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Regular Meeting March 31 1959

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Adjournment, 8:05 P. M.

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Torrance, California
March 31, 1959

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in a regular meeting at 5:30 P. M. Tuesday, March 31, 1959, in the Council Chamber, City Hall, Torrance, California.

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

Mayor Isen asked John V. Russell, Director of Public Works, to lead the salute to our Flag, saying this would be the last meeting of the Council which Mr. Russell would have to attend. Mr. Russell has been with the City for several years, and the Council is grateful to him for the help he has rendered us, the Mayor said, adding that the Council would commend Mr. Russell later.

Mr. Russell led the salute to our Flag.

The Reverend John Taylor of the First Methodist Church opened the meeting with an invocation.

Mayor Isen thanked the Reverend Taylor for the Council for the spiritual guidance he has rendered during the month of March.

Councilman Benstead moved to approve the Minutes of the Regular Meeting held March 24, 1959, and the Adjourned Regular Meeting held March 25, 1959, as written.

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

AWARDS:

Mr. Paul Slonecker, a foreman at our garage, came forward to tell the Council that at the 10th Annual Safety Awards Dinner of the Greater Los Angeles Safety Council, the City of Torrance was given the first award for cities employing over 500 people. He had been honored to receive it for the City, and was here to turn the plaque over to the Council to be permanently posted in the City Hall. Mr. Slonecker thanked the City's administrative officers for their help during the past few months in doing the work and planning for this safety record. The plaque is evidence, he said, that the employees of the City of Torrance are doing their part in this endeavor. Mr. Slonecker felt that this award was proof that the employees of the City of Torrance, "not unlike the mill of the Gods, grind slow, but exceedingly fine."

Mayor Isen accepted the plaque for the Council, and asked Mr. Bone to take custody of it and place it in the Trophy Room for public exhibition.

Councilman Jahn arrived at 5:35 P. M.

HEARINGS:

CASE NO. 390 - VARIANCE: Informal hearing, Mr. A. M. Klum, to show cause why Variance granted in Planning Commission Case No. 390 should not be revoked.

Mayor Isen asked Mr. Klum and Mr. Knott, who had protested that the Variance had not been complied with, if they would not meet together in the Council conference room and try to work this out.

Mr. Knott said he only wanted the block wall.

Mr. A. M. Klum, 24463 Hawthorne Blvd., said he and his associates

feel that they have complied with the Variance, both in spirit and letter. They built the fence as Mr. Knott had requested at the time the Variance was granted; Mr. Knott's chain link fence had been left intact and a number of trees had been left there to satisfy Mr. Knott's request. To leave these trees had caused them to have great inconvenience, as the building had to be altered so that the trees could be left. Mr. Klum felt his company, Mercury International, had complied, and if they had not, he could not see why this is brought up at this late date.

Mayor Isen referred to Item 2 of the Variance, which required a wall along the entire lot.

Mr. Klum said the request had been that the block wall be 'continued', and they had fulfilled the meaning of this as they construed it.

Mr. Knott contended that they had been required under the Variance to build a fence across the entire back of the property, and he presented a copy of the original Variance to support this contention. He said the plans at the time he had been called before the Planning Commission on this matter had required the building to be 10' from the property line, and the fence Mercury was to build was to be on their property. The fence was to have only one gate. He stated that he did not know until about 3 months ago that the buildings could be brought to within 5' of that property line. He had heard that only when he heard they were going to have a liquor license there, in a building which he said was under his bedroom window. At the present time, he added, the root system of one of the trees had been chopped out and the tree is leaning on his fence. He said Mercury had agreed to soundproof the rear of the building if he would not fight the issuance of the liquor license, saying Mr. Perkins had been one of the men who had made this offer to him.

Councilman Blount asked the City Attorney if the material before the Council was a correct copy of the Variance.

The City Attorney said he had not seen it, but to the best of his knowledge it was.

Councilman Beasley felt that Mr. Knott had never protested this before, and was trying to use this to fight the liquor license.

Mr. Knott said it had been agreed at the time the Variance was granted that nothing would go in there which would be detrimental to the property.

The Council discussed the file on the Variance and the material on it, and Councilman Blount pointed out that the only land the Council considered in this is that belonging to the applicant for the Variance, Mercury International, represented by Mr. Klum.

In reply to a question, the City Attorney said there could be a difference of interpretation between 'continued' and 'constructed', as the words were used here in two different places.

Councilman Jahn pointed out that the City had allowed the Mercury building to be 5' from the rear wall in exchange for 10' of land for the widening of Hawthorne Blvd.

Councilman Bradford believed that the material before the Council on the matter expressed their intent that the fence would continue across the whole length of the property.

The Mayor asked whether in granting the Variance requiring the petitioner to build this fence, there was anything to show the consent of the adjoining land owners, and by what theory it might be assumed that they could join this fence to theirs.

The City Attorney said the consent of other property owners would not affect this land.

Councilman Blount pointed out that Mr. Knott's property was not under discussion here at all. The fence is on the Mercury property. The Variance was issued to Mr. Klum and required a fence, and he believed it only made sense to assume the fence would go from one end of the property to the other.

The City Attorney told the Council that if this goes to the courts, the courts in all likelihood would try to avoid forfeiture of the Variance. He asked for the Council's thinking on this, saying he would not like to take this to the courts unless the Council had crystallized their thinking on it.

Mr. Klum maintained it had been part of the agreement with Mr. Knott that they were to 'continue' from where his fence ends on to the end of the property.

Mr. Knott said the fence he built is on his own property.

Mayor Isen could not see how Mr. Knott's fence on his own property would be concerned.

Councilman Beasley felt the Planning Commission had tried to work this out to eliminate Mr. Knott's objections.

Councilman Benstead asked if the Minutes of the Planning Commission meeting say how many feet long this fence should be, and Councilman Blount said they do not.

Mayor Isen asked where the paper the Council has on this came from, and Planning Director Powell said it is a chronological list of the proceedings in the case.

Councilman Bradford moved that Mr. Klum comply with the Variance as set forth and that he finish the concrete block wall which he has started on the property for which he received a Variance so it will run the entire length of the property.

Motion seconded by Mayor Isen, with a request that a reasonable time be set.

Councilman Bradford amended his motion to set a time certain for completion of the fence, saying 60 days was reasonable.

Amendment accepted in the second.

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

Mayor Isen told Mr. Klum that the Council hoped in the interests of good neighborliness, they would comply with this.

Mr. Klum said some of the trees which will have to be removed to put this fence in are enormous, and it will be expensive indeed to comply.

WRITTEN COMMUNICATIONS:

1. Ralph R. Benson, attorney, 215 W. 5th St., Los Angeles, submitted the claims of Catherine Vandervalk and Rebecca Vandervalk against the Torrance Municipal Bus line for injuries and damages allegedly sustained as the result of an accident involving a bus on which they were passengers.

Councilman Blount moved the claim be denied and referred to the City Attorney.

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

2. A March 23, 1959, letter from the Parkway School Parent-Teacher Assn., signed by Mrs. Kenneth E. Watts, Corresponding Secretary, asked for a 4-way traffic control signal at the intersection of Palos Verdes Blvd. and Calle Miramar.

Mayor Isen said Mrs. Watts was present and had asked the Council hold this for an 8:00 P. M. Meeting. As there were no objections, Mayor Isen ordered this held for April 14, 1959, the next such meeting of the Council.

He asked if the Council wished to refer this back to the Traffic Commission.

Councilman Jahn said it had been there twice, and he could see no reason for sending it back again.

Councilman Beasley moved the hearing on this be held on April 14, 1959.

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

3. A March 26, 1959, letter from the Hollywood Riviera Homeowners Assn., signed by W. J. Hanson, President, supported the Parkway PTA request, and was ordered on the Agenda with that letter on April 14.

4. A March 25, 1959, letter from Mrs. J. E. Popovich requested the removal of a palm tree and a dead tree at 2067 Carson St. A March 26,

1959, letter from the Supt. of Parks, C. W. Clemmer, contained his recommendation that the dead acacia tree be removed with the stipulation that they purchase a suitable replacement tree, which they have agreed to do. As to the request that the palm tree on the same lot be removed, Mr. Clemmer did not recommend this be granted and gave his reasons for this statement.

Councilman Drale moved to concur with the recommendation of Mr. Clemmer.

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

5. A March 25, 1959, letter from the California National Guard Headquarters, Company E (Bridge), 132nd Armored Engineer Battalion, 2505 Cabrillo Ave., signed by Douglas J. Horlander, Capt. CE Cal. ARNG Commanding, requested the Council to renew the \$500 operating fund which the City has given them for the past several years. The funds will be used according to the terms of the original contract, and they will furnish a strict accounting of them.

Councilman Beasley moved to refer this to the City Manager for consideration with the Budget.

There were no objections and it was so ordered.

6. A March 23, 1959, letter from Mrs. John L. Broun, 1605 Cota, concerned the litter on our streets and forwarded a news clipping from Compton telling of their rules for abatement of litter.

Mayor Isen asked the City Attorney if the City of Compton has anything on this we do not have.

The City Attorney said he had looked over the section they have governing this, and they do, however, he felt some of it might be most difficult to enforce.

Mayor Isen felt we had gone as far as we can from a practical standpoint in this matter.

Councilman Drale asked if we have a 'Clean up' week established.

Mayor Isen thought the Jr. Chamber of Commerce had such a week, but he did not know whether it was official at this time. He felt that getting this under way might get people working on it.

7. The North Torrance Civic Improvement Association submitted letters signed by Mrs. Margaret H. Clark, President, with the following requests, each dated as shown:

a. March 21, 1959; that the Council institute proceedings to provide for adequate park sites through a bond issue.

Councilman Beasley asked the Director of Parks & Recreation, Mr. Harry Van Bellehem, if this question had not been referred to their Commission.

Mr. Van Bellehem replied that it had, and they have a Committee working on that now, but there have been no conclusions reached.

Councilman Beasley asked if such a report might be available in time to see if the Council could consider whether or not this should be on the ballot at the next general election.

Mr. Van Bellehem thought so; he said he would give them a report on this discussion at the next meeting.

Mayor Isen asked Mr. Van Bellehem for a copy of his letter on 'lease-backs' within the next few days, for study.

Mayor Isen was glad the groups are interested in civic betterment, and said that in ordering this letter filed with reference to park sites, the letter was not being ignored.

Concerning the request in the letter that there be more joint use of school and city property, the Mayor said we have been working on this and Mr. Van Bellehem has had some success. The various interested groups should take cognizance of the fact that a similar letter should be sent to the School Board. Many people do not realize that the School Board spends almost twice as much of the tax dollar as the City does, and that the taxes come from the same place. People should have at least as great an interest in the schools and the expenditures on them as they do in the City, as they spend about twice as much money.

b. (Undated); a request that the City take action with a view to widening Prairie Avenue at the north end of the block between Redondo Beach Blvd. and 171st St.

Acting City Engineer Bishop said the freeway interferes in that area, which is in the proposed freeway widening, which has not yet been finally decided. Right now it would be difficult to do this.

Mr. Bishop said he would answer this letter.

Councilman Drale said we had approved a change of zone at 174th and Prairie about two months ago; he asked if their plans are in yet, saying that is the bottleneck.

Supt. of Bldg. Schlens said their final plans are not in; they are having to get some easements before the final plans to conform to the specification of the Planning Commission have to be brought in before the permit can be issued.

c. March 21, 1959; That the City Council institute proceedings to provide proper illumination along 174th Street.

The City Manager, in reply to a question, said they would have to go into a lighting assessment district if they want more than intersection lighting. The State will not pay any part of that except at intersections.

Councilman Beasley said they could circulate petitions and set up a district, as other areas in the City have done.

Acting City Engineer Bishop said his department has received no petitions from the people on this. He said he would write a letter to explain this to the group.

Councilman Drale asked if the State would light the intersections of Prairie and Arlington at 174th, and Mr. Bishop said they may pay a share of the cost of such lighting; that is all they will pay.

Councilman Drale asked Mr. Bishop to find out about the lighting at those major intersections and what the State would pay.

d. March 21, 1959; a request that the City Council institute proceedings to investigate a traffic hazard at 164th and Crenshaw.

Capt. Maestri said Lt. Nash of the Police Dept. has gone out to try to clear this up.

Mayor Isen suggested that the Police Dept. send a proper letter on this.

8. A March 20, 1959, letter from R. A. Watt Construction Co., signed by Geo. V. Foutts, explained that they are re-applying for building permits on Lots 1 thru 12, Tract 22712, and they are ready to start construction. The permits once issued had expired, and they feel this is partly because of a request by the Planning Commission for a Change of Zone from C-2 to R-3, which they had complied with. They asked for a refund of a part of the permit fee, at least.

Supt. of Bldg. Schlens said that in the past the City has, in some cases, allowed refunds of up to 80% of the fee, although this does not conform to the code. He said there was probably \$300 or \$400 involved. In reply to a direct question, he said he would not hesitate to recommend this be granted, as they are taking out permits again.

Councilman Jahn moved to grant the 80% refund.

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

COMMUNICATIONS FROM THE CITY MANAGER:

1. With a letter dated March 26, 1959, the City Manager submitted the following recommendations for the Council's consideration and approval:
APPROPRIATIONS:

a. Some months ago the City Council approved the recommendations of the Park & Recreation Commission for certain improvements at the Victor E. Benstead Plunge, pending the availability of funds.

There are sufficient funds in the Unappropriated Reserve Fund to handle the most urgent portion of the improvements. If they are to be used for the 1959 swimming season, I recommend that an appropriation of approximately \$6,500 be made from the Unappropriated Reserve for slip proofing the pool deck and for the installation of diving equipment. (Memo submitted).

b. For the purchase of one 17" IBM Electric Typewriter from International Business Machines Corp., the sum of \$414, including tax, for the Engineering Dept. This typewriter is to replace a badly worn manual, on which we have been given an allowance of \$80 (a Budget item).

Councilman Benstead moved to concur with the recommendation of the City Manager under Appropriations, Items a and b.

Motion seconded by Mayor Isen.

At the request of Councilman Jahn, Councilman Benstead amended his motion to require that bids be called for on Item a.

Councilman Jahn asked for more clarification of that motion and amendment.

Councilman Benstead said on the Swimquip boards and towers, they are the only ones who build this and are the only practical one on the market. His motion is to call for bids only on the slip proofing.

Mayor Isen accepted that in the second to the motion.

Councilman Drale asked whether the 3 meter board is really necessary, and wondered if it is safe.

Mr. Van Bellehem, in reply to a question, said to have such a board is customary, and the people who use the pool want it. The only way to try to keep this safe is to get the best board and then police the use of it.

Councilman Blount did not think it advisable to say this was the only company which would furnish this; unless we get bids on everything and set up specs so we can get bids, that one source would charge us plenty, he said.

Councilman Benstead said he would amend his motion further, but after thought he withdrew his motion, and Mayor Isen withdrew the second to the motion.

Mr. Van Bellehem said this is a very popular piece of equipment.

Councilman Drale said he knew the hazards of this, and he thought we need a diving board but did not feel convinced we need such a high one.

Mr. Van Bellehem said most public pools have a 1-meter and 3-meter board.

Mayor Isen felt we should have this, and so did Councilman Benstead.

Councilman Benstead moved to concur with the recommendations of the City Manager under Appropriations, Items a and b, with the requirement for bids on Item a with 'equivalent' equipment to be specified.

Motion seconded by Mayor Isen.

Mr. Van Bellehem went on to say we do have a 3-meter board, but the installation has never been satisfactory; it was the least expensive board because we could not afford a better one at the time. The people who make the board contend this was not satisfactory because of the way the contractor installed it, and the contractor contends the installation was correctly done.

Mr. Van Bellehem said the people who make this board do not do the installations, but they do have a list of people they will recommend who will do it, and he will call for bids on the installation.

Motion carried unanimously by roll call vote.

COMMUNICATIONS FROM THE ASSISTANT CITY MANAGER:

1. A March 26, 1959, letter from C. L. Bone, Assistant City Manager, reported on the improvement of Palos Verdes Blvd., and the work which will be necessary for the improvement. He recommended that if the Council wishes to proceed with this, we advertise and accept proposals from interested parties for the removal of the dirt at this time.

Councilman Beasley moved to concur with the recommendations of the Assistant City Manager in this matter.

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

COMMUNICATIONS FROM CITY ATTORNEY:

1. With a letter dated March 26, 1959, the City Attorney submitted an easement from the Garrett Corporation, dedicating 10' on Arlington Avenue and 20' on 190th St. for street purposes, to be accepted by the Council.

Councilman Drale moved to accept the easements as submitted here. Motion seconded by Councilman Beasley, and carried unanimously by roll call vote.

2. With a letter dated March 24, 1959, the City Attorney submitted a report on the Civil Service Rules and the sick leave benefits thereunder, as requested by the Council. The report was requested after a suggestion had been made that employees be allowed to accumulate 120 days of sick leave instead of 60 days as at present and that the accumulated sick leave be a part of the employee's severance pay when an employee voluntarily resigns or retires from the City's employ.

Councilman Beasley moved to refer this to the City Manager. Motion seconded by Councilman Drale, no objections, so ordered.

COMMUNICATIONS FROM ASSIST. CITY MGR.:

1. Councilman Jahn asked to know more about this.

City Manager Stevens said we would advertise for bids for removal of the dirt.

Assist. City Mgr. Bone came forward and said we have two or three proposals on this, and he would prefer to let this out to bid.

There were no objections, and this was referred back to Mr. Bone to call for bids.

A gentleman was in the audience who was interested in this, and the Mayor directed him to see Mr. Bone.

COMMUNICATIONS FROM THE LICENSE DEPARTMENT:

1. A memo dated March 25, 1959, from License Inspector Whitacre to the Council, reported that the Lower Lights Gospel Mission, 526 E. 5th St., Los Angeles, has applied for a free license to solicit funds in the City of Torrance.

Mr. Whitacre reported that the Chief of Police had disapproved the request, and he recommended the request be denied, basing this on the fact that the solicitor is given a percentage of the funds collected.

Councilman Beasley moved to concur with the Chief of Police and the License Inspector.

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

2. A March 25, 1959, letter from the Richard Henry Dana Chapter No. 64 of the Military Order of the Purple Heart of the United States of America, Box 64, San Pedro, California, signed by Samuel Rickerts, Commander, asked for permission to sell tickets for a dance to be held in Compton.

A memo was appended from License Inspector Whitacre, reporting that Chief Bennett had approved the request, and that he recommended the free license be granted.

Councilman Benstead moved to concur with the recommendation of the Chief of Police and the License Inspector.

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

3. A March 25, 1959, letter from the License Inspector, reported a request from the National Multiple Sclerosis Society for a free license to hold a door-to-door fund raising campaign during the week of August 3, 1959. The request had been approved by the Chief of Police, and Mr. Whitacre recommended it be granted.

Councilman Drale moved to concur with the recommendation of the Chief of Police and License Inspector.

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

4. A March 23, 1959, letter from the National Kidney Disease Foundation, 1227½ So. La Brea Ave., Los Angeles 19, signed by Jack Weinberg, Executive Vice-President, requested a free license to solicit in the City from June 1-30, 1959, with a door-to-door canvass on June 21.

A memo from License Inspector Whitacre was appended, reported that the Chief of Police had approved this request, and recommending that the request be granted himself.

Councilman Drale moved to concur with the recommendation of the Chief of Police and the License Inspector.

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

5. A March 25, 1959, letter from Wm. E. Brown, 815 Amapola, and Darrell F. Nielsen, 22714 Anza Ave., asked for a license to paint house numbers on curbs directly in front of houses; they professed familiarity with the regulations as to the size and color required for this service, and stated they planned to charge 75¢ for each house.

License Inspector Whitacre recommended that upon payment of the proper license fee a license be granted, saying there had been only one other license granted so far this year for this type of service.

Councilman Benstead moved to deny the request, saying these two men have regular jobs, and we do not permit our own employees to do outside work; besides, when we have permitted licenses for this, it has always been for charitable causes.

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

At 6:30 P. M., Mayor Isen declared a recess, with the Council reconvening at 6:40 P. M.

COMMUNICATIONS FROM ENGINEERING DEPARTMENT:

1. TENTATIVE TRACT NO. 17203 - RESUBMITTED: Presented to Council February 17, 1959, and withheld at request of subdivider. Located easterly of Henrietta St., northerly of Emerald St., containing 40 lots presented by Mr. Don Wilson. With the letter of transmittal was accompanied by:
 - a. Feb. 12, 1959, letter from Plng. Director Powell submitting the Planning Commission's recommendation for approval w/stipulations.
 - b. Excerpt from Minutes of Planning Comm. Mins. of Feb. 4, 1959;
 - c. Feb. 12, 1959, letter from A. E. McVicar, Supt. of the Water Dept., reporting that if this tract is served, an off-site main extension of about 620' of 8" pipe will be needed at an estimated cost of \$3,000, which could not be charged to the subdivider.
 - d. A Jan. 26, 1959, letter from the L. A. County Flood Control District, signed by Milan W. Ranson, w/recommendations on drainage;
 - e. Jan. 20, 1959 letter from J. R. Patrick, Assist. to City Engr., concerning drainage and improvements;
 - f. Sketch of the tract.

Councilman Jahn asked who would serve the tract with water, and Mayor Isen pointed out Mr. McVicar's letter.

Mr. Wilson, the subdivider, came forward and said he did not know who would serve the tract.

Councilman Beasley thought we could authorize Mr. McVicar to build the main he mentioned in his letter.

Mr. Wilson said the land is also subject to the Dominguez Water Co. easements there. He had heard rumors of various interpretations as to the

validity of that easement. He had a letter from them telling him that the land is within the area they are authorized to serve with water, and that they would serve the tract.

In reply to a question, the City Manager said to the best of his memory, the Council had authorized our water department to serve the Watt tract.

Councilman Jahn agreed, and moved that Tentative Tract No. 17203 be approved, providing the tract is served with Torrance water, and that the letter from Mr. McVicar be concurred with and we authorize him to install the necessary off-site main at Water District expense.

Motion seconded by Councilman Beasley.

Mayor Isen gave Mr. Wilson a copy of the letter from Mr. McVicar.

Councilman Bradford asked Mr. Wilson to re-read the last part of the letter from Dominguez Water Co., which Mr. Wilson did. Mr. Wilson said the easement Dominguez has is a floating easement, and he felt this motion actually meant the tract would not be approved unless it is served with City of Torrance Water. He said he was not here to plead the case of Dominguez in this matter, but simply his own as a subdivider.

Councilman Jahn did not agree; he said Mr. Wilson and Mr. Watt, both interested parties, could litigate this case. He said there are Title Companies who would clear the title to the land. We are going to run our water mains out there. It was not his intention to disapprove the tract.

Mr. Wilson said he was aware of the duties of a title company, and that he is well known to them, but he felt a challenge such as this would raise a problem.

Councilman Jahn said there are title companies which will write a clear title; all they want is to find someone to test it. They have written some 'all risk' policies.

Mr. Wilson said he would check into that.

Councilman Bradford asked the City Attorney if he was checking into the PUC ruling, and the City Attorney said he is.

Councilman Bradford asked if it would not be reasonable to assume they would uphold this if they upheld the Southwest Park matter, and the City Attorney said there is no connection.

Councilman Bradford asked if Mr. Stanger had ever entered into any agreement with Dominguez stating that the new Torrance Water Dept. would serve water to the area they were then serving and Dominguez would retain their rights to the area outside our district.

The City Attorney had no knowledge of any such agreement, and said it would not be legally binding in any case because Mr. Stanger would have no authority to make such an agreement.

Councilman Bradford said the City Attorney should check this point.

Councilman Beasley asked how long it would take to get court action to decide this, and Councilman Jahn thought that would be up to Mr. Wilson.

The City Attorney could not say, saying there would be many ways of doing this, and he would not know which way would be chosen or how soon action would be undertaken, or with what haste; he said it might take years and then it might be done in months.

Councilman Jahn, with the consent of his second, divided his motion into two parts, as follows:

"He moved that Tentative Tract No. 17203 be approved, providing the tract is served with Torrance water," and "He moved that the letter from Mr. McVicar be concurred with and we authorize him to install the necessary off-site main at Water District expense".

Councilman Beasley asked if we would serve just a single house built in that area, saying if not he felt we would be preventing the development of the area until this goes to court. He said he would like to have more information before voting on this, and while he would like for the City to serve them water he wants to know who will take it to court and whether we are slowing the development of the area.

In reply to a question, the City Attorney said that the condition

that the City serve water to developments has been brought into the litigation, improperly at this time, he thought. That will have to be decided by the courts. We think we have that power and have acted on that assumption and he thought we could continue to insist on this right unless a court reverses it.

Motion to approve the tract with the stipulation that it be served by Torrance water failed by the following roll call vote: AYES: COUNCILMEN: Jahn, Isen. NOES: COUNCILMEN: Beasley, Benstead, Blount, Bradford, Drale. ABSENT: COUNCILMEN: None.

Councilman Drale moved the City Attorney give the Council a written opinion as to whether we can serve the area or not.

The City Attorney said there is no question we have the right to service the area by running our lines down the public way.

Councilman Bradford said if we cannot put them on the homeowners' property, there is no use; he said we would have to have their consent to go on their property.

The City Attorney explained that the subdivider has to put in the water lines on the property, and then connect them to the mains.

Councilman Beasley asked if Dominguez could not also put their lines in the streets.

The City Attorney thought so; he said their easements may be superior to those of the City.

Councilman Bradford asked the City Attorney if he meant we could put our mains down these streets.

The City Attorney said yes.

Councilman Bradford asked what would happen if Dominguez puts their lines in and Wilson ties to them instead of ours.

The City Attorney explained to the Council that if they make it a condition of the Tentative Tract Map that the City serve water there, and he does not connect the lines to our main, the Council would not have to approve the Final Tract Map. The City Attorney thought we had that right. It is the subject of litigation now between Dominguez and the City.

Mr. Wilson said he knew of no way he could get out of the Dominguez easement.

The City Attorney said if they would sign off on the easement there is no problem.

Mayor Isen thought the motion which failed was not a disapproval of the Tract.

Councilman Bradford moved that the Tentative Tract No. 17203 be approved as presented, subject to the stipulations set by the Planning Commission.

Motion seconded by Councilman Beasley.

Councilman Jahn pointed out that by this motion, no decision whatever was being made. He said we have imposed this restriction on many tracts in North Torrance, asking either that they be served with Torrance Water or that the subdivider furnish us with a 'Joint Use' agreement with Moneta, so we could serve. He asked the City Attorney if this is not correct.

The City Attorney said we have required one or the other.

The City Attorney explained that the law in such cases as this is what the Supreme Court says it is; to guess what the outcome of a case would be would be like predicting a horse race.

Councilman Jahn felt this motion admitted to guilt, and asked if we should not operate on the premise that we have been for the past 3 years.

The City Attorney said he believed so, and had told the Council he thought they should continue to act on that premise.

Councilman Jahn felt that to change our action now would act against us.

The City Attorney said if the Council imposed that condition on the Watt Tract, as they did, and not on this Tract, that action itself might be indicative of treating two parties differently and might constitute a waiver of such right.

Councilman Beasley asked Mr. Wilson if he would object to the Council tabling this for a week or two for study.

Mr. Wilson said he would not.

Councilman Beasley moved to table this entire matter for two weeks, during which time Mr. Wilson could meet with the City Attorney and City Manager to work out some solution which would protect the City.

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

Mayor Isen agreed with what Councilman Jahn had said, adding that the North Torrance situation is analogous with this, and we should not act differently in different parts of the City.

Mr. Wilson said in their present tract over there on the hill there had been some stipulation about water, and he suggested that be checked.

Councilman Blount said this was not entirely a water problem.

Mayor Isen agreed; he said a questionable situation exists about the rights of various parties.

The City Attorney said there is not much legal work which can be done at this time on the matter. He did not think the situation was different from the Moneta problem.

Mayor Isen said he had gone along on that belief.

2. Traffic Signal - Intersection of 190th St. and General Petroleum Refinery entrance.

A March 26, 1959, letter from R. W. Bishop, Acting City Engineer, advised the Council that his study of this is under way and a report will be presented at the next meeting of the Council.

COMMUNICATIONS FROM THE PLANNING COMMISSION:

1. With a letter dated March 26, 1959, the Planning Director submitted the Commission's recommendation for approval of the following Waivers:

- a. Leroy O. Mattocks, 18303 Grevillea, Redondo Beach, requesting waiver of 3' side yard setback, per plot plan submitted.
- b. J. F. & Florence Reed, 1217 Acacia, requesting waiver to permit construction of rumpus room, per plot plan marked Exhibit A.
- c. Mr. George Fouts, 2215 W. 182nd St., representing the Watt Construction Co., requested Waiver of the 1' ordinarily required by the Land Use Ordinance, to make more room for a turning radius on Lots 1 through 12, Tract No. 22712, to permit placing the rear garage wall on the property line.

The conditions stipulated by the Commission in each case were shown.

Councilman Jahn moved to concur with the recommendation of the Planning Commission with all stipulations to be approved on these Waivers.

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

2. A March 26, 1959, letter from Geo. C. Powell, Planning Director submitted the request of the Planning Commission to hold the necessary Hearings prior to submitting an amendment proposed for the Land Use Ordinance to create a restricted neighborhood commercial zone.

Councilman Jahn moved to concur with the request and instruct the Commission to proceed.

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

COMMUNICATIONS FROM CIVIL DEFENSE AND DISASTER COMMISSION:

1. A March 27, 1959, letter from the Civil Defense & Disaster Commission, signed by James H. Burchett, Chairman pro tem, submitted to the Council their recommendation that Mr. George Stevens be nominated as the official representative of the City of Torrance on the Civil Defense and Disaster Planning Board of Area G, and that he recommend an alternate.

The City Manager said the Commission had recommended that the person on this board be either a Councilman, the City Manager, or his Assistant, so there would be a good idea of what the City would do in each case.

There being no objection, the Mayor appointed Mr. Stevens to this task, with Mr. Bone to serve as his alternate.

The City Manager explained that this is a committee independent of the rest of our organization. They meet about every two months to discuss policy for the whole area.

REPORTS:

1. The Office of the City Clerk reported that they received a Complaint and Summons on March 26, 1959, in the action of Leo Manning and Dean White against the City of Torrance et al, being Case No. Inglewood C 2486, Complained for Injunction, protesting enforcement of provisions of Ordinance 249 (Sections 11.10 and 22.11 of the City Code). The following documents were also received: Order to show cause re preliminary injunction; Affidavit of Leo Manning; Affidavit of Dean White; Memorandum of Points and Authorities - all submitted by Boris S. Woolley and Kenneth M. Garcelon, Attorneys at law. This has been referred to the office of the City Attorney.

Mayor Isen referred to this item, and said Mr. Woolley had requested time to be heard on the Agenda for the next meeting of the Council.

Councilman Jahn did not know what we would discuss with him.

Councilman Beasley moved to deny the request to be heard.

The Council did not understand why Mr. Woolley wanted to discuss this, and Councilman Jahn did not think a motion to deny should be entertained until we had a written request.

Councilman Beasley asked if they have not filed suit, saying he could see no reason for discussion now.

The City Attorney said he knew that Mr. Woolley did not wish to discuss the suit as such. He does want to discuss the application of the law, Mr. Stevens' letter, etc., and there is a possibility he would request the Council to amend the laws of the City in line with the suggestions he has.

Councilman Beasley said the Council had personnel meetings to discuss such matters.

Councilman Bradford asked if these two firemen who have instituted the suit have just come to work or if they have a low wage rate.

The City Manager said one of these men is a fireman at the top step, so he must have been here at least two years; the salary for that step is \$520 a month, and in addition to that the firemen get 7 paid holidays a year. The other employee is a fire engineer, and the City Manager thought their salary would be \$569 a month and they also get the 7 paid holidays, which will average out about \$15 a month.

Mayor Isen said Mr. Woolley had made an oral request, and the Mayor said he would tell him to put it in writing. Mayor Isen said he did not know what Mr. Woolley wanted to discuss with the Council.

Councilman Jahn felt the Council should wait until they have a letter from Mr. Woolley.

2. The office of the City Clerk reported that they have received and have on file the Report of the General Manager and Chief Engineer and the Controller of the Metropolitan Water District for February, 1959.

RESOLUTIONS:

1. Councilman Beasley moved that after the Clerk had given a number and read the 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 the regular order.

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

The City Clerk read the titles of each of the resolutions and ordinances presented, after assigning the respective numbers.

RESOLUTION NO. 3655

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING THAT WEEDS GROWING UPON AND IN FRONT OF, AND RUBBISH, REFUSE AND DIRT UPON AND IN FRONT OF CERTAIN PRIVATE PROPERTY IN THE CITY ARE A PUBLIC NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF.

Councilman Drale asked if the lots would be posted, and the City Attorney said they would have to be.

Councilman Jahn moved for adoption of Resolution No. 3655.

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

RESOLUTION NO. 3656

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE URGING THE STATE LEGISLATURE TO REFUSE PASSAGE TO THE PROPOSED BILL INCREASING THE STATE MOTOR VEHICLE FUEL TAX FOR ALLOCATION TO CITIES AND COUNTIES.

The City Manager told the Council that in the matter of highway improvements, including maintenance, signals, etc., at the present time we should get about \$300,000 a year from the State. 40% of that is used on maintenance. It does part of the job. The other 60% must go into construction, and that cannot do the job. We also get about \$70,000 from the County, which must go into construction.

The City Manager wanted the Council to know we are facing an impossible situation unless we get more funds.

Councilman Jahn asked if the money we get from the County is based on any formula.

The City Manager said it is based on population and miles of highways within the City. He said that formula is the basis for the regular County Aid to Cities.

Councilman Jahn said the 4/10ths of a cent which the Counties would get from this for the unincorporated areas would be for areas which are decreasing yearly. The Board of Supervisors do not distribute these funds under a formula, which they have been asked to establish and have refused to do. He believed that was because they wished to dispose of the money as they see fit when distributing it.

Mayor Isen said he had never understood them to say we would have a credit if we did not use all the money allotted to use each year.

The City Manager said actually there is a definite allotment made this year, but he did not know how they would handle the 4/10¢ which they would get if this bill passed, because they do not have it now.

Councilman Beasley said this resolution directly opposes about two years of work by the League of California Cities. He felt that Los Angeles County might be the only county which gives part of the gas taxes to the cities. He said the League is pushing this because they think it is the only way cities can keep up with the highway building needs which exist. The League had asked to have this bill introduced.

Councilman Jahn moved for adoption of Resolution No. 3656.

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

Concerning the next Resolution, the City Attorney said, in reply to a question, that he had written the agreement. He discussed the agreement at some length with the Council.

RESOLUTION NO. 3657

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY CLERK TO ATTEST AN AGREEMENT BETWEEN THE CITY, THE STATE COMPENSATION INSURANCE FUND AND ALBERT W. WINKLER, DATED MARCH 17, 1959.

Councilman Jahn moved for adoption of Resolution No. 3657. Motion seconded by Councilman Beasley, and carried unanimously by roll call vote.

Councilman Bradford said he voted yes on this because Mr. Winkler and the State were in accord.

RESOLUTION NO. 3658

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND APPROVING AMENDMENT TO LEASE AGREEMENT DATED AUGUST 9, 1956, BETWEEN THE CITY AND JOHNSON & STRUTZEL COMPANY.

Councilman Beasley moved to adopt Resolution No. 3658. Motion seconded by Councilman Drale, and carried unanimously by roll call vote.

RESOLUTION NO. 3659

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND APPROVING AMENDMENT TO LEASE AGREEMENT, DATED NOVEMBER 19, 1954, BETWEEN THE CITY AND JOHNSON & STRUTZEL COMPANY.

Councilman Jahn moved for adoption of Resolution No. 3659. Motion seconded by Councilman Drale, and carried unanimously by roll call vote.

ORDINANCES:

ORDINANCE NO. 1080

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ARTICLE I OF CHAPTER 6 OF "THE CODE OF THE CITY OF TORRANCE, 1954" ENTITLED "BUILDING CODE", BY REPEALING SECTIONS RELATING TO BUILDING PERMIT FEES AND PLAN CHECKING FEES AND SUBSTITUTING NEW SECTIONS THEREFOR RELATING TO THE SAME MATTER.

Councilman Benstead moved for adoption of Ordinance No. 1080 at its second and final reading.

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

PROCLAMATIONS:

With the concurrence of the Council, Mayor Isen proclaimed April 4, 1959, as the day for our citizens to join in a SALUTE TO NATO, and encouraged them to study more fully NATO's role as their SHIELD OF FREEDOM.

Mayor Isen referred to the Minutes of the Traffic Commission, saying Item #4 should be on the Council's Agenda next week.

NOMINATION OF COMMISSIONERS:

Councilman Drale moved that the Council reconsider the appointment of Dr. W. J. Labit to fill the vacancy on the Park & Recreation Commission.

Motion seconded by Councilman Jahn, and Dr. Labit's nomination was unanimously approved by the Council.

ORAL COMMUNICATIONS

1. Councilman Beasley said we are being evicted from the bus station on Cabrillo Avenue on April 15; the manager of the Bus Dept. has suggested we use the triangle at Sartori and Torrance Blvd. by putting some benches there. The Bus Committee concur with that recommendation, and wishes to refer this to the City Manager. Councilman Beasley so moved.

Motion seconded by Councilman Jahn.

Councilman Benstead asked if it is not planned to have a building to serve as a bus station in the near future, and the City Manager said he did not know. The Bus Committee has been working on it for some time.

There were no objections, and the motion was ordered carried.

2. Councilman Beasley said at the last meeting of the Council he had suggested a nominee as a new lay member of the Inter-City Highway Committee; that nominee has said he would not have time to do this job for the City. He requested the Mayor to nominate Mr. Harmon Belcher of 2953 W. 178th St. to fill the vacancy.

Mayor Isen said he would be glad to poll the Council on this nomination, saying this would not change the usual policy of giving the Councilmen a week to check the qualifications of nominees.

The appointment of Mr. Belcher was unanimously approved by the Council when they were polled.

3. Councilman Benstead said he would like to have the Traffic Commission look into the possibility of tying the light at Crenshaw and Carson in to the fire alarm system at the Central Station, so that all traffic would be stopped at that corner when the trucks are coming out of the station.

It was reported to him that this is planned and the materials are here now for this.

4. Councilman Blount asked to refer to the Traffic Commission a suggestion that they look into the parking situation at the new market which has just opened at the Airport Triangle.

There were no objections, and it was so ordered.

5. Councilman Bradford thought it was time to look to our Airport Commission and remove the members who do not attend meetings. He did not think we were getting full cooperation from the members of that Commission. The Commission has to function, and with people attending only every third meeting, or with only two or three members in attendance, it just is not possible for them to do a good job. He noted that one of the Commissioners had missed three consecutive meetings.

Councilman Jahn said Mr. Herrick would resign from the Commission as soon as he is back in town long enough.

Councilman Beasley asked that a letter be sent to each member of the City's Commissions, asking them if they would write to the Council saying whether or not they will be able to attend meetings regularly in the future.

Mayor Isen directed the City Clerk to have an excerpt from these Minutes sent to each of the Airport Commissioners so they will know the Council's feeling, and he felt this would serve to get replies.

Mayor Isen said no one is pleased with the way the Commission has been going.

6. Mayor Isen said the City had received an award tonight because of the safety record the City's employees have earned, but the traffic conditions are becoming deplorable in the City. Some time ago we had tried to have a Citizens' Traffic Safety Committee to counsel with the Traffic Commission and Police Department to try to work out a way of promoting safety. He suggested the group be re-activated, with each of the 7 members of this Council nominating a member.

Councilman Jahn disagreed; he pointed out that we have a Traffic Commission, the members of which are familiar with the City's problems. He felt that our need is for a traffic engineer. He recalled he had made a motion on this.

Mayor Isen said almost every city has such a Traffic Safety group working out of the National Safety Council; he would like for us to have a comparable group.

Councilman Beasley thought the Chamber of Commerce should have such a Committee.

Councilman Benstead felt this was an industrial committee function.

It was agreed the Council would consider this.

7. Re the Krutoff development at 3544-46 Garnet St.:

Supt. of Bldg. Lee Schlens presented a letter to the Council concerning the drainage problem in a development between Madrona and Hawthorne, north of Torrance Blvd. He said there is a problem with this job. An engineer was hired to do the drainage work but has left the job. Because of the drainage problems, the job must stop now.

Councilman Beasley so moved.

Motion seconded by Councilman Bradford.

Dan Francis of Arrow Engineering said he had been asked to take it, but the work they have done has been the very simple surveying. They have not been formally retained. He wanted at this time simply to state that his firm does not agree with the handling of this problem and said they had so notified the persons involved, and they no longer represent them.

Councilman Jahn asked why he called them his 'clients' if he had not been formally retained.

Mr. Francis said he has been to see his attorney about this, and apparently the man had misrepresented him by saying his company was doing the work on the project. This is not true.

Motion to authorize the Supt. of Bldg. to stop this work carried unanimously by roll call vote.

8. The City Manager reported to the Council that the El Camino Board is considering taking about 14 acres of the finest commercial property in the entire area from our City for a parking lot for the school. He did not think it would be the best use of the property and thinks the City should try to stop this. They have adopted a policy of not belonging in any City, but now they want to have their parking lot inside our City.

The City Attorney said unfortunately the Supreme Court has not felt that schools are subject to the zoning laws of cities, but this would interfere with the development of the City.

Mayor Isen suggested a letter be written by the City Manager, for him and the City Manager to sign, lodging a protest with the Board of Trustees of the school.

Councilman Jahn so moved.

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

9. The City Attorney said Lot 43 in Kissel Tract No. 23988 has been the subject of consideration for some time. Supt. of Bldg. Schlens has informed the City Attorney that Mr. Kissel has complied with the Building Code, and Mr. Bishop says the lot now complies with the engineering requirements. It is a subdivided lot with a house on it.

Councilman Bradford said he wanted to know why we could not stop occupancy of the house, saying it would be a situation similar to that on Porto Bello.

Mr. Schlens said there was a spring on that property. The D. Warren company of soil engineers has done the work, and they have certified that the drainage to Via Largo will handle the situation. This fulfills the requirements of the Code. In the Porto Bello situation there was no water condition at the time of approval of the tract. This is different. We know about the spring. They have met all the requirements of the code. In his personal opinion, this is taken care of at the present time, but he does not know for how long.

Councilman Jahn said as it is a part of a subdivision, the State Real Estate Commission has to issue a statement on the tract. He asked if the lot had been sold, and Mr. Schlens said he did not know.

Councilman Jahn asked to have a copy of the Real Estate Commission's report on this tract, with a red underlining of the section applying to this lot. He asked the City Attorney if we could demand that the new owner who will move into the house furnish us a signed statement saying he had read that report.

The City Attorney thought that was outside the jurisdiction of this Council. He thought perhaps they would cooperate, however, and agree to send us a copy of the statement.

Councilman Jahn wanted to be sure that statement showed that lot number underlined in red.

There were no objections, and this was held for a week for study.

9. Richard DeArmitt, 5102 Pacific Coast Highway, asked what disposition had been made of the Report concerning the suit by the two firemen.

He was referred to the City Attorney.

10. Mr. Sol Burns, 1030 Engracia, said the entrance to the City along Torrance Blvd. from Western is very dark. It is a main entrance to the City, and should be lighted. He said it would be a much better looking street.

Mr. Burns told the Council he has plans to improve property he owns near that street.

There were no objections, and this suggestion was ordered referred to the Dept. of Public Works.

11. Councilman Jahn moved all bills properly audited be paid.

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

12. Mayor Isen reminded the Council of their meeting with the Planning Commission at 5:30 P. M. Thursday, April 2, 1959.

The meeting adjourned at 9:05 P. M.



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

APPROVED:



Mayor of the City of Torrance