

Index
Page 1

MINUTES, TORRANCE CITY COUNCIL MEETING, JULY 28, 1959

SUBJECT MATTER:

Page No:

HEARINGS:

1. CASE NO. 573, Change of Zone so. of Monterey,
(approved) 1

PLANNING MATTERS:

1. July 23 letter re Tract Map No. 18657
(to be on Agenda Aug. 4) 2
2. WAIVER, Frank Wittz, 22983 Walnut St., of back yard
setback (granted) 2

WRITTEN COMMUNICATIONS:

1. Councilman Beasley's draft re airport land lease
(tabled)(see Oral Comms.) 2,3
2. Petition re Bluff Street (to Dir. of Public Wks.) 4
3. Petition re parking from Paseo de la Playa (to
traffic commission) 4
4. Claim from Tillie Eron (denied, to Attorney) 4
5. No. Torrance Civic Improvement Assn., re stove for
McMaster Park (referred to Park & Recreation Comm.) 4
6. No. Torrance Civic Improvement Assn., re purchase
of land (ordered for bids) 4,5
7. League of Calif. Cities re reapportionment of
State Senate (letter filed, notice of our
position to be sent by Bone) 5,6
8. Ross Leo asking bldg. permit on Cypress in restricted
area (denied, prompt action to remove restriction
ordered) 6

COMMUNICATIONS FROM ASSISTANT CITY MANAGER:

1. Peebles' recommendation re 1-way traffic on
Torrance Blvd.(study ordered, letter to L. A. by
Mr. Peebles ordered) 7
2. BIDS:
a. Custodial supplies - purchase recommended from:
Keep Clean Products;
Tested Products Co.;
Easterday Supply Co.;
Blake, Moffit & Towne, all low bidders on some items.

APPROPRIATIONS:

- a. L.A.County for Assessor's maps - \$655
b. Contractors Asphalt for Prairie Ave., \$6,805.35
c. Materials for Police Traffic Divn. offices-\$353.60
(All items approved) 7,8

COMMUNICATIONS FROM DIRECTOR OF FINANCE:

1. Notification of time re 10% release to Norwalk
Asphaltic Concrete (held for bond)(Voucher 05401) 8,9,10,22

COMMUNICATIONS FROM CITY ATTORNEY:

1. Aeronca request for change of lease terms (tabled,
report requested) 10,11

SUBJECT MATTER:Page No.:COMMUNICATIONS FROM DEPT. OF PUBLIC WORKS:

1. Desert Sign Co. application for neon sign
(held for report) 10,11
2. Krutoff & Krutoff application for 3 billboards
(grntd., with stipulations) 11

Engineering Matters:

1. FINAL TRACT MAP NO. 24603: (Granted) 12
2. FINAL TRACT MAP NO. 24938: (Held for study & correction)
12,13,14

REPORTS:

1. City Clerk re MWD reports for June 14

RESOLUTIONS:

1. No. 3744 re Weeds (approved) 14,15
2. No. 3745 re Sears Vending Service (approved) 15
3. No. 3746 re Commercial Business Service, Inc. (apprvd) 15
4. No. 3747 re Civic Center Promotion Committee (apprvd.
with section deleted) 15,16
5. No. 3748 re Rotary Club (approved) 16,17

ORDINANCES:

1. No. 1118 re Traffic control (approved at 1st rdg.) 17
2. No. 1119 re Police Reserve Corps (apprvd.,; 1st rdg.) 17

ORAL COMMUNICATIONS:

- a. City Atty. re lease form for airport corner (next Agenda) 3,4
- b. Councilman Jahn re Beasley lease outline (motion failed) 8
- c. Becker re Aeronca lease - (to next agenda) 11
1. City Attorney re Assist. City Atty. appointment
(approved) 17,18
2. Dir. of Public Wks. re Item H-2 (report, next week) 18
3. Asst. City Mgr. re Item H-3 (correction ordered) 18
4. Councilman Beasley re Rancho Days 18
5. Councilman Benstead re name on equipt. (ordered) 18
6. Councilman Blount re sump on hog ranch (to Atty.) 18,19
7. Councilman Blount re sump ordinance enforcement
(to Dir., Public Wks.) 20
8. Councilman Jahn re violations of airport rules 20
9. Councilman Jahn re Beasley lease outline 21
10. Dick Fitzgerald re Rancho Days, thanking
all who had helped, especially Police & Firemen 22
11. Mayor Isen re welcome to Bill Shawger
12. Councilman Blount re payment of bills except
Voucher #05401 (approved) 22

Torrance, California
July 28, 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, July 28, 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. Assistant City Manager Bone and City Attorney Remelmeyer were also present.

At the request of Mayor Isen, Mr. Al Cagle led the salute to our Flag.

The meeting was opened by an invocation led by the Reverend Milton Sippel of the First Christian Church.

Councilman Bradford moved to approve the Minutes of the July 21, 1959, meeting of the Council as written.

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

Councilman Jahn joined the meeting at 8:02 P. M.

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

HEARINGS:

1. CASE NO. 573: Third and Final Hearing on petition of the Torrance Planning Commission for a Change of Zone from M-2 (Heavy Manufacturing) to P-1 (Planting or Parking) on the property legally described as the south 50' of the north 100' of Lot 2, Tract 10777 (to widen the existing 50' P-zone to 100' in depth along the south side of Monterey Street from Maple Ave. to a point 340' (+/-) west of Crenshaw Blvd., and further described as all of the property owned by Chanslor Western Oil & Development Co., and that of the R. C. Mahan Co. lying within 100' of the south property line of Monterey Street.

City Clerk Bartlett presented the Affidavit of Publication. Councilman Benstead moved this be received and filed.

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

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

Councilman Benstead moved to close the Hearing.

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

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

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

PLANNING MATTERS:

1. With a letter dated July 23, 1959, Planning Director Powell advised that: "Tentative Tract Map No. 18657 is available for the Council's consideration at any time. We have excluded from the Tentative Tract Map 21 parcels of land on Sepulveda Blvd., for the reason that a new zoning case has been instituted by the Planning Commission, per your request of July 14, 1959, at which time you approved Case No. 575 (Getty Oil Company) by the following roll call vote: AYES: COUNCILMEN: Beasley, Blount, Bradford, Drale, Jahn. NOES: COUNCILMEN: Isen. ABSENT: COUNCILMEN: Benstead.

"This Tentative Tract Map provides for 12 R-3 lots along the West boundary; 25 R-3 lots and three oil well islands along the Southerly boundary. All other lots carry an R-1, single family residential use with the exception of the 3½ acres commercially zoned at the Northeast corner."

Mayor Isen asked when the Council would have the Ordinance changing the zone of this property.

City Attorney Remelmeyer said there has been a problem about this; if the Tract Map goes through, it can be used as a description of the property. If it does not, Engineering will have to prepare a description, which will be very lengthy and involved.

Councilman Beasley asked if the two could not come before the Council at one time.

Mayor Isen said he would not have any objection at this time, as the Change of Zone has been approved.

Councilman Drale moved the Tract Map be presented to the City Council as soon as possible, next week if it can be done.

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

2. WAIVER - Frank Wittz, 22983 Walnut Street (W-110):

With a letter dated July 23, 1959, Planning Director Powell submitted the Planning Commission's recommendation for approval of this application for waiver of a back yard set-back.

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

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

WRITTEN COMMUNICATIONS:

1. With a July 22, 1959, letter, Councilman Beasley submitted a rough draft of his suggestions for a policy concerning the leasing of the city-owned property at Crenshaw and Pacific Coast Highway.

Councilman Benstead thought the proper place for this was in the Airport Commission.

Councilman Beasley said the Council sets policy for the City; there has been a lot of discussion from time to time concerning policy on this. He suggested it was time to clarify and solidify the Council's thinking on the property, so that bidders would know what the Council will require. He said this draft, if approved, would set a general policy from which the City Council can vary if they wish, but which will serve as a guide for consideration in the future. He believed that embodied in this draft were all the points the Council had considered; he believed this would help in calling for bids.

Councilman Beasley moved to adopt this rough draft as a general policy, realizing the Council can deviate from it, but to have it as a guide during the consideration of applications for leases.

Councilman Jahn said he would second the motion if Councilman Beasley would accept an amendment to Item 8 on Page 2, changing the phrase "Council will accept no proposal" changed to read "Council will grant no lease".

Councilman Beasley accepted the amendment.

City Attorney Remelmeyer thought that should be changed to "Council would permit no building", saying that would serve better.

Councilman Jahn and Councilman Beasley accepted the City Attorney's change, therefore, the phrase should read "Council would permit no building until satisfactory evidence of ..".

Councilman Blount moved a substitute motion, to continue this to the next Council meeting and in the meantime the Councilmen could study this draft, suggest improvements, changes, etc., to be sure it is what is wanted; he said he felt that would be time enough.

Councilman Bradford seconded the substitute motion.

Councilman Beasley said he had written this up only to help clarify the thinking of the Council.

Councilman Blount agreed with the principle, but felt it could wait a week.

Councilman Benstead moved to table this.

Councilman Drale seconded the motion to table, saying he would not want to do anything on this until all who wish to bid on the 9-acre corner of Crenshaw and Highway 101 have been notified.

Councilman Jahn protested discussion of a motion to table, and called for the question.

The motion to table carried by the following roll call vote:

AYES: COUNCILMEN: Benstead, Blount, Drale, Isen.

NOES: COUNCILMEN: Beasley, Bradford, Jahn.

ABSENT: COUNCILMEN: None.

The City Attorney said he had prepared, together with the City Manager, a tentative lease on the 9 acres which, by coincidence, embodies some of Councilman Beasley's suggestions. He would like, he said, to present this to the Councilmen for their consideration. He and the City Manager had worked on this.

Councilman Drale demanded to know who had asked for it to be prepared.

The City Attorney said about 3 weeks ago, the Council had directed the City Manager to ask for financial reports and a statement somewhat along the lines of the outline in Councilman Beasley's draft. The attorney said he and the City Manager had thought it would be logical to have a blank lease prepared the way we would want it, with certain specifications in it so that the persons who want to bid for the area can bid on the lease. They will, when bidding, merely fill in the blanks on the lease, such as how much rent will be paid, the time when they will begin to build, the completion date of development, etc.

Councilman Beasley moved to table that lease.

Motion lost for lack of a second.

Mayor Isen suggested, with the approval of the Council, that the draft of the lease be submitted for study only to come off the table at the same time Councilman Beasley's draft comes off, along with the other items concerned in this.

Councilman Drale objected. He said until we notify everyone correctly and let them know about it he did not think we should consider any leases.

Mayor Isen explained to him that this was not to consider

an offer for a lease; it was simply to consider whether or not this blank lease contained what the Council would want.

Councilman Drale thought before any lease was prepared, the Council should authorize it.

Mayor Isen directed that the blank lease, as prepared by the City Attorney and City Manager, be on the agenda of the next meeting.

Councilman Beasley moved for the next order of business.

2. A July 20, 1959, petition signed by 47 people, asked the Council what was planned to correct a serious condition on Bluff Street. The letter of transmittal was signed by Mrs. Helen M. Sadlon, for the residents of Bluff Street.

Councilman Benstead moved to refer this to the Department of Public Works.

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

3. A July 21, 1959, petition from the residents of Paseo de la Playa, signed by 9 people, asked permission to park their cars in front of their apartments all night.

Councilman Benstead asked to refer this to the Traffic Commission, and so moved.

Councilman Jahn asked why this was here, and Capt. Maestri of the Police Dept. said at one time the people had requested "No overnight parking" signs up there, and now they want the ordinance removed from the books.

Councilman Jahn seconded the motion, no objections, so ordered.

4. A claim from Tillie Eron, 2912 W. El Segundo Blvd., Gardena, Apt. 2, for alleged injuries sustained on May 20, 1959, while she was a passenger on a Torrance Municipal Bus, was submitted by Richard Goldwasser, Attorney, 7461 Beverly Blvd., Los Angeles 36.

Councilman Benstead moved to deny this claim and refer it to the City Attorney.

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

5. A July 20, 1959, letter from the North Torrance Civic Improvement Association was signed by Mrs. Margaret H. Clark, President. In the letter, the Association asked that one of the stoves to be moved out of the Civic Auditorium be put in McMaster Park to replace the worn out stove now there.

Councilman Benstead moved to refer this to the Park & Recreation Dept., saying he thought the stoves coming out of the auditorium would be much too large for the park buildings.

Assist. City Manager Bone said he had correspondence from the Director of Recreation this week to indicate that in his opinion the stoves could be placed in Sea-Aire, McMaster, and El Retiro Parks for less than \$200.00.

There were no objections, and this was ordered to the Park & Recreation Commission.

6. A July 20, 1959, letter from the North Torrance Civic Improvement Association was signed by Mrs. Margaret H. Clark, President. In this letter, the Association offered the City \$1700 for the property described as follows:

"West 15' of Lot 19, north 40' of Lot 20 as per plot of resurvey of the R. O. Hickman Tract recorded in Book 5, Page 193 of maps in the offices of the County of said County except from the North 40' of Lot 20 that portion lying on a line parallel west and 140' east of the West line of said lot".

A deposit of 10% of the bid price was enclosed.

Councilman Jahn asked if we had an appraisal of this property.

Planning Director Powell said this was a parcel of land which had been put up for sale with other City property some time ago, but the bid had been so low on it that it had been rejected, and this had been referred to the Planning Commission. The lot is 40' X 196', with a 'tail' of land appended on one side which is 15' X 200'. The property owners whose property is adjacent to this strip of land have each offered \$250 to the City for one-half of the strip, and if their offer is accepted, this lot will be a rectangular piece of land 40' x 196'.

Councilman Drale thought the offer for the land was made on the basis of including that strip.

Mr. Powell said we have been offered \$500 for just the strip.

There was some question about whether the offer from the Association included the strip or did not, and Mrs. Clark, who was present, said their offer was for the lot, and they did not have to have the strip.

Mayor Isen said if the City accepted these offered prices, they would get \$2200 for the lot and the strip, subject to the division of the land into 3 parcels.

Councilman Drale said he would move to offer the land for sale again.

There was no second, and the motion was lost.

Planning Director Powell said no one could use the 15' x 200' strip except the people whose lots adjoined it.

Councilman Drale disagreed, saying the lot is only 40' deep, and he thought whoever got the property will need it and he thought it should be sold as one piece of property.

Councilman Blount moved this property be put up for bid again.

Councilman Jahn seconded the motion with the request that the motion be amended to be "put up for bid for the entire piece of property or parts thereof", so we can receive bids either way.

The amendment was accepted.

There were no objections, and it was so ordered.

7. A July 22, 1959, letter from the League of California Cities, signed by Richard Carpenter, Executive Director and General Counsel, concerned the Los Angeles County request re Senate re-apportionment. The letter stated that the "League Board of Directors firmly believes that the best interest of the entire State can be served by City Councils taking 'no action' on the reapportionment resolution requested by the Los Angeles Board of Supervisors."

Councilman Jahn moved this be filed.

Mayor Isen asked the pleasure of the Council, in view of the action they had recently taken on the reapportionment.

Councilman Blount said he appreciated the stand the City of El Segundo had taken on this, and he thought perhaps we should take a more active interest in the League, as he feels they should take a more positive stand on this. He felt that if the League Directors would look at the record, they would see that in the past the so-called 'Cow Counties' have held up and caused the defeat of many important measures, even though they have only a minute part of the population of our State. He said that a suggestion at El Segundo, re one house only in the Legislature, might be the answer. He hoped the Council would stand on its previous action.

Councilman Benstead agreed, and suggested that a letter be written to the League explaining our position in the matter, and he so moved.

Motion seconded by Councilman Jahn.

There were no objections, and the letter was ordered filed, with the Mayor directing Mr. Bone to write an appropriate letter to the League, and directing the City Attorney to put the Resolution on the next agenda.

Councilman Blount asked who our representative is on the Board of Directors of the League, and was told it is Mr. Perry Walker of Manhattan Beach.

Councilman Blount repeated that he felt we should be more active in the League and make our opinions known.

8. With a July 15, 1959, letter, Mr. Ross Leo of 603 Pine Drive, requested permission to build a 3-bedroom home on property located at 22812 Cypress, in the restricted area. A July 21 comment from Lee Schlens, Supt. of Bldg. Inspection, was appended. Mr. Schlens reported that it is felt that until such time as the new Water Assessment District is definite and certain to be approved, to permit this applicant to proceed as he requests could promote a flood of similar applications.

Councilman Beasley moved to concur with Mr. Schlens.

Motion seconded by Councilman Blount.

Councilman Drale asked how much time it would take to get this matter cleared up.

The City Attorney did not know, saying we have a problem caused by the lack of staff in our Engineering Department. The plans and specifications prepared by the Water Dept. were sent to O'Melveny & Myers, but they want additional work. He had discussed this with both Mr. Peebles and Mr. McVicar as well as with Mr. Fagan in our Engineering Department. It is the consensus that, to get this work done, we should hire outside engineers to expedite the work.

Councilman Drale asked how much time we are talking about, and the Attorney said if we do not get the outside engineers to do this, it could be many months. If we can get the engineering work done outside, it probably could be done and have the pipes in there in a matter of 90 days or so.

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

Councilman Blount moved that within Mr. Peebles' discretion that he get the outside help he needs in this and give it the highest priority.

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

At 8:30 P. M., Mayor Isen declared a recess, with the Council re-convening at 8:40 P. M.

COMMUNICATIONS FROM THE ASSISTANT CITY MANAGER:

1. With a July 23, 1959, letter, the Assistant City Manager transmitted to the Council the recommendation from Director of Public Works Peebles concerning one-way traffic plan for the proposed street development of the northerly portion of Torrance Blvd. between Western Ave. and Denker Avenue.

Mr. Peebles, in his memo dated July 22 and addressed to the City Manager, had stated that a cursory view of the situation had made him believe that this would create many problems for us, and that the problem must be studied from Cabrillo to Western.

Councilman Benstead moved to concur with Mr. Peebles.

Motion seconded by Councilman Drale.

Mayor Isen suggested that Mr. Peebles write a tactful letter to the City of Los Angeles on this.

Councilman Blount was opposed to the recommendation.

Councilman Jahn asked to discuss this, saying that since we have made several requests of Los Angeles to get busy and finish the street, he did not think we should now merely give up on it. Under this recommendation, he felt that was what we should be doing. It was Councilman Jahn's belief this should be held for study. There had been a study of it once, and he thought Mr. Peebles should be able to work at this once in a while and come up with an answer, and that the traffic engineer will be here to work on this eventually.

Councilman Blount recalled that we had one of the most prominent, if not the most prominent, traffic engineers in the country working on this, and he had told us it should be a one-way street.

Mr. Peebles said a study should be made so we can be sure that the City of Torrance will benefit from this as well as the City of Los Angeles.

Councilman Beasley said our Engineering Dept. has made a study on the change of the corner where Torrance Blvd. and Cabrillo intersect.

Councilman Beasley moved a substitute motion, to notify the City of Los Angeles that we have the matter under consideration and will do our utmost to get favorable consideration for it, and that we will refer it to our traffic engineer for consideration.

Councilman Blount seconded the substitute motion.

Councilman Bradford protested, saying they are talking about turning this over to a traffic engineer, and we do not know when he will be here.

Councilman Beasley said we have budgeted for him this year. He felt this is actually the same thing that Mr. Peebles had said in the memo, but the intention of his substitute motion is that we would keep the City of Los Angeles in a good frame of mind.

The motion was read at the request of the Council.

Councilman Blount felt the difference was that the substitute motion gave notice to Los Angeles.

The substitute motion carried unanimously by roll call vote.

2. With a letter dated July 23, 1959, the Assistant City Manager submitted the following recommendations for the Council's consideration and approval:

BIDS: Bids for custodial supplies for fiscal year 1959-60 have been checked by Mr. Guy Hight, Head Custodian, and analyzed by the City Manager's office. Bids were received from 10 vendors. Keep Clean Products, 1924 Pacific Coast Highway, Lomita, was low bidder on 28 items; Tested Products Co., 7108 So. Central Ave., Los Angeles, was low bidder on 23 items; Easterday Supply Co., 901 E. 61st St., Los Angeles, was low bidder on 33 items; and, Blake, Moffit & Towne, 903 Fairbanks Ave., Long Beach, was low bidder on one item.

"It is recommended that custodial supplies for the 1959-60 fiscal year be purchased from the aforementioned companies, the low bidder in accordance with the terms of the proposals opened at 10:00 A. M. June 24, 1959, in the Council

Chambers, and that all other bids be rejected.

"A schedule indicating the unit price for each item as indicated on the bid proposal was submitted indicating supplier submitting the low bid.

APPROPRIATIONS:

1. To Los Angeles County, \$655 for set of Assessor's maps of Torrance. These maps, a budget item, indicate all lot splits and identify each parcel according to Assessor's Book, Page and Parcel Numbers. This information is required for lighting and weed abatement assessments in addition to general engineering needs.

2. Appropriation in the amount of \$6,805.35 is requested in connection with resurfacing work required on Prairie Ave. between 174th and Redondo Beach Blvd., material to be delivered and spread by Contractors Asphalt Co. at the yearly contract price accepted by the Council. A portion of this work is required due to storm damage occasioned in the past and approximately \$4,300 of the total amount will be recovered from the State upon completion of the work.

3. Appropriation in the amount of \$353.60 is requested for the purchase of materials to be used in the construction of the Police Traffic Division offices. This project is budgeted and has had the prior approval of the City Council. Materials are to be purchased from Paramount Bldg. Supply, the low bidder.

Councilman Blount moved to concur with the recommendations of Mr. Bone under "BIDS" and "APPROPRIATIONS".

Motion seconded by Councilman Bradford, and carried by the following roll call vote:

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

NOES: COUNCILMEN: Benstead.

ABSENT: COUNCILMEN: None.

Councilman Benstead said he had voted against this because he did not like like the way these items were presented.

Councilman Jahn said that since we had finished a classification on the Agenda, he would move to take from the table the matter of establishing a policy re leasing the 9 acres at Crenshaw and Highway 101.

Motion seconded by Councilman Beasley.

Mayor Isen said he would rule this motion out of order until the agenda was finished.

Councilman Jahn referred to Robert's Rules of Order, Page 54, saying that it is shown there the motion as presented is in order.

Motion failed by the following roll call vote:

AYES: COUNCILMEN: Beasley, Blount, Jahn.

NOES: COUNCILMEN: Benstead, Bradford, Drale, Isen.

ABSENT: COUNCILMEN: None.

COMMUNICATIONS FROM DIRECTOR OF FINANCE:

1. A July 21, 1959, letter from Jerome I. Scharfman, Director of Finance, read as follows:

"Pursuant to the instructions given me at the Council Meeting of June 23, 1959, I am hereby informing your Honorable Body that

the thirty-five day period for retaining 10% of the contract price for the Carson Street Improvement done by Norwalk Asphaltic Concrete Inc. has expired.

"The amount so retained, \$7,009.92, is in the group of warrants presented at this meeting for your approval."

Councilman Drale moved this be filed as a matter of record. Councilman Blount disagreed with the motion, and asked why this was here.

Motion lost for lack of a second.

Mr. Scharfman was present, and said the Minutes of the June 23 meeting of the Council show that he was instructed to notify the Council when this was due for payment. He said he knew of no reason why it should not be paid.

Mayor Isen said in the meantime there had been a dispute over \$14,000; it had been referred to Mr. Peebles. If the City has monetary claims against Norwalk Asphaltic Paving, he would not be in favor of releasing the money.

Mr. Peebles said the \$14,000 has been deducted from the final payment, and the rest of the money at this time is being held for a set period of time.

Councilman Benstead asked if he had found any further discrepancies in their work, and Mr. Peebles said he had not.

Mayor Isen asked if Mr. Peebles had looked any further, and Mr. Peebles said he had not.

Councilman Benstead thought we should have a Grand Jury investigation, as he felt sure someone besides Mr. Patrick is involved in this.

Councilman Jahn asked if we do not require a bond, and the City Attorney said we do.

Councilman Jahn moved that until evidence is presented to the Council that they have posted a bond guaranteeing no liens, and that the bond is in force, that the 10% withheld not be paid.

Motion seconded by Councilman Beasley.

Mayor Isen thought the money should not be paid until all claims have been settled.

Councilman Jahn asked if the contract did not obligate us to pay the money.

Mr. Scharfman said it does, 35 days after the work is accepted by the Council; he said this is stated in the specification under which the work was bid on.

Councilman Jahn said we could be sued, and would have to pay the \$7,000.

Mayor Isen said we may have a counter claim if Mr. Peebles does more coring of streets they laid in the City.

The motion was read to the Council.

Councilman Jahn said it was our policy to accept bonds.

The City Attorney said the lien bond is the best protection the City has. He explained this in detail, saying he believed the lien bond should be required as a part of the contract by policy.

Councilman Drale asked the City Attorney if he had a recommendation, and the City Attorney said he would be prepared to make a recommendation next week.

Councilman Drale said that according to the contract this must be paid now, and he suggested referring it to the City Attorney for a recommendation.

Councilman Beasley asked if this is in the warrants to be approved tonight, and Councilman Blount said it was, but he had not yet approved it.

Councilman Jahn believed it had been specified that we should

have satisfactory evidence that there would be no liens. No one can ask more than that, he said. If the 35 days have expired, he believed we could take the time to ascertain that there would be no liens and still not jeopardize our position.

Councilman Drale thought it would be more to our advantage to refer this to the City Attorney for study and a recommendation.

Councilman Blount said the warrant was in front of him, unsigned. He hoped to protect everyone from a lawsuit. He referred to that section of the Minutes of June 23 concerning this. He said we have filed no counterclaims. They can get this money and damages besides if we do not pay them now.

Mayor Isen felt no fear of a suit, saying the damages would only amount to interest.

Councilman Drale felt there would be no justifiable claim against the City if this had been referred to the City Attorney.

Mayor Isen said Norwalk Asphaltic Paving had bills in here for \$14,000 which would have been paid except for vigilance on the part of the Department of Public Works; their own attorney had said \$10,000 of the billing was not proper. We have many points of difference with them which should be settled. He felt no hurry about paying them the \$7,000 for that reason.

Councilman Jahn's motion carried unanimously by roll call vote.

Mayor Isen asked the Director of Finance if he needed a special motion to strike that warrant from those approved for payment tonight, and Mr. Scharfman replied it could be specifically excluded from the motion to pay the bills.

COMMUNICATIONS FROM THE CITY ATTORNEY:

1. With a July 17, 1959, letter, the City Attorney submitted to the Council a request from Aeronca Mfg. Corp. that the term of Parcel B under their lease be changed to expire September 16, 2007, instead of September 16, 1969. This lease is for their parking area.

Councilman Drale moved to refer this to the Airport Commission. Motion seconded by Councilman Benstead.

The Attorney said the Airport Commission had seen this; when the lease was drafted, Airport Manager Egan, City Manager Stevens, and he had cut it because of the possibility of interference with the taxiway to be constructed in the future. He did not think it would hurt anything to grant this because of the 1-year cancellation clause.

Councilman Jahn moved a substitute motion, to concur with the request. Motion seconded by Councilman Beasley.

Councilman Drale moved to table this for one week for a written report.

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

COMMUNICATIONS FROM THE DEPARTMENT OF PUBLIC WORKS:

1. A July 22, 1959, application from the Deseret Sign & Neon Co., signed by Ed. Gillespie, asked permission to erect a double-faced neon sign, as per sketch and plot plan submitted. They asked to install this so it can be read from as far as possible, and they hope from Pacific Coast Highway.

A comment from Bldg. Supt. Schiens, which had been approved by Wade E. Peebles, Director of Public Works, reported that the sign is in excess of the area permitted for a pole sign. The actual area of the sign will be 72 sq. ft., extreme perimeter 97 sq. ft., and the occupancy frontage of the store is 18 ft. Mr. Schiens did not feel the sign should be approved, and gave his reasons for that.

Councilman Beasley moved to refer this back to Public Works for an address to be shown, saying he would not vote on it until he knows where it is.

At this time, Mr. William Becker of Aeronca asked to be heard on their application, saying it had been approved by the Airport Commission at the first meeting with them; the Council had approved it as first submitted, but this change had been made when the lease was drafted.

Mayor Isen said the communication had left the Council in the dark on all this.

Councilman Blount said he would insist on one more week of delay for the explanation the Council needs.

Mayor Isen invited Mr. Becker to attend the next Council meeting.

Councilman Beasley's motion was lost for lack of a second. Councilman Benstead moved to concur with Mr. Schlens' recommendation.

Motion seconded by Councilman Jahn.

Mr. Schlens said the sign will be on the new building just south of 242nd on Hawthorne, where the turn is. The sign will be right on the curve, and will probably block any other signs.

Councilman Jahn withdrew his second, and asked to have this back next week with the address shown.

There were no objections and it was so ordered.

2. With a July 23, 1959, letter, W. E. Peebles, Director of Public Works, submitted an application from Krutoff & Krutoff to erect signs at 3 locations:

- one in front of an apartment house they are now building at 3544-46 Garnet St.,
- one on private property at the NE corner of Hawthorne and Emerald, and
- one on private property on Torrance Blvd. 600' east of Amie.

The signs will advertise the apartment house. Signs shown as two and three will require Council approval as billboards as well as requiring a bond. As Mr. Krutoff is pioneering in apartment house construction in Tract 3458, Bldg. Supt. Schlens recommended approval of these signs with the usual six months time limit. He further requested that if the bonding company concurs, that one bond be permitted to serve all three signs. Mr. Krutoff has presented me signatures of approvals from the owners of the property where the second and third signs listed are to be built.

Councilman Jahn asked why the signs should not each have their own bond, and Mr. Schlens said that has been the policy, however, his department is getting overloaded with bonds. The ordinance does not specify that each sign must have its own bond, and it would simplify the work in his office to have one bond covering the several signs.

Councilman Benstead explained to him that the \$500 bond per sign had been set for the specific purpose of discouraging billboards.

Councilman Jahn moved to grant the request, but to require the \$500 bond for each sign.

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

Engineering Matters:

1. FINAL TRACT MAP NO. 24603: Subdivider: R. A. Watt Construction Co. Tract located southerly of Emerald St., easterly of Henrietta St. and westerly of Victor St., containing 105 lots.
The letter of transmittal dated July 23, 1959, from W. E. Peebles, Director of Public Works & Acting City Engr., was accompanied by:
 - a) July 16, 1959, letter from Plng. Director transmitting Planning Commission recommendation for approval;
 - b) Excerpt, Apr. 1, 1959, Planning Minutes;
 - c) July 14, 1959, letter from Dominguez Water Corp., s/Alex Lawrence, saying they will serve water to the tract;
 - c) Southern Calif. Edison Co., Mar. 17, 1959, re poling plan;
 - d) Location sketch.

Planning Director Powell said this Final Map is substantially the same as the Tentative Map.

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

Motion seconded by Mayor Isen.

Councilman Drale asked if the drainage on this property goes to the big sump on Henrietta, and Mr. Powell said it does.

Motion carried by the following roll call vote:

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

NOES: COUNCILMEN: Benstead, because the lots do not conform to our requirement.

ABSENT: COUNCILMEN: None.

Councilman Jahn left the Council Chamber at 9:07 P. M.

2. FINAL TRACT MAP NO. 24938: Subdivider: Robert B. Jahn. Tract located northerly of 231st St., easterly of Arlington Ave., containing 26 lots.
The letter of transmittal dated July 23, 1959, from W. E. Peebles, Director of Public Works & Acting City Engr., was accompanied by:
 - a) July 23, 1959, letter from Plng. Director submitting Planning Commission recommendation for approval;
 - b) Excerpt, Plng. Commission Mins. of June 17, 1959;
 - c) July 23, 1959, letter from Water Dist. #3, s/A.E. McVicar, saying City will serve water to tract;
 - c) June 17, 1959, letter from Dir. of Public Wks., reporting on tract and that it conforms to tentative map;
 - d) Mar. 26, 1959, letter from L. A. County Flood Control District reporting this reasonably free from flood hazard;
 - e) June 11, 1959, letter from Sou. Calif. Edison Co. re poling plan;
 - f) Location sketch.

Councilman Drale asked about the drainage on this tract, and Planning Director Powell said the tract drains to the new street and flows to Arlington.

Councilman Blount said the chart given the Council shows this drainage flows east.

Mr. Dan Francis of Arrow Engineering, representing the subdivider, said they had originally planned to have 231st drain to the entry street and then south to the low spot of the area. Since that time, they have changed that; the drainage will be to Arlington, then off Arlington about 100' south of the street and the water will then leave Arlington and go to the pond area. If a storm drain is put into the area, that pond water will be drained away.

Councilman Bradford said after a storm, that area is covered by a pond for weeks.

Mr. Peebles said he had requested that this be drained to a low street area because it will be cheaper for the City than to have to go into private property to drain.

Councilman Bradford said this would drain to the Wurtz property, and he would not vote for it.

Councilman Benstead asked why we are not getting the 27' for the south side of that street, and Mr. Francis said they had tried, but had not been able to get the land. The subdivider is now paying the costs of condemnation to get the extra 10' he is providing.

Councilman Drale did not object to that, saying it follows established policy; but 231st and Arlington is already very low and this will add more water to a bad street condition.

Councilman Beasley pointed out that the City's Director of Public Works had asked for the drainage to go there.

Councilman Drale said it has been customary for the subdivider to put sumps in to drain tracts.

Councilman Beasley thought the engineers should decide what would be best.

Mr. Francis said the low point is almost due south from Andreo Place; the elevation is 62.5' there, and the elevation on Arlington is about 64.5'. The water will flow from Arlington to the low point. The problem is the same one we have had before. The area is so flat, and there is a natural settling basin and all the drainage goes there. He did not believe this particular subdivision would increase the water in the pond area measurably. He added that they had tried to get the people who have the oil wells in that area to allow them to put sumps on the oil well lots, but they had not been allowed to do so. If they drain as they originally planned, they will isolate the low point where any drain will go.

Councilman Blount asked if the flow had been changed since the map was made, and Mr. Francis said they had.

Councilman Drale moved to refer this back for corrective study by the Engineering and Public Works Departments, to correct the drainage. He said he was not opposed to the tract, but this would be the diversion of water on to 231st Street.

Motion seconded by Councilman Bradford.

Councilman Beasley asked the City Attorney if the change in flow here represented a substantial change from the Tentative Map.

The Attorney said he would have to check this with engineers before he could say.

Director of Public Works Peebles said the direction of flow change would be a substantial change, but this area all did drain originally to Arlington and 231st. The direction has been changed to flow around an area and back. The water had always accumulated at this point.

Councilman Blount asked if we would be diverting water if this is allowed, and Mr. Peebles said he did not believe we would be diverting water, but we will be increasing it by a small amount.

Councilman Drale asked if the subdivider is not supposed to make provisions for the extra water.

Mr. Peebles said he did not believe the subdivider was 100% responsible except for the area on which he built. In this instance, he would be giving relief to a small area he has subdivided.

Mayor Isen asked the City Attorney what this would do if the Tentative has already been approved if this map is not.

The City Attorney said the rule is that if the final map conforms substantially to the tentative, it must be approved. It seems, from what Mr. Peebles said, there has been a substantial change in the Final Map. That is a question of judgement. If there is a substantial change, the Council may deny this map.

Councilman Beasley asked the Director of Public Works if this was a substantial change.

Mr. Peebles said the map is correct to a certain point, and then we had requested them to change the drainage.

Councilman Beasley asked if this was a substantial change, and Mr. Peebles said he would have to say it was.

Mr. Francis reported to the Council that the little map to which they had reference here was not prepared by him, but in our own Planning Department; he felt that he had shown the flow correctly on his map. The maps presented here did not show the water going to Arlington.

Mayor Isen felt the motion was in order, and felt the subdivider and Mr. Francis could work this out.

Councilman Blount asked to amend the motion to ask for a clarification in writing of this whole matter from Mr. Peebles.

Councilman Drale accepted the amendment, and it was accepted in the second.

Mr. Gale Whitacre, who lives on 233rd St., spoke to the Council concerning the danger of flooding on Arlington at 231st, saying he believed the tract would be a desirable addition to the area but hoping some other drainage solution could be found.

Motion, as amended, carried by the following roll call vote:
AYES: COUNCILMEN: Beasley, Benstead, Blount, Bradford, Drale, Isen.

NOES: COUNCILMEN: None.

ABSENT: COUNCILMEN: Jahn.

Councilman Bradford asked how the little map had found its way to the Agenda if it was not the proper map to accompany the letter of transmittal.

Mr. Peebles said this was his own fault; it had been submitted by engineering and he had overlooked it when sending this to Council.

Councilman Jahn returned to the meeting at 9:25 P. M.

REPORTS:

1. The Office of the City Clerk reported that the reports of the General Manager and Chief Engineer and the Controller for the Metropolitan Water District for June, 1959, are on file in that Department.

RESOLUTIONS:

1. RESOLUTION NO. 3744

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 Benstead moved to dispense with further reading of Resolution No. 3744.

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

Councilman Benstead moved to adopt Resolution No. 3744.

Motion seconded by Councilman Drale, and carried by the following roll call vote:

- AYES: COUNCILMEN: Beasley, Benstead, Drale, Jahn, Isen.
- NOES: COUNCILMEN: Blount, Bradford.
- ABSENT: COUNCILMEN: None.

2. RESOLUTION NO. 3745

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BY AND BETWEEN THE CITY AND THOMAS H. SEARS, AN INDIVIDUAL, DBA SEARS VENDING SERVICE FOR CONCESSION SERVICE IN PARKS AND PUBLIC BUILDINGS.

Councilman Benstead moved to dispense with further reading of Resolution No. 3745.

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

Councilman Benstead moved to adopt Resolution No. 3745.

Motion seconded by Councilman Drale.

Councilman Blount asked why this was written for a 2-year period.

Mr. Scharfman told him that to render this service required quite a large investment, and the concessionaires could not make the investment for a 1-year contract.

Motion carried unanimously by roll call vote.

3. RESOLUTION NO. 3746

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BETWEEN THE CITY AND COMMERCIAL BUSINESS SERVICE, INC., RELATIVE TO I.B.M. BILLING SERVICE FOR REFUSE COLLECTIONS.

Mayor Isen moved to dispense with further reading of Resolution No. 3746.

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

Councilman Jahn moved for adoption of Resolution No. 3746.

Motion seconded by Councilman Drale, and carried by the following roll call vote:

- AYES: COUNCILMEN: Beasley, Bradford, Drale, Jahn, Isen.
- NOES: COUNCILMEN: Benstead, Blount.
- ABSENT: COUNCILMEN: None.

4. RESOLUTION NO. 3747

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING A CIVIC CENTER PROMOTION COMMITTEE AND DESIGNATING ITS ORGANIZATION, POWERS AND DUTIES.

Councilman Jahn moved to dispense with further reading of Resolution No. 3747.

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

Councilman Jahn moved to adopt Resolution No. 3747 with the deletion of Section 2, Appointment (Alternative).

Motion seconded by Councilman Blount.

Councilman Benstead asked if this did not give the Committee the power to hire, and the City Attorney said it did not.

Mayor Isen asked what is meant by the term 'appointing authority' in the last line of Section 2, saying it was not clear.

The City Attorney said he would be glad to rewrite this if the Council wished. Each Councilman has the right to make two appointments.

Mayor Isen felt this would pose many problems; he asked what would happen if there were a vacancy and the Councilman who had appointed the original member were no longer on the Council, saying we have an election coming up in the spring of next year.

The City Attorney said each Councilman could be given a number, and whoever replaced him could make such an appointment. He felt the Council should decide this.

Councilman Benstead asked if this deprived the Park & Recreation Commission of any of their authority, saying he thought they had the duty of planning parks.

Mayor Isen felt it would not be possible to follow these lines of succession. He said he was interested only in seeing a well-rounded Committee. He said he was willing to give up his right to appoint three members of the Committee, but he could not imagine 14 people getting together and trying to find the 15th member of the Committee.

Councilman Beasley pointed out that the intention of this was to recognize that we have a major problem in developing our Civic Center. Anyone who uses the Committee for political ends is not working in favor of the City. The people appointed to the Committee should be of the highest calibre. He felt that reappointments would pose no problem.

Mayor Isen felt this Resolution was a good thing; he had no objection except to the form. He felt it should follow the form of the Ordinances setting up our Commissions. The appointments made under those Ordinances follow the democratic process. To follow this procedure would lead to chaos. He pointed out that he had been elected by the people as the Mayor of this City, and he did not feel this Resolution followed the precedents we have had.

Councilman Jahn stated he did not understand this argument, as this is not to be a Commission; simply a temporary Committee. It is to be set up for a special purpose, and it can be disbanded at any time that 4 members of the Council so desire.

Mayor Isen thought the Council could do the same with any Commission except the Planning Commission.

Councilman Blount called for the question on the motion.

Motion carried by the following roll call vote:

AYES: COUNCILMEN: Beasley, Blount, Bradford, Drale, Jahn.

NOES: COUNCILMEN: Benstead, Isen.

ABSENT: COUNCILMEN: None.

5. RESOLUTION NO. 3748

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
COMMENDING THE TORRANCE ROTARY CLUB FOR ITS GENEROUS
DONATIONS TO PARKS IN THE CITY.

Councilman Benstead moved to dispense with further reading of Resolution No. 3748.

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

Councilman Blount moved for adoption of Resolution No. 3748.

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

ORDINANCES:

1. ORDINANCE NO. 1118

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING CERTAIN TRAFFIC CONTROL MEASURES PURSUANT TO ARTICLE IV, SECTION 17.35 OF "THE CODE OF THE CITY OF TORRANCE, 1954."

Councilman Beasley moved to dispense with further reading of Ordinance No. 1118.

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

Councilman Drale moved for approval of Ordinance No. 1118 at its first reading.

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

2. ORDINANCE NO. 1119

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING ARTICLE IV TO CHAPTER 22 OF "THE CODE OF THE CITY OF TORRANCE, 1954" ESTABLISHING A "POLICE RESERVE CORPS" IN AND FOR SAID CITY; AND PROVIDING FOR THE FUNCTIONING OF SAID CORPS AND OF THE MEMBERS THEREOF.

Councilman Benstead moved to dispense with further reading of Ordinance No. 1119.

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

Councilman Benstead moved for approval of Ordinance No. 1119 at its first reading.

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

ORAL COMMUNICATIONS

1. The City Attorney recommended that the #1 man on the list for Assistant City Attorney, Mr. Robert Dower, be appointed. He said there is a definite method of appointment. Under the Charter, the appointment must be made by the Council on his recommendation. The City Manager had also interviewed the applicants, and agreed with the City Attorney on Mr. Dower's appointment. City Attorney Remelmeyer said Mr. Dower is now associated with the firm of Stanton & Stanton, Beverly Hills. He had worked about 5 years as a house counsel for a large bakery in Chicago, and had a couple of years in Washington as a government attorney. The City Attorney felt the #3 man might have been selected as the #2 man except for a Veterans' preference. The City Attorney felt that Mr. Dower, the #1 man, in line with the

Council's policy of choosing the #1 man on a list, should be given this opportunity. Mr. Dower is 47 years of age, and presents a good appearance. The City Attorney believed that Mr. Dower could deal with the public, the Council, and the Commission. His background is a good one. He does not have experience as a City Attorney, but those City Attorneys who had examined him thought his general knowledge made up for that lack.

Councilman Blount moved to concur with the recommendation of the City Attorney.

Motion seconded by Councilman Drale.

Mayor Isen asked when Mr. Dower could come to work, and the City Attorney said within a short period of time, but no specific date could be given right now. It might be 2 or 3 weeks.

Motion carried unanimously by roll call vote.

Mayor Isen suggested to the City Attorney that he be very watchful of this gentleman during the probationary period.

2. Director of Public Works Peebles offered to give an oral report on the conditions on Bluff Street, but he was told to prepare this in writing and put it on the next Agenda.

3. Assistant City Manager Bone reported that Item H-3 on this Agenda showed that it had borne 9 signatures; it had borne 25, and he asked that this be corrected in the Minutes.

There were no objections, and it was so ordered.

4. Councilman Beasley said he believed that Rancho Days this year had contributed to the stature of the City, and those people responsible for it should be congratulated.

5. Councilman Benstead noted that most other cities have the name of their City on all their equipment such as cars, trucks, etc., and he moved that the City of Torrance adopt that policy.

The Director of Public Works said he is working on that now. He and the City Manager are working on plans for a seal.

Councilman Drale seconded the motion.

Councilman Bradford thought the equipment should all be cleaned well before that seal goes on it.

Councilman Benstead asked why Truck #232 was sold.

The Director of Public Works did not know.

Councilman Benstead said he had seen it recently, and the number is still on it, which should have been scraped off when the truck was sold. He said it is still a good looking truck.

The motion was ordered carried as there were no objections.

6. Councilman Blount referred to the matter of the dump on the old Foley property; he said he had read the Minutes of the Staff meeting which considered this, and he wanted to know from the City Attorney what is being done.

The City Attorney said at the meeting of the Staff and the City Prosecutor, he had requested that everyone in the City who has had any problem with the Foley property or owners inform the prosecutor of it fully, so the prosecutor would know everything that has been wrong. The Monday following that meeting, the City Attorney had a discussion with the prosecutor, who is getting in touch with Messrs. Foley and Caswell to try to find out what they will do to correct the existing conditions and when they will do it, and preparing criminal complaints and injunctions against the violators.

Then Councilman Blount asked when we would do it.

City Attorney Remelmeyer explained that there is no use in filing criminal complaints unless we have facts straight; it may be better to file injunctions. We are trying to get voluntary compliance.

Councilman Blount outlined his feelings in this matter; he felt Mr. Foley had not complied with our grading ordinance. He thought we should prosecute. He said the man from the Health Department had been at the meeting, too; and said he wanted the record to show that one statement in those Staff Minutes corrected. Councilman Blount asked that those Minutes be corrected to show that the water is not seeping into that sump, but there is a ditch into it from the dairy, and the water is being drained into the sump. He said this was a violation of our ordinances and of the Health Department's rules, and asked that the record show this. He asked how long we would have to wait to take action.

The City Attorney said Mr. Catterlin is now trying to find whether an injunction would be more effective than a criminal complaint. He will file on anything and everything we find from which we will benefit. We will file as soon as we are sure we will benefit from it.

Councilman Bradford asked what we can do if a man violates the ordinances of the city, and the City Attorney replied that a great deal would depend upon the ordinance violated.

The City Attorney said this will undoubtedly go to court; Mr. Foley will probably get an attorney, and plead not guilty. The judge will probably give him an extension of time to clean up his property, which he will do. Upon cleaning up the property, and proving that he has, Mr. Foley will probably be successful in getting the case dismissed.

Councilman Beasley thought we could file a complaint and send a policeman up and arrest this man.

The City Attorney explained that we must have proof of what he is doing that is illegal.

Councilman Bradford said he was happy to know that in times of dire necessity we can get a bunch of working men together to get things done, and said that the delays of the law cause him great concern.

Councilman Blount repeated his statement that the sump on the Foley property is a danger and a nuisance, and that the dairy across the street is draining dirty water into it and creating a health hazard.

Mr. Stanley Voges, from the dairy mentioned by Councilman Blount, came forward. Mr. Voges said that until he had read the newspaper articles about Councilman Blount's previous statements about this sump, he had not been aware that the sump was a violation of the City's ordinances. He said he was not aware of the City's problems with Mr. Foley, and claimed that he had been so busy with his own affairs he had not kept abreast of the Foley problems. Mr. Voges went on to say that upon reading in the newspaper of the problems about the sump on the Foley property, he had stopped using the ditch, and has not used it since last Monday. He sprays every day at the dairy, and there are no mosquitoes there.

Councilman Blount said he was interested only in the health and welfare of the people of the City, and asked that the record show that he considered the sump a danger and a nuisance. There is water standing in it. He wants whatever can be done to eliminate it done, and promptly.

Mr. Voges said he would always cooperate with the City if he were notified that his cooperation was needed.

7. Councilman Blount told the Director of Public Works that he thought we had laws and ordinances on the books concerning open sumps. Councilman Blount had read in the paper today that a goat had drowned in a sump in this City, and it could just as easily have been a child. This is the second time within a month that this sort of thing has been called to the attention of the public, and he asked when Mr. Peebles was going to enforce the laws on sumps, oil wells, etc., which are a real danger to children.

Planning Director Powell said by the time the oil well ordinance is effective each oil well operator in the City will be on notice.

Councilman Blount wanted an answer from the Director of Public Works, saying he was the responsible person in this matter.

Mr. Peebles said enforcement will begin at once.

Councilman Blount asked him to be sure this is done. He wanted the record to show that he has been told we will start immediately and that in 60 days he wants a complete report re every sump in this City.

The Director of Public Works said it will be done within 30 days.

Councilman Blount directed that the record show this statement.

Mayor Isen said this has been going on for years and this is the first time the Council has had such a good answer to a request that something be done to alleviate the existing conditions.

Councilman Beasley said the new ordinance will be of great help in clearing up the conditions discussed here tonight.

8. Councilman Jahn said there was a letter under information only saying some people had apparently been operating a business without a license on the Airport, in violation of the airport ordinance.

Airport Manager Egan said that was right.

Councilman Jahn moved this matter be referred to Mr. Egan and the License Inspector and upon verification of the facts that the people be ordered to comply or cease operations.

Motion seconded by Councilman Blount.

Mr. Egan said the operator had been contacted in writing prior to the date of the letter on the agenda, and on July 20 the man had replied and said he would establish a business, but three days later he had moved off the airport and terminated his tie-down privileges. As to Mr. Clark, he has vacated the airport and returned to Compton, from whence he came. Mr. Egan pointed out that there is continual change at the airport.

Councilman Jahn withdrew his motion, with permission of the second.

9. Councilman Jahn did not know whether Councilman Beasley's statement of policy is in order here or not, saying he did not know whether the other Councilmen object to it or not. Concerning the 9 acres at Crenshaw and Highway 101, that some of the people who had wanted to lease there some time ago if the Council had expedited the lease are now located on property near the new South High School. We still have a vacant piece of ground covered with weeds. He thought the only way to do this is to set up a statement of policy so people will know how things are going. He would like for the Council to consider this particular matter and get their views down on paper. Then they would have something so prospective lessees would know what the Council wants, and could give us a proposal on a standard basis. He moved the statement be

taken from the table, saying he referred to the statement tabled earlier in the evening.

Councilman Drale said according to the records, Councilman Jahn had made the statement that we should do nothing with the property until the reversionary clause has been removed and we had adopted a policy of not having a gas station there until we have all the property leased. Now, Councilman Drale went on, it is here again. According to this it would be all right to have a gas station and get it leased to someone other than the prime lessee and let them get the revenue; the City can lease that corner out tomorrow for \$9,000 a year, Councilman Drale said, and asked if it would be all right with the Council if the City leased that 150' x 150' corner to a major gas company.

Councilman Jahn said Councilman Drale's statement was not correct. His motion did not say we should take the land off the market until the reversionary clause was taken off. He said it had been a policy of this Council not to have an individually leased gas station on that corner. He is opposed to that and will be until he can see we are never going to lease the entire parcel of 9 acres, because he felt such a lease would ruin the value of the 9 acres.

Councilman Blount said he felt everyone is heading in the same direction here, and that the Councilmen would want to look the statement over and make suggestions and corrections. He thought Councilman Beasley was proper in trying to establish guides for the bidders on the property. He did not agree with all the statement, but felt if the Councilmen looked at it with an eye to the overall problem, they would see most of it was in line with policy, so everyone would be bidding on the same thing when they came in to bid and the Council could see which bid offered the most to the City. He asked if the entire Council did not agree that there should be some blue print to follow.

Councilman Drale said he did, but he said Mr. Beasley had not followed the appraisal of December, 1958.

Councilman Blount said Councilman Drale would be able to point that out in his recommendations on this.

Mayor Isen ruled Councilman Jahn's motion out of order, as it had been made twice this evening, and he explained that Robert's Rules of Order do not necessarily rule these meetings. He said the motion had lost anyway for lack of a second.

Councilman Drale moved to table this matter until the reversionary clause is lifted from the airport property.

Mayor Isen said with reference to Councilman Jahn's idea, concerning those people who had moved down the street, we could not be sure they would have moved to the airport corner. He felt these rules presented here would keep us in a narrow channel, and was not in favor of such action. He referred to the appraisal by Mr. Martin and the statement in it about a service station on the corner. He said we can get \$9,000 for it, and can still develop the rest of the land. He would favor that.

Councilman Drale said the outline from Mr. Beasley would allow the service station to pay the city less than the 1-3/4¢ per gallon they can get from that station.

Councilman Jahn said he knew about the businesses he had referred to, saying the ones he had in mind had made tentative agreements with Eltinge Associates.

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

10. Dick Fitzgerald, Manager of the Chamber of Commerce, thanked the Council and City Departments for the fine cooperation given to the Chamber during Rancho Days this year. He said they had made a minimum of \$2,000 and reports from the various organizations were not in yet. He thought that about \$2,500 had been made for the float which will be about half the money needed for it. 38 organizations participated in the affair this year, more than in the past. In the past, none of them have made less than \$200. The police have informed the Chamber that no real problem had existed this year except for a lot of hard work. The Fire Dept. had reported this was the safest carnival they have inspected. The parade was held down this time in size because it had been too long in the past. Most people had liked the idea of having the parade later in the day because it is cooler then. It was the cleanest carnival we have ever had here, he added, saying there had been fewer problems than ever before.

Mr. Fitzgerald thanked the police and firemen and everyone who had helped the Chamber with this large project.

11. Mayor Isen welcomed Mr. Bill Shawger to the audience, and Mr. Shawger thanked him for this courtesy, adding that he had nothing to say to the Council this evening.

12. Councilman Blount moved that all bills properly audited be paid with the exception of Voucher #05401 in the amount of \$7,009.92 to Norwalk Asphaltic Concrete, Inc.

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

13. The meeting ADJOURNED at 10:35 P. M.


 City Clerk of the City of Torrance,
 California

APPROVED:


 Mayor of the City of Torrance