we need the money, and read a letter from the Controller's Office stating we will get only \$5.06 in lieu tax on vehicles, meaning we will lose about \$25,000 which we had planned to receive and had budgeted.

Mayor Isen withdrew his motion, and Councilman Benstead withdrew his second to the motion.

BIDS:

Mayor Isen announced that the following bids are to be opened at 10:00 A. M. Wednesday, January 28, 1959, in this Council Chamber:

Leasing Police Vehicles, and
Motor Vehicles.

City Clerk Bartlett presented the respective Affidavits of Publication, which were ordered received and filed as there were no objections.

HEARINGS:

Mayor Isen told the assembly that the Council had held a Pre-Council discussion of the existing situation on Portobello Drive, and would now finish that before proceeding with the other matters to be considered this evening.

Councilman Bradford moved for the City Engineering Department to make the necessary drawings and obtain an estimate of the cost of installing the drain as indicated and recommended by Twining, and that concurrently the City Attorney set up this test case and push it through the court in about 2 weeks and that the design be held within the estimated budget cost of about \$10,000.

Councilman Jahn asked if he meant for the Engineering Department to prepare the drawings so when it is through court it would be ready to go to bid, and Councilman Bradford said he wanted them to prepare the drawings and get the bids.

Councilman Jahn seconded the motion.

Mayor Isen asked if this could be set up so no money would be spent until this goes through the court.

The City Attorney said the Council would have to approve the payment of the money.

Councilman Blount said we had done nothing which would allow the Finance Officer to deny payment, and if Councilman Bradford wanted to include in his motion the appropriation of \$10,000, portions of which would be applied to the estimates, then he thought the Finance Officer could refuse to pay and thus this would get to court.

Mayor Isen did not think this should go to bid until it has been through the court.

Councilman Benstead said the bids could be rejected.

Councilman Bradford asked if this would make a test case.

Councilman Blount moved to amend the motion by appropriating \$10,000 with the definite statement that a portion of this shall be used to finance the plans and expenses of calling for bids for this drain.

Councilman Bradford accepted the amendment to his motion, and the amendment was accepted in the second to the motion by Councilman Jahn.

The City Attorney said if the Council goes ahead with this and it should not be sufficient, he would tell them at the next meeting what they must do to carry it out.

Mayor Isen was not satisfied with the motion, and thought that Engineering should bring this back next week with a definite outline and an estimate of the cost.

Councilman Drale concurred with Mayor Isen, saying this has been discussed quite a while, and we have no definite report from Engineering to say this will work. Before we have anything definite, he did not believe we should spend any money. He thought the Council should have that from the Engineering Department in writing.

Mayor Isen agreed that the Council should have this all spelled out showing what we will have to do, what will be done with the \$10,000, etc., and then if the Finance Officer refused to pay, we will have a test case.

Councilman Beasley moved the question, and Councilman Jahn called for the question, seconding the motion.

Mayor Isen asked for roll call on whether the Council was ready for the question.

Councilman Drale said we could not have a contractor go up there and dig a trench in that liquid dirt for \$10,000.

Councilman Bradford said that was the Twining estimate, and the Engineering Department has concurred in their report.

Councilman Drale asked if the Engineering Department had given their written concurrence.

Councilman Jahn moved the previous question.

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

At the request of Councilman Bradford, the motion and the amendments were read, and Councilman Bradford asked to correct the motion to have it say 'estimated \$10,000'.

Mayor Isen did not see how that could all be considered as one motion.

Councilman Jahn said it was accepted by both the maker and the second.

Councilman Beasley said the Council had voted on cutting off debate.

Mayor Isen thought there were inconsistencies in the motion and the amendment, and he did not think the City Attorney had anything here to work on. He pointed out that the court would review the motion.

The City Attorney said he would probably have to bring this back next week and if more is needed he will tell the Council what is needed to set this up sufficiently for declaratory relief action.

Councilman Drale moved this be tabled for a week.

Motion seconded by Mayor Isen.

Councilman Jahn believed all the conversation between the vote on the previous question and the roll call which should have been taken at that time was out of order, and he did not believe the motion to table was in order at this time.

In reply to a question, the City Attorney said he would agree with Councilman Jahn at this time, and the Mayor so ruled.

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

Mayor Isen expressed dissatisfaction with the motion, although he favored it in principle. He thought we should have a definite recommendation next week.

Councilman Bradford said that the City had spent money with Mr. Hall in this, and the City Attorney had researched this; when the researching was done, he felt the proceedings should also have been researched. He said he wants action, and he felt the Council's vote signified they also want action.

Mayor Isen felt it was unfair to say this about the procedure when the Council has planned a new approach tonight.

Councilman Bradford said the City Engineer had been taken to task before the Council since he had been here, and he did not feel the City Attorney's job was any different.

The City Attorney said we will have to have legal counsel to represent the Finance Officer in this, and Mr. Jim Hall has worked on this. He recommended that Mr. Hall be retained to represent Mr. Scharfman in such action.

Councilman Beasley moved to concur with this recommendation, and Councilman Jahn seconded the motion.

Councilman Beasley asked if there are not attorneys in the City of Torrance, and the City Attorney said there are, but Mr. Hall knows municipal law.

Mayor Isen asked who would pay Mr. Hall for this, and the City Attorney assumed the public would do so.

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

At this time, in reply to a question, the City Attorney said he had checked the point; and the motion to table had actually had precedence over Councilman Jahn's motion for the question earlier in the meeting.

Councilman Drale moved to reconsider the question.

There was no second to the motion, and Mayor Isen felt this had gone too far to reconsider it now.

At 8:35 P. M., Mayor Isen declared a recess, with the Council re-convening at 8:45 P. M.

Mayor Isen, with permission of the Council, agreed at this time to hear the following item of the Agenda:

N-1: Resubmitted Item. A January 20, 1959, letter from Howard King, Executive Director of the Arthritis & Rheumatism Foundation, requesting further consideration of their application for permission to conduct their annual fund-raising program in the City of Torrance during their February campaign. A copy of their letter dated December 16, 1958, was resubmitted, and a December 4, 1958, memo from License Inspector Whitacre was resubmitted showing his recommendation for approval.

Mr. G. A. Nevin, representing Mr. King, came forward and told the Council that they are one of the 10 nationally recognized health agencies, and none of the others were refused by our City.

Councilman Benstead asked why this was denied, and Mayor Isen said it was denied because there have been so many solicitations in the City.

Councilman Bradford asked if they do not participate in AID funds, and Mr. Nevin said they do, but they wish to make a solicitation to get more money.

Mayor Isen asked if they participate in Community Chest funds, and Mr. Nevin said they do not.

Councilman Bradford said people complain about so many pleas for money.

Mayor Isen said we need this type of endeavor, but there are so many of them that he hoped the time would come when a Community Chest type of campaign would serve them all.

This was discussed at some length.

Councilman Drale moved this request be granted.

Councilman Jahn asked if their solicitors here would be local people; and Mr. Nevin said they would and that no others would be used.

Councilman Jahn seconded the motion, which carried unanimously by roll call vote.

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

South Torrance Area Water Pressure, to determine whether the South Torrance area served by the Narbonne Water Co. Nos. 2 and 3, because of the low water pressure, should be declared a hazard area.

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

Councilman Jahn moved this be received and filed.

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

Mayor Isen said two letters had been received about this, one from J. Lellie and Dorothy R. Walling, 2301 W. 248th St., saying they had been to considerable expense planning to build a home in this area and asking that they be granted a permit, and one from Mrs. Marguerite Givens, 2365 - 250th St., whose home had burnt recently, asking for a permit to rebuild her home.

Councilman Drale thought Mrs. Givens should be given a permit to rebuild her home and he so moved.

Councilman Jahn asked if the home would comply with all our requirements, and Councilman Drale said that was the intent of his motion.

Councilman Jahn seconded the motion.

Mayor Isen said he was in sympathy with Mrs. Givens, but he could not understand why such a letter as this had been sent to the Council. It was the first time the request had come here.

Mrs. Givens said she had not felt angry with the Council when the letter was written.

Motion carried unanimously by roll call vote.

Concerning the Walling request, the Mayor did not see how we could deny them a permit as they are willing to put a booster pump in.

Councilman Jahn did not agree, saying a booster pump simply would rob others of water.

Mayor Isen thought this must be granted until the area is declared a hazard area, and asked the City Attorney if this was right.

Councilman Beasley moved to deny the petition.

The City Attorney agreed with the Mayor, who pointed out that there is no restriction there at the present time.

Councilman Beasley said many others have been denied.

Councilman Jahn referred to a letter the Council had received from the Fire Chief saying the water pressure there is so low it is dangerous, and said each booster pump would make it more so.

Mayor Isen said we were assuming facts which had not been proven.

Councilman Bradford said we had a report from the Fire Chief.

Councilman Blount referred to Chief Benner's letter, saying he could not furnish the protection he would like at this time and furthermore, he added, we had a statement from our own water department and building departments that just putting pressure pumps in was not the answer. They lower the water pressure over all the district. We would have new construction of multiple dwellings authorized here, and he felt that under the health, welfare and safety codes of our Constitution the Council had the grounds to deny this petition.

Mayor Isen thought there were grounds to table it until some conclusion had been reached.

Councilman Beasley asked if the Council had not instructed the Building Department not to issue permits in that area, and the Mayor said the Council had done so but he was not sure they had the power to do so.

The City Attorney said unless their problem was different from that of other people in the area who were denied permits, he thought it would be unequal to issue a permit to them.

Mayor Isen asked if other requests in the area had been denied, and Bldg. Supt. Lee Schlens said there had been.

Councilman Beasley moved to table this request until later in the meeting.

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

The City Attorney asked the Superintendent of the Torrance Water Department, A. E. McVicar, to delineate the area to be considered.

Mr. McVicar said Narbonne Ranch Water Co. #3 is south from Sepulveda in Crenshaw to 236th, then east to Narbonne, south to the City boundary between 238th and 240th Streets, then east to Walnut and north in Walnut to the southerly boundary of the lines of the Kettler owned properties and northwest along that line to Narbonne, then north to Sepulveda and west to the point of beginning.

Narbonne Ranch Water Co. #2 inside the City of Torrance is below 236th St. between Crenshaw and Arlington and south to the City boundary.

Mr. McVicar said the rest of the area served by Narbonne #2 is outside the City.

The City Attorney asked him the status of the lines in Narbonne Ranch Water Co. #3 territory, and Mr. McVicar said he has checked with them, and they have told us the lines they have. They are almost all steel, and while they could not give us the exact ages of the lines, they are old. Most are at the backs of the lots, and the houses on the streets are being served from the backs of the lots. He said he knew there are some fairly large lines there, for instance, there is a 14" line north and south from their tanks to the northern part of the area. He does not know the exact amount of storage they have, but he understands they have only gravity flow fed from the pumps themselves. He did not know of a single multiple-outlet hydrant in the area. Most of the lines are old, and he said he knew that steel lines are not satisfactory after a certain length of time.

Councilman Blount asked him the average age of the line.

Mr. McVicar did not know the average age, but thought most of it was over 20 years old.

Mr. McVicar said he understood a great deal of the line in #2 is line laid in 1908.

Mayor Isen asked what the water pressure is there, and what it should be.

Mr. McVicar said the building code calls for a minimum of 15# of water pressure, and said he understood that tests made in the area some time ago, by one of the Building Inspectors, and tests made by the Fire Dept., had shown that the pressure there ran between 8 and 10 pounds.

Mayor Isen thought the Council should have expert testimony on what the pressure is.

Bldg. Supt. Schlens presented graphs showing the water pressure, made by A. E. Moore, in 1957. He explained that after many complaints about the low water pressure, we had borrowed a recording pressure gauge and installed it on the lines. The graphs showed that at 2242-229th St., on October 4, 1957, the pressure did reach 15# during the night, but during the day, it went to 8#; at 2042-238th St., on October 7, 1957, an around-the-clock reading showed pressure from about 9# to about 9-1/2#; at 2278-231st St., the pressure reached about 17# during the night and dropped to about 8# during the day.

Councilman Jahn asked Bldg. Supt. Schlens if any recent water pressure readings had been taken, and Mr. Schlens said they had. At the time of the Duncan matter, the pressure there had been about 11#. This was within the month. We have other tests where people have been notified they will have to put in pressure pumps.

Mayor Isen asked if having more houses there would lower the pressure even more, and Mr. Schlens said it would. Mr. Schlens said many houses have been built there since 1957 when the graphs he had presented were made.

Councilman Beasley noted that all the graphs had been made during the winter months when the water pressure would be higher than in the summer.

Councilman Benstead asked the size of the lines, and Mr. McVicar said they differ in size.

Councilman Benstead asked Chief Benner if the conditions there would interfere with fire protection.

Chief Benner said yes, that the pressure will vary between the

domestic pressure and the pressure in his lines. He presented a copy of the Underwriters' Report made during their last survey here, and it shows they checked the different hydrants in the districts in question and the best reading they got was 29#. He explained that this is different than domestic pressure because of the different heads and circumstances.

Councilman Benstead asked if they could operate the pumper on those lines, and Chief Benner said they could not all the time.

Councilman Beasley asked what pressure the Underwriters require.

Chief Benner said they consider what is built in each area, and at the time of our last survey there were not so many homes in that area. In one location they have less than enough pressure.

The Mayor asked the Chief what he had meant by 'different circumstances' and Chief Benner said if there is a very small fire and they have 20# of pressure, they can take care of it. If they have a larger fire, and need 1,000 gallons per minute and can only get 540 gallons, they cannot put out the fire. If the volume is there, he said they can create their own pressure.

This was discussed, and Mayor Isen asked if there is enough volume there, and what he meant by 'creating his own pressure'.

Chief Benner said it is all gravity flow; if the pipe is big enough and there is enough water in it, they can use it to create pressure.

Councilman Beasley asked the Fire Chief if, in his opinion, there was ample water for them to fight a large fire in that area, and Chief Benner said there is not.

Councilman Beasley asked if he believed that with the present water supply he could furnish adequate fire protection, and Chief Benner said not.

The City Attorney asked the Fire Chief what basis he had for this opinion, and Chief Benner said the water is under gravity flow. The mains are small and cannot carry a volume of water. Water cannot be forced to his machines under gravity. All the hydrants are on 4" risers and have single heads. Unless there are larger mains, the Chief went on, and risers and double heads, they cannot get the water to give the proper protection to life and property.

The City Attorney asked if he had any recent experience to bear this out.

The Fire Chief said yes; he explained that in oil derrick fires, the experience in the past had been that after the fire reached a certain height in the derrick they could not control it. If a home were to be completely involved in a fire and he had a low-pressure hydrant he did not feel the Department would be able to do as good a job as they would need to do.

The City Attorney asked if there had been a recent example of this.

Chief Benner said there had; he felt the complete loss of the Givens home was entirely due to the low water pressure, and if there had been sufficient water pressure, the home might have been only a partial loss.

The City Attorney asked what would happen if there were two fires within that #3 area at the same time, and Chief Benner said it would be very bad. He explained that the two fire companies would be robbing each other of water until the pressure was equalized and that a good job could not be done in either case.

The City Attorney asked if that problem would exist if the water system were efficient.

The Fire Chief said it would not.

Councilman Jahn referred to the Building Superintendent's report, and said he would like to know the recognized pressure standards to operate the sanitary facilities in a home.

Mr. Schlens said the 15# set by the uniform building code.

Councilman Jahn asked if the pressure at the homes in that area ever reached that point, and Mr. Schlens said it might in the low parts of the area, but not at the hilly places where a home is high. He said the ones which have come to his attention have been below 15#.

Councilman Jahn asked what would be done to the system by the use of booster pumps.

Mr. Schlens said he did not think booster pumps to pull water to new houses from the lines could help but pull down the pressure to the other houses in the area. The pumps will naturally deplete the water available to other homes in the area.

Councilman Jahn asked whether, if the Council allowed houses to be built at will throughout the area, and people tied their money up in the houses, with that water pressure, the Inspector who made final inspection might not refuse to approve some of the houses.

Mr. Schlens said if the pressure is below 15# at a house when final inspection is made a tank or a booster pump must be supplied before the building is approved.

Councilman Jahn asked what would happen to the houses which were built if booster pumps are not allowed because they would deplete the water supply to other houses.

Mr. Schlens said we would not be able to let them move into the house.

Councilman Jahn asked if this meant they could not give a permit for occupancy in a new house where the pressure is below 15#, and Mr. Schlens said that was right.

Mayor Isen asked if that has been happening, and Mr. Schlens said he has no proof at this time that booster pumps have robbed anyone of water.

Councilman Beasley asked the Building Superintendent what would happen if a number of homes were on one small line with the water pressure described here if all the homes but one had booster pumps, and Mr. Schlens said he did not think that home would get enough water to fill the toilet tank.

Councilman Beasley asked Mr. McVicar whether, under gravity flow, more water could be carried through a small line.

Mr. McVicar said if the Council referred to a service line to a house it might be; if he referred to a 4" line in the street it might be different.

Councilman Beasley described a similar situation in his area during a heat wave one summer; he said the pumps on Via Montana pulled the water up the hill, and the homes at the foot of the hill did not have enough water.

Mayor Isen asked if most of the area served by the water company in question was in the County, and Mr. McVicar said most of Narbonne Ranch Water Co. No. 2 is in the County.

Mayor Isen asked if this question had been discussed before the Board of Supervisors.

Mr. McVicar did not know.

Councilman Jahn said the County has the same uniform building code we have.

Mr. McVicar said that part of the area served by that water company was fairly well built up, which made it a different situation.

Councilman Jahn said he had been talking about Narbonne Ranch Water Co. No. 3. He noted that Mr. Babcock, who works for that company, was present, and asked if he would answer any questions.

Mr. Babcock, manager of Narbonne Ranch Water Co. No. 3, came forward and said he would answer any questions.

Mr. Babcock said he knew a lot of their line was inadequate. Some of them will take pressure and some of them will not. He said he was aware that the company would have to spend a lot of money to build the system up to the standards wanted, but they do have a lot of places where there is 15# of pressure.

Mayor Isen said he had read somewhere that it would cost \$300,000 to bring their Company #2 into line.

This was discussed.

Mr. Babcock explained that had been an irrigation district, and the water lines were run down the backs of the lots, where we plan to have streets some day. He assumed that when the streets go in, we will have to have two lines. He thought the problems of their districts could be solved by joining L. A. County Water District #13.

The City Attorney asked if the area in question, Narbonne Ranch Water Co. #3, to which Mr. Babcock referred, was largely developed.

Mr. Babcock said it was largely undeveloped.

The City Attorney asked if he thought an increase in building there would affect the pressure in their lines.

Mr. Babcock did not think so. He said they have water standing 138' deep in their wells. Two years ago, it was 140' deep. He said they are on an underground river, and are not affected by the salt water invasion.

The City Attorney asked if Mr. Babcock thought there was a relation between the number of people using the lines and the water pressure.

Mr. Babcock said there is not, but they just have low water pressure. He said the pressures reported here were taken at high spots. He said he lives on a hill in the area, and has only 8# of pressure, which has not changed since he lived there. He said that at the bottom of the hill, there is 20# of pressure.

Councilman Beasley asked if the County water district referred to had indicated any value of the system.

Mr. Babcock said not yet, but he had been told that under the County if they change this they will float a bond issue.

Councilman Beasley asked the City Attorney if it is possible for the County to take over a water company in the City without the approval of the City.

The City Attorney did not know if there is a law on that.

Councilman Jahn explained that if the County does come in and take over that system, they would be faced with the same problems the district now faces, and would have to replace the lines and modernize the system. No matter who takes over that district, he said they would have to face that tremendous cost.

Mr. Babcock said the Water Company could not do that. The City of Torrance or the County could. He thought the City had dropped their interest in this at one time.

Mayor Isen asked when, and Mr. Babcock said they had considered it at one time.

Councilman Beasley said the Planning Commission had considered the problem several years ago. He said they have always urged the people to bring this to the Council if they wanted the Council to act on it.

Mr. Babcock said he had lived here since 1919. He had never seen such a petition.

Councilman Beasley said most of the people had not wanted to take action because they paid a flat rate for their water.

The City Attorney asked if they have any program under way to increase the water pressure in their lines, and Mr. Babcock said they have not.

Councilman Bradford asked what he had meant when he said the City had a chance to act on this before and had not, and Mr. Babcock said it was brought up some weeks ago.

Mr. McVicar said a group from the area, mostly the area served by their #2, had come in. He said we had to investigate and work up the necessary figures. He said his department is now working on estimates.

Mr. Babcock said he knew only what he read about this in the papers.

Mayor Isen said he knew that this information, namely, that the City had refused to act in this matter, was not correct.

Councilman Bradford said there might have been some confusion about the Don Wilson tract, an entirely different problem.

Councilman Blount asked Mr. McVicar if there was a meeting last night at which representatives of County Water District #13 had been present to talk to these people, saying he had been told there had been.

Mr. McVicar said a couple of the members of the Water Commission had gone to that meeting. He said he did not know where the \$600,000 figure had come from, nor did he know what it referred to.

Councilman Blount asked Mr. McVicar when he would be in a position to tell the Council what it would cost to provide satisfactory water service in the district served by Narbonne Ranch Water Co. #3.

Mr. McVicar said he thought it would cost about \$246,000. He said we could not know now which of their lines would stand pressure and which would not; he felt we would be asking for trouble if we put in good pipe with pipe which is going to go out anyway in just a few years, so he thought if we did this we should put in good pipe throughout the district.

Councilman Blount asked if that figure would cover the entire #3 area, and Mr. McVicar said yes, #3 only.

Councilman Blount asked if the cost of \$600,000 had been from the County, saying he thought the people should know the money will come from the people. He understood that we already had large lines in the vicinity, and asked if this is why we could do it more cheaply.

Mr. McVicar said yes. We have a 24" line in Crenshaw and a 12" line in Walnut, and have some tie-in lines on Sepulveda. He said we would have about 5 or 6 hundred services there, and there is a great potential in the area.

Councilman Beasley asked whether the County Water District, if they should come into the area, would set up a district and then tax the people for the water system.

Mr. McVicar said the fundamental law would be the same.

Councilman Drale asked why we are not including that part of their #2 area which is in the City.

Mr. McVicar said it is a different thing entirely.

Councilman Jahn asked if that was because their #2 is under the jurisdiction of the Public Utilities Commission and #3 is a mutual stock company and Mr. McVicar said that was right.

The City Attorney asked Mr. McVicar if he agreed with Mr. Babcock that an increase in the building in area #3 would not affect the water service.

Mr. McVicar said if there is a lot of building it will affect the amount of water available. He said he did not know how many gallons might be available from their lines.

The City Attorney asked whether, if the land were to be built up like Central Torrance, there would be a significant drop, and Mr. McVicar said there would.

Mayor Isen asked the procedure we had followed in the Quandt system, and Mr. McVicar said the people there formed an assessment district.

Mayor Isen asked if that had been a condemnation or an agreed price.

Mr. McVicar thought we had paid \$35,000 for the property.

Councilman Beasley asked if this would not be different, as this is a mutual company; he asked who would have the authority to negotiate the sale.

Mr. McVicar said they have a Board of Directors. He said the Water Commission had set up a meeting for a week from tomorrow to discuss this.

Councilman Jahn asked whether the City could not lay lines in the area now, and Mr. McVicar said the City Attorney said we do have, and we have done it.

Councilman Jahn questioned whether we should buy this company or if the lines there had any value.

Mr. McVicar said there might be some value on the pumping lines, but it is questionable. He did not know what we would be buying if we bought anything from them.

At 9:45 P. M., Mayor Isen declared a recess, with the Council reconvening at 9:55 P. M.

The City Attorney asked Mr. McVicar if he was familiar with the area which the company under discussion served in the City through their Company #2.

Mr. McVicar yes, and apparently the pressure is a little better there. He thought the pipes there were in a little better shape, too. The elevations are different, too.

The City Attorney asked if Mr. McVicar was prepared to say the same problems exist in both areas, and Mr. McVicar said they were very close. He said there had been more complaints from the people in the #3 area.

The City Attorney asked Chief Benner if the same fire prevention problems exist in both areas.

Chief Benner said he had found the same problems in both areas.

The City Attorney asked Bldg. Supt. Schlens if he thought the problems were the same in both areas, and Mr. Schlens said he had no records to show a difference in the problems. To his knowledge, Mr. Schlens said, there are about the same number of complaints from both districts.

Councilman Blount asked to see the Underwriters' report the Fire Chief had, and looked at it.

The City Attorney presented a report from the Public Utilities Commission on the operation of the Company #2, and read to the Council the conclusion given in it, the sum of which was that the pressure is below the minimum prescribed at all times.

The City Attorney asked to have Mr. Haynes, an Assistant to the County Health Officer, speak to the Council. He said Mr. Haynes had inspected the area and knows it well.

Mr. Haynes came forward. In answer to a question, he said the health problems concerned by low water pressure are many. He said where the pressure is low, there could be air pockets in the mains which could create back-siphoning. He outlined this danger of re-using waste water. He said conditions would have to be just right for this to happen, and he outlined the conditions which could cause this and the resultant dangers.

The City Attorney asked if that is more likely to happen where there is low water pressure, and Mr. Haynes said it is.

The City Attorney asked if this would mean that waste water might get into the water served to homes if circumstances were just right, and Mr. Haynes said yes, that is possible.

The City Attorney said he would ask if there is a public health problem possible in the area served by the Narbonne Ranch Water Cos. 2 and 3, under existing circumstances.

Mr. Haynes said there could be some that he did not know about; he said they check the different plants and factories to be sure such things do not occur there. So far as they know now, most of this danger would be where there are factories. He said they do not go to the average house unless they knew a situation existed there which required attention.

Councilman Bradford asked if he would then require them to install a back-flow valve.

Mr. Haynes said they would require protective measures.

Mayor Isen suggested calling on the people who were here from the areas in question and who object to calling this a hazard area.

The City Attorney said some of these people were in a group or groups, and perhaps it would be well to hear from the spokesmen for them.

Mr. H. F. Lamour, 2066 - 236th, said he was here in a dual capacity as the President of the South Torrance Civic Improvement Association and as a Vice President of the Board of Directors of the Narbonne Ranch Water Co. No. 3. He replied to a question by saying he did not consider this as inconsistent. He said the people affected are share owners in the water company, and are, in part, members of the Association.

Mr. Lamour said the Underwriters' report was not correct as the mains in Co. #3 area are 6" and some of them are 14", and that the 2" lines are not maintained by the company.

Fire Chief Benner thought Mr. Lamour would find in the system many 2" and 4" lines, which belong to the water company.

Mr. Lamour said if the line is on private property, it is private property and not the company's property. He stated he had been a resident there for 12 years, and the line behind his property is a 6" line. The company laid 2" line to the center of his lot and he had to take 1" line then 3/4" and then go to 1/2" line to go into his house. He said this was typical of installations in his area. He asked where the pressures reported here tonight were taken.

Mr. Lamour felt the people in south Torrance were being penalized as a group because of this.

Councilman Beasley asked if the pressure would be different in different sized lines, and Mr. McVicar said that would be friction.

Mayor Isen said the only point here is whether we have a hazard area where, if more houses were built, the water uses would be such that we should protect the health and property and lives of the residents by not permitting building.

Councilman Jahn said it had been stated that the responsibility of the water company ended with the main. He did not agree with that, and outlined an experience he had which supported his statement.

Mr. Lamour said Councilman Jahn was talking about the installation of water in homes. If the homeowner wishes to run a 2" line, they will give them service to the center of their land.

Councilman Jahn said the 2" line in question serves several homes and asked if all of them would not be charged for water.

Mr. Lamour said they would be. Mr. Lamour said there are more than one of these cases.

Mayor Isen asked Mr. Lamour if he was familiar with the fire which the Fire Department had not been able to stop because of the poor water pressure, and if he knew the pressure in some areas there was not sufficient for sanitary facilities.

Mr. Lamour said yes; he said he was next door when the Givens fire started. He said he was one of the first people on the scene. He said when the fire trucks got there, instead of attaching the pumper immediately to get all the pressure they needed, the firemen had run the line from the hydrant and put on a spray nozzle. He stated it had been from 5 to 10 minutes later that they had put the pumper on, and when they did that it was not 120 seconds until the fire was out. To his knowledge, there had been only two fires in the area in the 12 years he had lived there. He did not believe the lines could be drawn down until there was no pressure for the pumper.

Councilman Beasley asked whether, as a Director of the Water Co. in question, he felt that he could assure the people that they are serving them so that they can have protection of health, life and property.

Mr. Lamour said he has lived there for 12 years, and has two children; he had never lost a minute of sleep about fire until the Givens fire.

Councilman Beasley repeated his question, asking for a yes or no answer.

Mr. Lamour said he would want to qualify his reply.

Councilman Beasley asked why they had made overtures to County District 13 to give service in the area.

Mr. Lamour said he had heard they were going to have such a meeting about Co. #2 and 5 of them from this Company had attended. Their plan seemed good, and he said they have never had an offer from the City of Torrance. The first time he had been aware of any interest here was when he got the Minutes of the meeting of this Council showing that building permits in the area had been suspended. He said they decry such action being taken without notice to the interested parties. He pointed out that the ban on building has already caused financial loss in at least one instance. The people had paid for an architect's services and made their loan commitments and installed new meters and valves and pipes and then were refused a building permit.

Councilman Beasley said they would have been worse off if they had built and then, because of the lack of water, been refused permission to occupy the building.

Mr. Lamour asked how long we had had such a water pressure requireme .

Mr. Schlens said since the adoption of the uniform plumbing code; he did not know when this was adopted, but he thought it was in 1954.

Mr. Lamour said the water pressure has been the same since he has been here. It is a common problem with gravity flow in a rolling area. He could not understand why the City was suddenly going to enforce this as a health and sanitation precaution.

Mayor Isen said there is a lot building going on there now.

Mr. Lamour said the pressure was the same. They want equitable treatment in the matter of building permits. The order was for a blanket ban on building in the area. He asked if building would not be permitted where there is 15# of pressure. He said Mrs. Givens had been refused permission to rebuild her home.

Councilman Blount asked Mr. Lamour what he does and who his employer is.

Mr. Lamour said he is an employee of the State Department of Labor Relations, a Labor Law enforcement employee of the State of California.

Councilman Drale assured the people that the Council is not trying to tear the area down; as the area continues to grow, in the best interests of the people there, such conditions as are discussed here should not exist. If there could be a pressure pump in every line in the area it would not help everyone.

Mr. Lamour said they want more water pressure.

Mayor Isen asked what method the Company there proposes to use. He said if the people were to have relief they would have to pay for the improvements. No one would put in the improvements as a gift. If the County or the City or the Company does put in the necessary facilities, the people will pay for them. He felt the stockholders should face reality and realize that the improvements will have to be paid for by the people.

Mr. Lamour agreed with Mayor Isen.

Mayor Isen said no one would make any money on the stock.

Councilman Bradford referred to Mr. Lamour's statement about the fire fighting at the Givers fire.

Chief Benner disagreed with Mr. Lamour's statement; he said at no time is a fire treated as Mr. Lamour has said. He said they have standard procedures, proven in practice.

Mayor Isen said the Council would trust Chief Benner as he is a specialist in this.

Chief Benner said his Department does not operate in the fashion described by Mr. Lamour. They are trained men.

Mayor Isen said he would like to hear from someone who does not have a dual interest in this.

Mr. Lamour said regardless of which way they go, whoever does this will make a survey, and they would like to know how much it will cost to get the system they need; in the meantime, this will take months, and perhaps a year, and they want relief for the people who are not on the low pressure water lines from the building ban.

Councilman Beasley said the officials of the City who are working on the problem will work on it much harder and more consistently than anyone in the area. He said none of the Councilmen like the building ban, either. He said he knew of several people who are working on this.

Mayor Isen suggested the hearing be continued for two weeks, to come up at the Pre-Council meeting. He told the people our efforts were to give them relief from the existing situation, and not to cut out any of their rights.

Councilman Bradford asked if we have a preliminary layout and cost estimate of what will be needed, and Mr. McVicar said yes, and we have the cost of installing the lines.

There were no objections, and Mayor Isen ordered this Hearing continued to February 10, 1959, at 7:00 P. M., at the Pre-Council Meeting.

Mrs. Newland, who said she lived on 233rd St., said they want to add a room to their house which will not affect the water pressure at all, and they were refused a permit.

Councilman Beasley thought the original motion banning building which was passed by the Council had given no leeway.

Mr. Lamour said that was all they were asking for.

Mayor Isen thought the Council would consider additions to existing dwellings if no more water use was planned.

Bldg. Supt. Schlens said he had not yet denied a permit in the area without advising the people they had the right to ask the Council for relief, and in some cases, he would have recommended that the Council

grant the permits. In some cases, when the people have gone to some expense, he said he had not felt it would be fair to restrict them.

Councilman Drale felt that those people who have negotiated loans to build a house there and who have their papers in order should be allowed to go ahead, but should bring proof that all this has been done when they apply, however, he moved that permits be issued in such cases.

Mr. McVey, 1750 Cabrillo, said in the first part of January he had gone to the Bldg. Dept. for a permit for a home on 230th St., after having the water pressure checked on his lot. The water pressure was 17#. He understood that there is a 14" main on that street. When he asked for a building permit, one of the employees had shown him a notice saying that no permits were to be issued on property served by the Narbonne Ranch Water Co. #3.

Councilman Bradford asked if an interim motion, providing for permits to be issued where water pressure could be charted at 15# or over around the clock, could not be made. He so moved.

Motion seconded by Mayor Isen.

Councilman Bradford thought additions to existing dwellings, where no additional water would be used, should also be permitted, and so amended his motion.

Mayor Isen accepted the amendment in the second to the motion.

Councilman Beasley said he would want certified copies of the water pressure records to be made a part of the record of the application, and said he thought it was up to the water company to furnish them.

Mr. McVey said if a person was going to build on unimproved property, there would be no connection to check pressure from.

It was explained this could be taken at the main.

Councilman Drale did not object to the motion, but asked how these graphs would be obtained.

Councilman Bradford said that is their problem. There will be another hearing in two weeks.

Bldg. Supt. Schlens said if there is something which is going to be done about the water situation, he thought this was reasonable. The reason for the ban was that if the area continued to build up without limitation and with no correction of the water situation, conditions would simply have grown worse.

Councilman Bradford said his was simply an interim motion.

Councilman Bradford said this motion does not include pressure pumps.

Mr. Newland said their additional room would not cause more water use.

Mr. Bradford said it would be covered by the interim motion.

Christine Knott, 2458 - 239th St., said they had asked for a lot split, and to get it had given the City 2' at the front of her property for the widening of the street, and 27' at the back of the property for a future street. Now she has not been able to sell the lot she made because of the building restriction.

Councilman Beasley said he would think he should vote against this because he did not think we should allow other buildings there to further jeopardize the homes already there.

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

Councilman Beasley moved to continue this hearing to February 10 at 7:00 P. M.

There was no second to the motion.

Councilman Jahn moved that all additions or alterations to existing buildings in that area which would not require plumbing or water be allowed.

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

Councilman Beasley moved to continue this hearing to February 10 at 7:00 P. M.

Motion seconded by Councilman Benstead.

The City Attorney said from a legal standpoint, he would like for the Council to consider Councilman Drale's motion to allow those people who have expended sums of money and negotiated loans for building in the area to proceed with their plans, adding that he believed the Council's position would be enhanced by that motion.

Councilman Bradford said the Council had just voted against this because of the fire danger. This would allow people to build where there may be only 11# of pressure, or perhaps even less.

Councilman Drale felt to deny this would be to take away the rights of the people and cost them money, and he thought that wrong.

Mr. Lamour agreed with Councilman Drale.

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

Mayor Isen thought the intent of the motion had been to allow people who have expended money for plans, loans, etc., prior to the original motion's effective date, and who can prove this, to proceed if they will come before the Council with the proof.

Councilman Drale so moved.

Motion seconded by Mayor Isen.

Councilman Bradford said he did not want to see anyone penalized for investing money, but he did not feel the question was settled yet.

Mayor Isen said this was a stopgap measure, but will help those people.

Councilman Beasley said money was not all, and the Council might be talking about lives as well.

Mayor Isen agreed, saying it has been indicated that all these are interim motions.

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

Mrs. Christine Knott, 2458-239th St., said she had been granted a lot split and has not been able to sell the lot because of the building ban. She said she had given land for street widening and for a future street when she got the lot split.

Councilman Jahn thought the Planning Commission was planning for the future, when the streets in that area are widening and improved and then the time will come when a street down the backs of these wide lots will divide them, and allow for more frontage and more lots.

Mrs. Knott said no one would buy the lot if they could not build on it.

The Mayor told her the Council would try to work out the problem facing the people in that area.

A lady in the audience asked if the building ban would apply to oil wells.

Mr. Schlens said if a building permit was required for them, it would.

Councilman Drale said he felt fire protection would be of great importance to them.

Mr. L. Walling, who had sent a letter to the Council about his planned building in the area, asked if he had secured relief from the ban.

Mayor Isen asked if he could get proof of his expenditures before the effective date of the motion and bring it in next Tuesday.

Mr. Walling said he has had the building commitment since last Tuesday.

Mayor Isen thought it could be approved subject to Mr. Walling furnishing proof to the satisfaction of Mr. Schlens, and so moved.

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

Councilman Benstead moved to continue this hearing to February 10, 1959, at 7:00 P. M.

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

At 11:00 P. M., Mayor Isen declared a recess, with the Council reconvening at 11:15 P. M.

Councilman Blount moved that the Council consider Items J-1,-2, and -3, and then adjourn to 5:30 P. M. Friday, January 30, 1959.

Mayor Isen moved to amend the motion to include the Ordinances and the Resolution honoring Col. and Mrs. Bell.

Councilman Blount declined to accept the amendment.

Councilman Bradford seconded Councilman Blount's motion.

Councilman Benstead asked if Councilman Blount would object to the hearing of the Resolution honoring Colonel and Mrs. Bell.

Councilman Blount said he would not object.

Mr. Ray Watt came forward and said there was a water problem in connection with the Tract he had on the Agenda, and he asked if the Councilmen would not approve the layout of the Tract so he could proceed to try to settle the matter of the water.

The City Attorney told Mr. Watt to come in and see him and the problem might be worked out before Friday.

As there were no objections to the motion, it was ordered carried.

Councilman Jahn asked that the record show that with consent from Mr. Watt, and without prejudice, the Council had held the tract over until Friday so the water question could be worked out.

Mr. Watt agreed.

It was so ordered.

COMMUNICATIONS FROM THE CITY MANAGER:

1. With a letter dated January 22, 1959, the City Manager submitted the following recommendations for the Council's consideration and approval:

APPROPRIATIONS:

1. For rental of tractor and dirt mover from Clyde Sheets, the sum of \$714, for final grading of La Romeria Park (from Park Fee Fund).
2. For labor and materials for City Caterpillar diesel motor grader, the sum of \$3,476.89, including sales tax.

The above motor grader is approximately 10 years old and will receive the first complete major overhaul in this period. The grader should be good for an additional four or five years of service. A new motor grader costs approximately \$23,000. (Funds for the overhaul are included in the Street Department Budget).

3. For addition to Police Building, 3131 Torrance Blvd., the sum of approximately \$3,200 (\$5,000 was included in the Police Dept. budget for this addition).
4. For the purchase of a 9-HP Sewer "Bob Tail" Bucket Machine and equipment from Southwest Sewer Tool Co., the sum of \$1,729.68, including sales tax (a Budget Item).

Councilman Blount moved to concur with Items 1, 2, 3, and 4, as submitted by the City Manager under "Appropriations".

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

2. With a letter dated January 23, 1959, as requested by the Council at their last meeting, the City Manager submitted his recommendation that we have a Special Census in the spring, and that it be a Special Federal Census.

Councilman Blount said it had been in answer to an objection he made that the City Manager had prepared this full report and analysis. Having read it, he concurred with the City Manager's recommendation and he moved to concur with his recommendation that we have a Special Federal Census in the spring of 1959.

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

3. With a letter dated January 23, 1959, the City Manager reported to the Council on our refuse and garbage collection contract with Mr. Green, and recommended that:

"Effective January 1, 1959, the monthly fee payable to Mr. Green, under the terms of his contract, be established at \$8,775.71. The average monthly cost remains at less than 32¢ per meter, a very favorable cost for today. In spite of the rising costs since July 1, 1951, the average cost per meter for this service has increased only approximately 3-1/2¢ per month."

Councilman Blount moved to concur with this recommendation for the monthly fee payable to Mr. Green to be established at \$8,775.71.

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

RESOLUTIONS:

City Clerk Bartlett read title to:

RESOLUTION NO. 3625

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CONGRATULATING AND HONORING COLONEL AND MRS. JAMES C. BELL FOR THEIR YEARS OF SERVICE TO THE SALVATION ARMY.

Mayor Isen moved to dispense with further reading of this Resolution.

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

Councilman Benstead moved for adoption of Resolution No. 3625.

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

Mayor Isen directed the City Attorney to prepare and send a proper letter of transmittal with this when it is ready.

Councilman Beasley moved all bills properly audited be paid.

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

Councilman Blount moved to adjourn to 5:30 P. M. Friday, January 30, 1959.

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

The meeting adjourned at 11:30 P. M.


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

APPROVED:


Mayor of the City of Torrance