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Regular Meeting, February 24, 1959

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ADJOURNMENT 10:35 P. M.

Torrance, California
February 24, 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, February 24, 1959, in the Council Chamber, City Hall, Torrance, California.

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

Mayor Isen introduced the Misses Vicki Palmer and Sandra Paul, visitors to the meeting from the Carl Steele School, and at his request Miss Paul led the salute to our Flag.

Father Joseph McArdle of the Nativity Catholic Church opened the meeting with an invocation. Mayor Isen thanked him for the spiritual guidance he has given the Council during the last month.

Councilman Jahn joined the meeting at 8:03 P. M.

Councilman Beasley moved to approve the Minutes of the Regular Meeting held February 17, 1959, as written.

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

Mayor Isen explained the Council's procedure to the audience.

HEARINGS:

1. Mayor Isen announced this was the time and place for:
CASE NO. 556 - CHANGE OF ZONE. Third and Final Hearing on petition of R. A. Watt for a Change of Zone from A-1 to R-1 on a portion of the northwest quarter of Lot 32, McDonald Tract, situated at the southwest of the right-of-way for the proposed San Diego Freeway, north of a line which is parallel with and lies 127' north of the centerline of Hickman Drive.

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

Councilman Benstead moved this be received and filed.

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

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

Councilman Benstead moved to close this Hearing.

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

Councilman Drale asked if Fonthill is a through street, and Planning Director Powell said it is not, nor is 180th St. there. They end in the cul de sac. Mr. Powell presented sketches of the area, and said this is merely a change of zone covering the area.

Councilman Beasley moved to approve this and concur with all recommendations of the Planning Commission in Case No. 556.

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

2. Mayor Isen announced this was the time and place for:
CASE NO. 547 - CHANGE OF ZONE (Variance). Third and Final Hearing on petition of William Garland Corp., for a Change of Zone from A-1 to R-3 on property legally described as situated on the easterly side of Rolling Hills Road, commencing at a point 197.55' northerly from the southerly boundary of the City of Torrance for a distance of 180.21' northerly, for the purpose of constructing three 5-unit apartment buildings.

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

Councilman Benstead moved this be accepted and filed.

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

Mayor Isen asked if anyone present wished to be heard. There was no reply.

Councilman Beasley moved to close this hearing.

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

Councilman Jahn asked if we had to abandon the street for this, and Planning Director Powell said we had not.

Councilman Jahn asked about the drainage there.

Planning Director Powell said the Flood Control District's report had been referred to the City Engineer, along with the soil report. The City Engineer had approved it and we will be guided by him in approving the grading plan.

Acting City Engineer Bishop said the property is south of the culverts by over 100'. There will be some drainage down Rolling Hills Road, but he did not believe it would be deleterious. He said he had never seen that street closed because of drainage. This property is above Rolling Hills Road.

Councilman Drale moved to grant this, subject to the stipulations of the Planning Commission.

Motion seconded by Councilman Bradford.

Councilman Benstead asked how much excavation and fill there would be for this, and Planning Director Powell said this is a cut on the east side of Rolling Hills Road. The Planning Commission had required them to put this in in accordance with a certified soil report approved by the City Engineer.

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

WRITTEN COMMUNICATIONS:

1. A claim from Wilbur L. Jones for alleged damages to property located at 129 Via La Circula, resulting from Flood waters during storm, causing dirt and debris to be deposited upon claimant's property, was presented.

Councilman Beasley moved this be denied and referred to the City Attorney.

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

ITEMS 2 & 3:

2. A notice from the State Public Utilities Commission of Hearing in the matter of the application of the Southern California Water Co. for authority to increase rates in its Southwest District (Application No. 40675).

3. A letter dated February 18, 1959, from the Public Utilities Commission, signed by R. J. Pajalich, Secretary, explained the Hearing of the Southern California Water Co., notice of which is Item 2 above.

These two items were ordered referred to the City Attorney.

Councilman Drale suggested the civic organizations in the sections of our City affected by this be notified.

This was discussed, and the City Attorney was directed to notify such organizations in any section of the City affected, and to report to the Council concerning any section so affected.

4. A February 17, 1959, letter from the City of Redondo Beach, signed by Joseph P. Leach, Assist. City Mgr., requested the Torrance City Council to approve plans for enlarging the catch basin and extend the recently-constructed storm drain at Paseo de la Playa, and to participate in that cost.

Councilman Benstead did not think the Council should approve anything; he considered this to be the concern of the Redondo Beach Council.

Mayor Isen said they want us to contribute to the cost of this.

Councilman Jahn moved we fulfill our original agreement by adding the amount of \$5400 to be given to the City of Redondo Beach to complete the drainage at Paseo de la Playa and Calle Miramar, and that the balance of the project is to be their responsibility.

Motion seconded by Councilman Beasley.

Acting City Engineer Bishop told the Council the project so far has been less costly than had been expected.

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

4a. A February 19, 1959, memorandum from the Director of Public Works and Acting City Engineer advised that the following projects have been completed according to the requirements of the Public Works Department and submitted them for Council acceptance, as follows:

<u>Construction of Storm Drain on Redondo Beach Blvd. and Ainsworth Ave. - Lump sum</u>	\$3,184.00
<u>Construction of Storm Drain in Calle Miramar from Paseo de la Playa to the Pacific Ocean -</u>	
CONTRACT BID:	\$27,320.00
Actual cost of work under Contract:	\$24,815.02
Extra Work:	837.47
TOTAL:	\$25,652.49

Councilman Beasley moved to concur with this report.

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

5. A letter dated February 17, 1959, from the Church of Christ, 1217 Cravens Ave., said they wish to proceed with building according to a plan approved over a year ago, and asked if this would still be approved. They have provided for off-street parking.

A February 19 comment from Planning Director Powell was appended, reviewing the matter.

Mayor Isen asked if anyone was present from the Church, but there was no reply.

Councilman Jahn said he would like to have more information on this.

Councilman Beasley moved to hold this over for a week, and notify the petitioners it would be considered then.

There were no objections and it was so ordered, with Planning Director Powell instructed to notify them of this.

COMMUNICATIONS FROM THE CITY MANAGER:

1. With a letter dated February 18, 1959, the City Manager submitted the following recommendation for the Council's consideration and approval:

PERSONNEL: That Robert A. Schrauben be authorized to attend the Educational Institute on Park Maintenance at Pomona, March 16 through 20, 1959. The approximate cost, including a registration fee of \$25.00, will be \$60.00.

The City Manager, in reply to questions from the Council, said this is a school, not a conference, and that no precedent will be set by sending this man.

Councilman Beasley moved to concur with the recommendation of the City Manager and send Mr. Schrauben to this school at a cost of \$60.00.

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

COMMUNICATIONS FROM THE ASSISTANT CITY MANAGER:

With a letter dated February 20, 1959, Assistant City Manager Chapman Bone re-submitted to the Council

- a) Summary of Bids received by the City January 27, 1959,
- b) Comparison of Annual Costs of Leasing or Purchasing Police Patrol and Traffic Vehicles, and
- c) A Report indicating Estimated Costs of Maintaining Police Vehicles if this work were to be performed by City forces.

The Assistant City Manager recommended that the purchase and/or lease of 5 police patrol sedans and 2 traffic interceptor sedans be authorized by the City Council.

Mr. Bone's letter went on to say that if it is the Council's desire to purchase these vehicles rather than lease, it will then be necessary to make a determination as to the method of maintaining this equipment.

Mr. James H. Simmons of Harbor City, representing the AFL-CIO, protested any decision to buy equipment from Les Bacon, saying they are the only auto sales agency in Los Angeles County where there is an existing labor dispute. Mr. Simmons asked the delegation with him to stand to show the number of protestants present, and about 30 people stood.

Mr. Simmons was told that no decision had been made as yet.

Councilman Jahn moved, in view of the discount we will receive because of the 1% sales tax which will be refunded to us, and the closeness of the bids, and because he wishes to do business with local merchants as long as they are competitive, to concur with the recommendation of Assistant City Manager Chapman Bone and accept Paul's Chevrolet's bid.

Motion lost for lack of a second.

Assistant City Manager Bone told the Council that on Item 1, Paul's bid, as revised, is \$2436.76; Vel's bid, as revised, is \$2471.89.

On Item 2, he said Paul's bid, as revised, is \$2562.01, and Vel's is \$2490.63.

Beach Cities is not a local competitor.

Councilman Beasley moved to accept Paul's bid on Item #1 and Vel's on Item #2 and reject all other bids.

Motion seconded by Councilman Benstead.

Councilman Bradford asked if the Chevrolet brakes would serve us well, saying brakes mean the difference between life and death in many instances.

Assist. Police Chief Porter said in two months last year we had lost 96 working hours from brakes and transmission trouble in Chevrolet cars as compared to 16 working hours in Fords during the same period. This comparison was on the 1958 Special Police cars.

Councilman Jahn asked if the Chevrolet met all specifications, and Mr. Bone told the Council they did, saying the specifications were set up to include the three cars, Ford, Chevrolet, and Plymouth.

Councilman Jahn asked if we are buying the police cars from Paul.

Mr. Bone said the basic patrol cars are Chevrolets, and the Police Interceptors are Fords.

Councilman Bradford said he would like to know if the brakes have been improved before taking any final action.

Asst. Chief of Police Porter asked if we are moving to buy the cars and maintain them in our City garage.

In reply to a question, the City Manager thought the brakes can mean the lives of our people; he felt it would be wrong to buy these cars if the brakes will not stand up.

The motion and the second were withdrawn by the makers.

Councilman Bradford moved to purchase the traffic Interceptors from Vel's.

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

Mayor Isen thought in the other case, we should wait a week and get the facts on the brakes.

Councilman Benstead so moved. Motion lost for lack of a second.

Councilman Jahn asked where we would get an opinion the Council could depend on, and Councilman Beasley thought we could take the recommendation of the City Manager.

Assist. Chief of Police Porter said these brakes can be tested.

Councilman Benstead thought this would better be done by someone other than our own people.

Assist. City Mgr. Bone thought we might have the Highway Patrol conduct such tests for us.

Councilman Jahn moved the question of the purchase of 5 police cars from Paul's be held for one week for test reports.

Motion seconded by Councilman Drale.

Mayor Isen did not accept the motion, saying after the tests are made, a motion to buy from someone else might be in order.

Councilman Beasley moved to table Item 1 for a week.

Motion seconded by Councilman Bradford.

The motion was accepted, and as there were no objections it was so ordered.

Councilman Benstead moved to test the brakes of the Fords as well as those of the Chevrolets.

Mayor Isen suggested the Highway Patrol or any other agency chosen test these brakes and give the Council a report on the brakes on these cars at the next meeting.

Assistant City Manager Bone asked what kind of maintenance arrangement the Council wishes to make.

Mayor Isen commented that the reports show it would be cheaper to have the maintenance done by contract than to do it ourselves.

Mr. Bone said that was right, and if we contract this we will have 24-hour service, which the City cannot furnish.

Councilman Jahn moved to concur with Mr. Bones' recommendation to contract this with R. C. Williams.

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

COMMUNICATIONS FROM THE BUS DEPARTMENT:

1. With a letter dated February 19, 1959, the Bus Superintendent, M. A. Chamberlain, reported on calls each day for later bus service to Del Amo and South Bay Shopping Centers. A new Los Angeles schedule has been prepared, so that schedules will correspond with starting and closing hours for employees, as well as prospective customers. The new schedule will require one more operator five days a week. The Bus Superintendent recommended that:

"if the request of prospective passengers and store management for later bus service is approved, it be on a 90-day trial basis. Possibly the two shopping centers would offset the cost of an additional bus operator."

Councilman Jahn moved to concur with the recommendation of the Bus Superintendent that this be on a 90-day trial basis.

Motion seconded by Councilman Beasley.

The fact that we have no obligation to the South Bay Center was discussed.

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

Mayor Isen asked Mr. Chamberlain for a report at the end of the 90-day trial period, saying he feels some conflict on the service to shopping centers outside the City.

Mr. Chamberlain said if it had not been that there were two centers, he would not have recommended this, but the same bus going and coming from Los Angeles will serve them both.

COMMUNICATIONS FROM CIVIL SERVICE BOARD:

1. With a letter dated February 18, 1959, the Civil Service Board reported that at a special meeting held February 11, 1959, they had approved a request from Police Officer Raymond Silagy for a 6-month leave of absence, commencing February 17, 1959, without pay, due to the serious illness of his father. The request had been approved by Police Chief Bennett, and ratification by the Council is required by the Civil Service Rules.

Councilman Benstead moved to approve this request.

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

COMMUNICATIONS FROM THE BUILDING DEPARTMENT:

1. With a letter dated February 17, 1959, Jack Barham requested permission to erect an oversize sign for Borders Market at 16920 S. Prairie

A comment from Lee Schlens, Supt. of Bldg., reported that the ground sign requires Council approval. It exceeds the area for pole signs. The actual area of the sign is 108 sq. ft., extreme perimeter area of sign is 42 sq. ft. and the occupancy frontage is 100'. The roof sign requires Council approval. It exceeds the area allowed for roof signs; the area of sign is 299 sq. ft. top of sign is 23' above roof and length is 23'.

Mayor Isen asked if the signs are out of line with what we have been allowing, and Mr. Schlens said they are not.

Councilman Drale moved to grant the request, subject to Mr. Schlens' approval of construction.

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

COMMUNICATIONS FROM THE LICENSE DEPARTMENT:

1. A January 28, 1959, letter from the Community Rehabilitation Industries, 1438 E. Anaheim, Long Beach, requested renewal of their free license to solicit for salvage, with a recommendation for approval from License Inspector Whitacre appended.

Councilman Benstead moved the request be granted.

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

COMMUNICATIONS FROM AIRPORT COMMISSION:

1. A February 18, 1959, letter from Thos. B. Abrams, President of the Torrance Airport Commission contained the Airport Commission's recommendation that on properties where the leaseholder has built over the lease lines that they readjust and change the legal description on the lease lines to encompass the permanent buildings.

Mayor Isen asked if anyone from the Commission was present, but there was no answer.

Mayor Isen asked who it was who would make the adjustment recommended here.

The City Attorney said it would be changed in our Engineering Dept.

Mayor Isen asked if there should not be a charge for this, and the City Attorney said that would be at the discretion of the Council.

In reply to questions from the Council, the City Manager thought this was on the original row of 100' x 100' hangars, and that the fact the leases have been overbuilt is our fault. We did not survey the leases at that time, we simply staked them out.

Councilman Jahn asked if this would affect the new Master Plan, and whether these buildings would be in the way.

The City Manager did not think these buildings would be in the way.

Councilman Beasley moved to refer this to the City Manager and the Airport Manager for a more detailed report at the next Council meeting.

Motion seconded by Councilman Jahn, who said he would want more information.

There were no objections, and it was so ordered.

Councilman Beasley noted that there is a lot of absenteeism on the Airport Commission, and he thought this was a disadvantage.

Mayor Isen said there is a rule on that, and he assumes it is being enforced. He thought there should be a notation to the attention of the President of that Commission to advise the Council if the Commission is not complying with the Ordinance, and if absenteeism is enough to create a vacancy.

Councilman Jahn had a report to make. He said he understands that one of the tenants who has been on the airport for many years and has been paying \$190 a month rent for a nose hangar we own has had his rent increased to \$800 a month. He had asked for a report on this, as he says it is causing much concern and dissatisfaction on our airport. He said the Commission and/or the Airport Manager had raised the rent to \$800 a month and had so informed the tenant. He had a report which he read excerpts from, saying there had been discussions between Mr. Keeney, the tenant, and our Airport Manager Jack Egan. Councilman Jahn said he felt something like that should come to the Council before action is taken, and that a 400 % increase is out of line.

Mayor Isen said the rent could not be raised without approval of the Council.

Councilman Drale said some of those people have been getting very cheap rent, but that \$800 a month might be too high.

Mayor Isen said it should come to the Council.

Mayor Isen asked for a report on this from the Airport Manager; he could not see how the Commission or the Manager could get the idea they could raise the rent in this fashion. He thought they could make recommendations on this to the Council only.

The City Attorney said that is right.

Councilman Jahn said the rent might be too low, but he could not see how these things could happen and upset the tenants without the Council knowing about it.

Mayor Isen suggested the Council demand a report from Mr. Egan at the next meeting, and it was so ordered, with the City Manager asked to notify Mr. Egan.

COMMUNICATIONS FROM THE PARK & RECREATION COMMISSION:

1. A February 13, 1959, letter from the Park & Recreation Commission, signed by Robert S. Cramer, Chairman, recommended approval of a request of the Art & Craft classes to prepare a mosaic tile on plywood sheets to be mounted on the wall at the V. E. Benstead plunge.

Councilman Drale moved to concur with this recommendation.

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

At 8:50 P. M., Mayor Isen declared a recess, with the Council re-convening at 9:00 P. M.

COMMUNICATIONS FROM CITY ATTORNEY:

1. A February 19, 1959, letter from the City Attorney concerned the AGREEMENT WITH COUNTY SANITATION DISTRICT NO. 5 FOR SEWER LINE CONNECTING LOMITA TRUNK SEWER WITH PALOS VERDES ESTATES.

The City Manager said he would like to review this for a week. As he sees this, if we refuse to let the Sanitation District use this existing sewer, they will parallel the line at the expense of the District, and we would pay more for it than would the City of Palos Verdes. As long as they guarantee us our capacity, the City Manager could not see the use of putting in a parallel line. They have been most cooperative with us. He does not think we should play 'dog in the manger' in this; he thought we should protect ourselves fully, and they agree that we will not lack capacity.

Councilman Drale moved to concur with the recommendation of the

City Manager.

Motion seconded by Mayor Isen. Mayor Isen thought it would be harmful for us not to cooperate with the Sanitation District, and that compliance would be wise.

Councilman Benstead said the City Engineer had told him the tract there was not fully developed, and that it would need more sewers.

Acting City Engineer Bishop said he had not meant the sewer on Via Montana, but some of the flatter sewers might need to be replaced.

The City Attorney asked if the City Council agreed with his two recommendations, a) that the City of Palos Verdes Estates be requested to pay some consideration for the use of the sewer, and b) that thereafter the agreement be executed if it is amended to provide that the excess capacity be determined by the City Engineer of the City of Torrance and the District covenant to provide adequate sewage disposal facilities for the area in the City of Torrance now served or to be served by the present line.

The Council did concur with these recommendations.

Mayor Isen said any further questions could be clarified when the agreement comes up.

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

COMMUNICATIONS FROM THE ENGINEERING DEPARTMENT:

1. TENTATIVE TRACT MAP NO. 17203; City Manager Stevens said the petitioner had asked this be removed from the Agenda.

There were no objections, and it was so ordered.

2. TENTATIVE TRACT MAP NO. 24773: Located southerly of proposed San Diego Freeway along the extension of 180th St. and Fonhill Ave., containing 22 lots presented by R. A. Watt.

A letter of Transmittal from the Acting City Engineer was accompanied by:

Feb. 19, 1959, letter from Planning Director Powell transmitting Planning Commission's recommendation for approval, with stipulations;

Feb. 12, 1959, letter from Supt. of the Water Dept., saying this tract will be served by Torrance Municipal Water Dist. No. 3;

Jan. 20, 1959, letter from J. R. Patrick, Asst. to the City Engr., stating drainage is satisfactory, sewers available, and required subdivision street improvements are to be installed.

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

Motion seconded by Councilman Bradford.

Councilman Jahn amended his motion to stipulate that the tract be served with Torrance water.

Amendment accepted in the second.

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

Councilman Benstead said he had voted no on this because the lots do not conform to our Ordinance.

3. Arlington Avenue Extension Southerly of Del Amo Blvd. across Pacific Electric Right-of-Way.

A Feb. 18, 1959, letter from Acting City Engineer Bishop reported on the status of this project, and said after a meeting of the Public Works Dept. and himself and the City Mgr., it was agreed that the conditions outlined above were reasonable with the possible exception of the price of \$2,500 for this acquisition. He asked for the Council's recommendation on this.

Mayor Isen thought the \$2500 was the only thing holding this up.
City Manager Stevens thought we should negotiate on this.

Mayor Isen thought perhaps he and Councilman Bradford should help on this, asking if it would be the same people they had worked with before.

The City Manager thought not.

Councilman Jahn moved to refer this to the "Standing Committee" to negotiate with the Pacific Electric Committee.

There were no objections, and it was ordered.

4. Arlington Avenue Extension: A Feb. 19, 1959, letter from John R. Patrick, Assist. to the City Engr., reported that the contractor has asked for an increase of \$1800 over the original bid to complete this job.

Councilman Jahn moved the additional funds be allocated and the work go forward.

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

Councilman Beasley moved that after the Clerk had given a number and read title to any ordinance or resolution on tonight's agenda, the further reading thereof be waived; reserving and guaranteeing to each Councilman the right to demand the reading of any such ordinance or resolution in regular order.

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

5. With a letter dated Feb. 18, 1959, Acting City Engineer Bishop submitted the First Supplemental Memorandum of Agreement, 1958-59, with the information that it covers the proposed expenditure of State Gas Tax Funds to construct a pedestrian overcrossing across Pacific Coast Highway at South High School. The necessary Resolution was submitted with the letter.

Mayor Isen protested that he did not think the Resolution and the letter conformed.

The Acting City Engineer said this was the usual Resolution; he and the City Attorney agreed this Resolution adopting the Budget must be approved before this can proceed.

City Clerk Bartlett read title to:

RESOLUTION NO. 3634

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE ADOPTING BUDGET AND APPROVING FIRST
SUPPLEMENTAL MEMORANDUM OF AGREEMENT FOR EXPENDI-
TURE OF GAS TAX ALLOCATION FOR MAJOR CITY STREETS.

Councilman Drale moved for adoption of Resolution No. 3634.

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

6. A Feb. 18, 1959, letter from R. W. Bishop, Acting City Engineer, reported concerning the traffic signals at the intersection of Carson St. and Hawthorne Blvd. The letter requested that the Council ask the Division of Highways to consider the installation here, at their expense, of properly designed traffic signals.

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

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

Councilman Bradford said he would like to know why, when we know we are going to go into a highway like this, we could not file for the signals when we first know we will do it, so the State will have time to **act**.

The City Manager agreed that we should act earlier than we have been doing, even though we do not have the funds at the time the application is made.

Items 7 and 8: Mayor Isen thought these should be considered together.

7. HIRSCH-VICTORY SEWER BASIN - Offsite Sewer Reimbursement.

A Feb. 17, 1959, letter from the Acting City Engineer submitted an agreement approved by the City Attorney, required under Ordinance No. 676, wherein the City agrees to endeavor to collect certain special sewer connection fees over a period of fifteen years and to rebate them to Hirsch-Victory Enterprises, Inc., subdivider of tracts between Madrona and Madison and between Sepulveda and 230th. The amount to be rebated is \$10,672.65. A sketch of the district was submitted with the letter, as was the necessary Resolution.

8. JOE-DON SEWER BASIN - Offsite Sewer Reimbursement.

A Feb. 17, 1959, letter from the Acting City Engineer submitted an agreement approved by the City Attorney, required under Ordinance No. 676, covering a similar arrangement with Joe-Don Enterprises, along 230th St. from Hawthorne Blvd. easterly to Madison St. The amount to be rebated is \$6,893. The Acting City Engineer thought a special connection fee of \$209 for dwellings, or for each unit producing the same amount of sewage as a dwelling does, a fair charge, and he so recommended. A sketch of the district, as well as the necessary resolution, was submitted with the letter.

Mayor Isen said both of these are agreements for reimbursements; he thought it would be proper to charge a service charge on these, and deduct it from the rebate.

The City Attorney said, in response to a question, that he was not working on such a service charge.

Councilman Jahn said under our ordinance, we agree to collect these fees and return them to the contractor; does this suggestion mean that we would collect over and above that fee? He said to have these off-site sewers put in by contractors is an advantage to the City.

Mayor Isen thought there should be a service charge to pay for the clerical work, etc., which the City does in these matters.

Councilman Jahn thought we would have to change the ordinance to provide for that.

Councilman Beasley agreed with the Mayor.

The Acting City Engineer, in answer to a question, said the ordinance is under study now, but this change had not been considered.

Councilman Drale agreed with Mayor Isen, saying he did not think the City should do all the work of collections, rebates, etc., for nothing.

Councilman Bradford agreed, saying a bank would charge a collection fee. He asked the City Manager for an opinion on this.

The City Manager thought it would be reasonable for us to charge such a fee.

Mayor Isen asked to hold these two matters over for a week for study.

Councilman Drale suggested approving them, subject to such a service charge.

In reply to a question, the City Manager suggested a fee of \$5.

Councilman Bradford thought the City Manager should have time to study this, and make a mature recommendation.

Mayor Isen asked if the Ordinance should be changed for this.

Councilman Jahn said he believed a new tract is contemplated within this area and would probably want to tie into this sewer.

It was the consensus that \$5 per unit would be a reasonable charge.

Councilman Beasley moved that \$5 of the tie-in fee for each unit should be retained by the City as a service charge, saying he thought the \$5 should come from the persons who tie into the sewer.

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

Councilman Jahn asked the Acting City Engineer what was meant by 'unit' in this connotation.

The Acting City Engineer said he thought it would mean a unit producing the same amount of sewage as a dwelling would do.

Councilman Jahn thought the tract at 228th and Madrona will be a multiple dwelling tract. If we collect \$23 per unit for a tie-in charge, that will run over \$10,000; he asked what we intend to do about this.

Acting City Engineer Bishop said when this was written, he did not know what zone it would be. He did not think this too unfair when the subdivider gets his money back. He thought the attached agreement states we would pay him back a certain amount and no more.

Councilman Jahn said his point was that we were to pay him back over \$10,000; if we had this fee of \$23 per unit, we will get more than that. He asked if this could be retained to set up a revolving fund.

The City Attorney said a revolving fund is under consideration in connection with this Ordinance now.

Mayor Isen asked if we could approve this subject to a service charge, according to the motion.

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

City Clerk Bartlett read title to:

RESOLUTION NO. 3635

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN AGREEMENT BETWEEN THE CITY OF TORRANCE AND HIRSCH-VICTORY ENTERPRISES INC., A CORPORATION.

Councilman Jahn moved to adopt Resolution No. 3635.

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

City Clerk Bartlett read title to:

RESOLUTION NO. 3636

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND THE CITY CLERK TO EXECUTE THAT CERTAIN AGREEMENT BETWEEN THE CITY OF TORRANCE AND JOE-DON ENTERPRISES INC., A CORPORATION.

Councilman Benstead moved to adopt Resolution No. 3636.

Motion seconded by Councilman Drale.

Councilman Jahn asked if this is on the boundary of the one we just approved, and the acting City Engineer said it is inside it.

Councilman Jahn asked if this would not create a conflict.

Acting City Engineer Bishop said we would have to pay both of them.

Councilman Jahn asked if we would have to pay to Joe-Don plus to Hirsch-Victory, and asked if it would not be more proper to charge them a flat fee for the amount of sewage they will put into the other sewer.

Councilman Jahn was right, Acting City Engineer Bishop said, saying we would be charging a double fee here.

Councilman Jahn said we would be charging the people who would tie into that sewer almost double. The commercial development would get by with only one connection charge.

Acting City Engineer said they would pay for the total sewage delivered. The actual connection fee would not be based on the connections, but on how much sewage the area will deliver.

Councilman Jahn thought so too.

Councilman Drale suggested holding this over for a week, and Mayor

Isen agreed that this would be wise.

Councilman Drale moved to table this for more information.

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

Mayor Isen moved that portion of the motion which indicated approval of Item R8, JOE-DON SEWER BASIN, be rescinded.

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

COMMUNICATIONS FROM THE PLANNING COMMISSION:

1. Planning Director Powell asked that the matter concerning the Proposed R-3 Ordinance requiring 1,000 sq. ft. of land per family unit be referred back to the Staff for preparation of a different formula.

There were no objections, and it was so ordered.

2. With a letter dated Feb. 12, 1959, Planning Director Powell resubmitted proposed ordinances for study, asking that if the Council approved them they be referred back to the Planning Commission for the required Hearings.

Councilman Benstead moved these proposed Ordinance be referred to the Planning Commission for study.

Motion seconded by Councilman Beasley.

One of the proposed ordinance concerned "Lot Area per Family" in A-1 Light Agricultural District, and the other concerned "Lot Area per Family" of "R-2 Two-Family Residence District".

Councilman Jahn said these would make the cost of land even more prohibitive, and the cost of the land would go into any home built; in some cases, it would cause the quality of the home to be lowered. He was of the opinion that to require 6,000 sq. ft. lots when we have so little land left would be poor policy. We do not always require 6,000 sq. ft. lots, and so he could see no point in adopting these changes.

Councilman Beasley withdrew his second to the motion.

Motion lost for lack of a second.

Councilman Bradford said we do not have many 60' lots in the City; most of the lots in the City are 40' or 50' lots.

Councilman Benstead said some other Cities have 70' lots.

Councilman Bradford said we just don't have that much room.

Mayor Isen said there are some tracts of 60' lots going in out in the Victor Precinct.

Councilman Jahn said land in our City **is at** a premium.

Planning Director Powell said in the oil fields, the Victor Precinct and some other areas, we have peculiarly shaped parcels of land.

Planning Commissioner Mulvihill was present, and he said the Commission had made this recommendation because homes are getting larger, and they had felt a formula should be reached establishing the ratio of the house to the land. They have felt that a land-to-house ratio of 4 to 1 was satisfactory.

Mayor Isen suggested sending these back for study of the ordinance on 6,000 sq. ft. and for a formula to be worked out.

Councilman Beasley so moved.

Mayor Isen seconded the motion, no objections, so ordered.

REPORTS:

1. The office of the City Clerk reported receipt of a complaint and summons on February 20, 1959, in the action of Henry R. Halverson for personal injuries and damages resulting from collision involving City police officer on February 19, 1958, Case No. 561295. The claim was denied by the Council on May 20, 1958.

RESOLUTIONS:

1. City Clerk Bartlett read title to:

RESOLUTION NO. 3632

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE URGING THE DEMOCRATIC PARTY TO HOLD ITS 1960 NATIONAL CONVENTION IN LOS ANGELES.

Councilman Jahn moved to adopt Resolution No. 3632. Motion seconded by Councilman Beasley, and carried unanimously by roll call vote of those present, (Blount absent).

2. City Clerk Bartlett read title to:

RESOLUTION NO. 3633

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE URGING THE REPUBLICAN PARTY TO HOLD ITS 1960 NATIONAL CONVENTION IN LOS ANGELES.

Councilman Jahn moved to adopt Resolution No. 3633. Motion seconded by Councilman Beasley, and carried unanimously by roll call vote of those present, (Blount absent).

ORDINANCES:

1. City Clerk Bartlett read title to:

ORDINANCE NO. 1067

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING THE CONSTRUCTION, ERECTION OR ALTERATIONS OF BUILDINGS OR STRUCTURES IN THE AREA SERVED BY NARBONNE RANCH WATER COMPANY NO. 2 AND NARBONNE RANCH WATER COMPANY NO. 3 TO BE A MENACE TO HEALTH, SAFETY AND WELFARE AND PROHIBITING THE ISSUANCE OF BUILDING PERMITS FOR CONSTRUCTION THEREIN, AND REPEALING URGENCY ORDINANCE NO. 1066.

Councilman Beasley moved to approve Ordinance No. 1067 at its first reading.

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

2. City Clerk Bartlett read title to:

ORDINANCE NO. 1068

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING A SECTION TO CHAPTER 18 OF THE "CODE OF THE CITY OF TORRANCE, 1954", PROHIBITING STANDING OR SITTING ON STREETS, SIDEWALKS, ETC., SO AS TO OBSTRUCT FREE PASSAGE.

Councilman Jahn moved to approve Ordinance 1068 at its first reading.

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

3. With a cover letter dated February 19, 1959, the City Attorney submitted 7 ordinance revising Chapter 25 of "The Code of the City of Torrance, 1954", relating to streets and sidewalks.

It was the consensus of the Council that they would like to study these further, and they were ordered held for the next Agenda.

PROCLAMATIONS:

1. Mayor Isen, with concurrence of the Council, proclaimed the month of February 24 to March 29 as "Easter Seal Drive Month for Crippled Children".

ORAL COMMUNICATIONS

1. Councilman Beasley moved that the Council authorize the expenditure of the \$800 or the necessary sum for the conversion of our parking meters to 2-hour meters.

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

2. The City Attorney reported on the Rosenthal matter; this covers the asphalt walkway on Torrance Blvd. from Bishop Montgomery High School westward, where the City had paved the walkway under the impression that the walkway had been dedicated to the City, which was not true. The City Attorney said he and Mr. Rosenthal had reached a compromise, which is as follows: Mr. Rosenthal will give us a license or permit to use his property for this walkway, which will be a revocable license or permit, with 90 days of notice of cancellation to be required. In return, we are to pay the portion of his tax bill applicable to the land in question. The City Attorney thought this would be about \$50 a year. He explained to the Council that Mr. Rosenthal will probably construct a commercial development there some day, and at that time we will get the dedication as a commercial improvement. This agreement will prevail until that time. He asked if the Council would approve this compromise.

Councilman Jahn moved to concur with the compromise outlined by the City Attorney.

Motion seconded by Councilman Bradford.

Councilman Drale said it would eventually be a sidewalk anyway, and he could not see why we did not just condemn the land.

The City Attorney explained that Mr. Rosenthal has a claim against the City for going on to his property and paving it without permission.

Councilman Drale said this compromise would cost the City a lot of money if it lasted for as long as 5 years.

The City Attorney said it would not be as expensive as would condemnation.

Mayor Isen added that we would get back 16% of the tax money which we paid for the land.

Councilman Drale thought this was setting a bad precedent; he did not think Mr. Rosenthal would ask us to remove the walk, and we would not have to pay if we did not want to. He said the walk was not hurting Mr. Rosenthal.

Councilman Bradford thought we might try to get out of paying for this.

The City Attorney said there was no question as to whether Mr. Rosenthal would get 'inverse condemnation' if he takes this to court. We have taken the man's property.

Councilman Beasley asked if we could not force him to put in a sidewalk there.

The City Attorney said we could under certain circumstances, and he outlined them, saying if 50% of the sidewalks are complete in an area, we could force the other 50% of them to be put in, or, in case of a hazard to school children it would be possible for us to force the owner to put in the sidewalks.

Mayor Isen did not see how we could take this land without paying for it.

The City Attorney said he had investigated this very thoroughly.

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

Mayor Isen moved if we enter into this it be contingent upon his full release of the City for unlawful entry of the City for all claims. Motion seconded by Councilman Jahn, all in favor, so ordered.

3. The City Attorney referred to the passage of Arlington over the 'aluminum spur'; he recalled that the Public Utilities Commission had approved putting Arlington over the tracks there providing we put in the flashing signals. He said he had written for a re-hearing of the matter to ask if they would not consider allowing us to put in only the cross-buck signals. He said he had talked to the Staff member of the Commission responsible for this, and the engineer from the Santa Fe. They want the flashing signals there. The City Attorney thought the chance of our getting this permission was very small. Mr. Shelton of Santa Fe had said they would go along with the cross-buck now, if we would go along with the flashing signals based on a traffic count. The City Attorney said he had investigated this, and the net cost to the City for the flashing signal would be only about \$6,000 because \$5,000 is allocated for the overpassing of the street and \$10,000 is for the light; we would get back 25% of what we pay from the Public Utilities Commission.

Mayor Isen suggested this be put into a written report and handed to the Council.

The City Attorney asked the City Manager if he thought this was all right, and the City Manager said he thought it very good.

Mayor Isen asked that a formal report on this, with the recommendations of the City Manager and the City Engineer, at the next meeting.

4. The City Attorney told the Council that if they wished to get an involuntary assessment district under way in the South Torrance area, he was prepared to present the necessary Resolution this evening or bring it back next week.

The Council directed him to present the Resolution, which he did. City Clerk Bartlett read title to:

RESOLUTION NO. 3637

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE PRELIMINARILY DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY REQUIRE THE CONSTRUCTION OF WATER MAINS AND SUB-MAINS, LATERALS AND OTHER WATER FACILITIES IN A CERTAIN AREA OF THE CITY (SOUTH TORRANCE), DESCRIBING SAID AREA AND SAID PROPOSED IMPROVEMENTS, AND SETTING A TIME AND PLACE FOR HEARING THEREON.

Councilman Jahn moved to adopt Resolution No. 3637.

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

The City Attorney requested the Council to authorize him to discuss this with O'Melveny & Myers, as well as other matters of serving water to the area. He thought it would be wise to get their opinion at once.

Mayor Isen moved to concur with this request.

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

5. License Inspector Whitacre said Boy Scout Troop 372X has asked for a free license to distribute handbills for the Western Auto Supply Co. Western Auto has always used them, taking this as a way to contribute to the Scouts.

This was discussed at some length, and the Council felt they should

work out some other method, as this could set a precedent impossible to control.

Councilman Drale did not agree, and moved the request be granted. Motion seconded by Councilman Bradford.

The Council agreed that Western Auto, as a local merchant, was entitled to distribute the handbills, and the Scouts have never been refused any request here. It was felt that if a merchant paid to have the handbills distributed, the distributor should have a license.

Councilman Jahn moved the previous question, and the motion to have roll call on the question carried by the following roll call vote:

AYES: COUNCILMEN: Beasley, Bradford, Drale, Jahn, Isen. NOES:

COUNCILMEN: Benstead. ABSENT: COUNCILMEN: Blount.

Motion to grant the license as requested carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Bradford, Drale, Jahn.

NOES: COUNCILMEN: Beasley, Isen. ABSENT: COUNCILMEN: Blount.

Mayor Isen asked that the record show his reason for voting no on this is that he is afraid the litter will cause many citizens to complain about this.

6. Acting City Engineer Bishop told the Council he had a letter from Telos Koletos, which he read in full; he told the Council he thought the grading there could not proceed. This concerned property abutting on Hawthorne Boulevard, and affects the new Lomita Blvd.

Councilman Jahn moved the Ordinance covering the property in question be amended to remove that property from the control of the Ordinance, and that the necessary revision be presented to the Council by the City Attorney.

Motion seconded by Councilman Drale.

Mr. Bishop read that portion of Mr. Koletos's letter in which he said 'regarding the grading which I have constructed on the west 2-1/2 acres of Lot 28, I agree to comply with any and all requirements of the State of California Division of Highways regarding drainage'.

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

Councilman Jahn repeated that he wishes the City Attorney to present the Council with the necessary revision.

7. Councilman Beasley said he would like to have the Staff consider the acceptance of the alley in Tract 23988, known as Via Lado, as a street, for the purposes of clarifying the mailing addresses and the utility services, etc. He said this is strictly a technical designation.

Planning Director Powell said the Staff had considered that point and referred it to the City Council.

Mayor Isen suggested that research be made into the Spanish word for "Bluff" in this regard.

Councilman Jahn said the houses legally face on the street below; the postmen and other ~~service~~ people cannot use the street, and must use the alley. He thought the alley should have a name for that reason.

Councilman Beasley said the alley is named 'Via Lado'.

Councilman Jahn moved that the Planning Commission consider a name for the alley behind the residences on Via Lado, and that after they have considered a name they send their recommendation to the Council so this can be named a street.

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

Bldg. Supt. Schlens told the Council if Via Lado is named a street, the numbers on these houses will have to be 'odd' numbers.

8. Councilman Benstead noted two letters on the Agenda for information only, one dated February 12, 1959, signed by Wm. D. Buck, President, from the International Association of Fire Fighters, and the other dated February 15, 1959, signed by Blyn E. Lister, Secretary-Treasurer, from the Federated Fire Fighters of California. He moved these be filed as a matter of record.

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

9. Councilman Drale suggested that we consider a 'beautification' program along Crenshaw at the divided portion from 190th St. to 203rd., saying it could be planted to improve the appearance of the street. It was agreed this should be considered.

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

The meeting adjourned at 10:35 P. M.


City Clerk of the City of Torrance,
California

APPROVED:


Mayor of the City of Torrance