

I N D E XCouncil Meeting Held April 25, 1961, 8:00 P.M.

<u>SUBJECT</u>	<u>PAGE</u>
5. Approval of minutes of previous meeting	1
6. Approval of demands	1
Placing of CMA sign approved	1
Jump n'Jack sign approved	2
Parasol sign approved	10
HEARINGS:	
7. Case No. 706, Cake, Variance, approved	2
PLANNING MATTERS:	
8. Waivers W-208, Reynolds, approved	2
W-212, Henkhaus, approved	2
9. Myers, zone variance, Case 670 held 1 week	2
10. Resignation of Hanson from Library Commission	3
11. Watt request re J-block foundation granted	3
12. Lomita Property Owners re flying schools, filed	3
13. Torrance Youth Baseball Council re parade, filed	3
14. Highway Division re rerouting of equipment, filed	3,4
15. Transmittal of 4 tax deeds for acceptance, accepted	4
16. COMMUNICATIONS FROM RECREATION DEPARTMENT	
Vel's Ford bid for station bus accepted	4
COMMUNICATIONS FROM DEPARTMENT OF PUBLIC WORKS	
17. Filling of property at 226th and Ocean, ref. back	4,5
18. Drainage improvement fees, Del Amo Center, held 1 wk.	5
19. Chain Link Fence around Walteria Lake Sump, notice of completion accepted	5
20. Installation of sewers in Emerald, notice of completion accepted	5
AIRPORT MATTERS:	
21. Black lease proposal, held 2 weeks	6
22. Sale of stock in Aero-Care, held 2 weeks	6
23. JJB Enterprises re Kart Track, referred to Committee	6
24. Recommendation re additional administrative charges Referred to Airport Commission	7
25. City Manager's recommendations:	
Porter to San Diego, approved	7
Northington to Fresno, approved	7
Retention of County Civil Service Bd to draft Civil Service Ordinance, rejected	7
Acceptance of bids	
8. Library furnishings to Brodart	8
Library furnishings to American Seating	8
9. Remodeling at Madrona and Garnet	8
10. Improvements at Adult Center	8
26. Complaint of K. F. Jansen, concurred, with conditions	8,9
27. Resignation of C. L. Bone	9
28. Report of receipt of summons & complaint in case of Moffett vs. City, et al, ref. Legal Dept	9,4
29. PROCLAMATIONS: 4 tax deeds for acceptance, accepted	4
16. COMMUNICATIONS FROM RECREATION DEPARTMENT	
Clean-up, Paint-up, Fix-up Month	10
Vel's Ford bid for station bus accepted	10
COMMUNICATIONS FROM DEPARTMENT OF PUBLIC WORKS	
Law Day USA	10
17. Filling of property at 226th and Ocean, ref. back	11,5
30. Authorization of bids on Airport Fire Station	10
31. Stevens re Library building	10
32. Deadline for City Manager applications	10
33. Stevens re Planning Director specifications	10
34. Stevens re 2300 block on 166th Street	10
35. Nollac re boring tests at sumps	10
21. Black lease proposal, held 2 weeks	6
Edith Shaffer	INDEX
Minute Secretary	1.
24. Recommendation re additional administrative charges Referred to Airport Commission	7
25. City Manager's recommendations:	
Porter to San Diego, approved	7
Northington to Fresno, approved	7
Retention of County Civil Service Bd to draft Civil Service Ordinance, rejected	7
Acceptance of bids	
8. Library furnishings to Brodart	8
Library furnishings to American seating	8
9. Remodeling at Madrona and Garnet	8

Council Minutes
April 25, 1961

SUBJECT

PAGE

- 36. Parasol Restaurant sign approved 10
- 37. Drale re Redondo Beach Blvd and Prairie Ave 11
- 38. Isen re Superior Court site brief 11
- 39. Benstead re Narcotics Detail 11
- 40. Mrs. Wallace re Police Dept 11
- 41. Information on Bids 11

Adjourned at 11 p.m.

Edith Shaffer
Minute Secretary

Council Minutes
April 25, 1961

Torrance, California
April 25, 1961

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

1. CALL MEETING TO ORDER:

The City Council of the City of Torrance convened in a regular meeting at 8:00 p.m., Tuesday, April 25, 1961, in the Council Chambers of the City Hall, Torrance, California.

2. ROLL CALL:

Those responding to roll call by Deputy City Clerk Whitacre were: COUNCILMEN: Beasley, Benstead, Blount, Bradford, Drale, Vico, Isen. ABSENT: None. Also present were City Manager Stevens and Assistant City Attorney Dower.

3. FLAG SALUTE:

At the request of Mayor Isen, Mr. George Downing led the salute to our Flag.

4. INVOCATION:

The Reverend Maynard V. Midthun of Christ the King Lutheran Church opened the meeting with an invocation.

5. APPROVAL OF PREVIOUS MINUTES:

On motion duly made by Councilman Benstead and seconded by Councilman Beasley, the minutes of the regular meeting held April 18, 1961, were approved as written, there being no objections.

6. APPROVE DEMANDS:

Councilman Bradford moved all bills properly audited be paid. Motion, seconded by Councilman Benstead, carried by unanimous roll call vote.

At the request of Mayor Isen, Mr. Bill Shawger, President of the Torrance Chamber of Commerce, introduced the new manager of the Chamber, Don Reining from LaFayette, Indiana, and Mr. Reining responded appropriately.

Mayor Isen gave a brief explanation of Council procedure for the benefit of the audience, and, at his request, Councilman Beasley introduced several ladies from Walteria Business Women's Club, Mrs. Waegner, Mrs. Maxwell, Mrs. Doage, Mrs. Labit, Mrs. Jackson, and Mrs. Beasley.

PLACEMENT OF CMA SIGN:

Out of order on the agenda, Mayor Isen asked that the matter of two signs be considered at this time. The first was the placement of the CMA sign in a little different location than was specified in the previous approval by the Council. Superintendent of Building Inspection Schlens said he would recommend the placing of the sign as it is planned by CMA because the vast expanse of the building is great enough that no structural problem would result. Councilman Drale moved to concur in the oral recommendation of Mr. Schlens. The motion was seconded by Councilman Beasley and carried by unanimous roll call vote.

1. Council Minutes
April 25, 1961

JUMP N'JACK MOTEL SIGN:

The second sign matter to be considered was that of the Jump n'Jack Motel, coffee shop, etc., which contains 88 units and is now ready for opening. Mr. Schlens explained the proposed location of and the stipulations he had included in the recommended approval; that there be no undue reflection which would disturb residents. The situation of the two signs, as he explained, would comply with this stipulation.

Councilman Drale moved to concur in the oral recommendation of Superintendent of Building Inspection Schlens as per Exhibit 1, a sketch shown by Mr. Schlens, to approve the application of Jack Rogers for the signs. One will be placed on the east line of the property and the other smaller sign will be to the west of the property. There will be no projection over the highway and no flashing lights to interfere with motor vehicle traffic.

The motion of Councilman Drale was seconded by Councilman Beasley and carried by unanimous roll call vote.

HEARINGS:

7. CASE NO. 706, VARIANCE, CHARLES N. CAKE, petitioner, for 1031 variance to allow construction of multiple units in C-2 zone between Victor and Anza, recommended for approval. Attached were letter of transmittal, excerpts from Planning Commission minutes of April 5, 1961, location sketch and plot plan.

Deputy City Clerk Whitacre presented affidavit of publication and there being no objection, it was ordered filed.

Mayor Isen asked if anyone present wished to be heard regarding Case No. 706; there was no response.

On motion of Councilman Benstead, duly seconded by Councilman Bradford, there being no objection, the hearing was ordered closed.

Councilman Drale moved to concur in the recommendation of the Planning Commission for approval, subject to the stipulations set forth. The motion was seconded by Councilman Benstead and carried by unanimous roll call vote.

PLANNING MATTERS:

8. WAIVER W-208. ROBERT P. REYNOLDS, 107 Via Monte d'Oro, 1036 requesting permission to waive rear yard requirements, recommended for approval.

WAIVER W-212. WALTER V. HENKHAUS, 16613 Cerise Avenue, 1036 requesting waiver of rear yard setback, recommended for approval.

Councilman Blount moved to concur in the recommendation of approval of granting the two waivers requested above. The motion was seconded by Councilman Benstead and there being no objection, carried.

9. MYERS' ZONE VARIANCE, Case No. 670. The request was made by 1031 the City Engineer, approved by the Director of Public Works to hold this item of business over until the meeting of May 2, 1961, and there being no objection, it was so ordered.

WRITTEN COMMUNICATIONS:

1024

10. Mr. Wm. J. Hanson, resignation from Library Commission, to be effective July 1st.

Councilman Drale asked that the appropriate letter be sent to Mr. Hanson, to bear the signature of Mayor Isen, and, there being no objection, the resignation was accepted and Mayor Isen congratulated Mr. Hanson on his new School Board membership.

Mayor Isen said the resignation and vacancy caused thereby had been considered at the personnel meeting immediately preceding this Council meeting and nominated Mr. George Kurtz. The Council will be polled at its next meeting on this nomination.

11. R. A. WATT letter dated April 20, 1961, asking permission 1196 to proceed with trenching and installation of J-block foundation footings to conform with a front yard waiver to 15 feet on Lots 13, 14, 15 and 16 of Tract 26119 which has been recommended for approval by the Planning Commission but has not yet reached the City Council.

Mayor Isen and the other councilmen asked for an explanation of "J-block construction" and Mr. W. A. Pollock of Watt Construction Company explained in detail. Mayor Isen said he thought it was taking a lot for granted to ask for placing the blocks in a location which has not yet been approved, and considerable discussion followed of the setbacks and Mr. Pollock's explanatory sketch on the blackboard.

Councilman Drale remarked that this being a new tract, he felt there should be no objection and moved the request be granted. Councilman Beasley seconded the motion. It was noted this is not to be construed as approval of the waiver of setback requirements which will come on for Council consideration later. If the request for approval of placing J-blocks is granted, Watt Construction will assume full liability in the event the waiver is not approved.

The motion carried, with roll call vote, as follows:

AYES: COUNCILMEN: Beasley, Drale, Isen.

NOES: COUNCILMEN: Benstead, Vico.

ABSTAIN: COUNCILMEN: Blount, Bradford, Kurtz. The Council will be polled at its next meeting on this nomination.

12. LOMITA PROPERTY OWNERS AND REGISTERED VOTERS request dated 1009 April 17, 1961, from Dessie G. Myers, that no more schools for training pilots be permitted at the Torrance Airport.

Mayor Isen said if there was no objection, the communication would be ordered filed. There was no objection.

13. TORRANCE YOUTH BASEBALL COUNCIL letter setting forth the 1105 details of the parade to be held May 6, 1961, and inviting councilmen to ride therein. Councilman Vico said he would arrange with Mr. Virgil, Secretary of the baseball council for seven reservations for councilmen to participate. The communication was ordered filed.

14. DIVISION OF HIGHWAYS letter dated April 14, 1961, regarding 1139 construction of San Diego freeway within Torrance city limits and asking for rerouting of equipment in conformity with a design established for street closures.

3.

Council Minutes
April 25, 1961

Councilman Beasley seconded the motion. It was noted this is not to be construed as approval of the waiver of setback requirements which will come on for Council consideration later. If the request for approval of placing J-blocks is granted, Watt Construction will assume full liability in the event the waiver is not approved. The motion carried, with roll call vote, as follows:

AYES: COUNCILMEN: Beasley, Drale, Isen.

NOES: COUNCILMEN: Benstead, Vico.

ABSTAIN: COUNCILMEN: Blount, Bradford, Kurtz. The Council will be polled at its next meeting on this nomination.

15. LOMITA PROPERTY OWNERS AND REGISTERED VOTERS request dated 1009 April 17, 1961, from Dessie G. Myers, that no more schools for training pilots be permitted at the Torrance Airport.

It was agreed this is informational. The Department of Public Works was asked to take notice and copies of the communication were requested to be sent to the Police and Fire Departments. The communication will be filed after proper information has been disseminated.

COMMUNICATIONS FROM CITY CLERK:

15. TRANSMITTAL OF FOUR TAX DEEDS for acceptance by the Council.

Councilman Benstead moved to accept the tax deeds listed 1001 in the communication dated April 25, 1961, with the parcel Genl descriptions of each. The letter is addressed to the Mayor and City Council and is from the Deputy City Clerk, John A. Bramhall, approved by Stanley E. Remelmeyer and Geo. W. Stevens.

Councilman Drale seconded the motion which carried by unanimous roll call vote.

COMMUNICATIONS FROM RECREATION DEPARTMENT:

16. BID SUMMARY ON STATION BUS and recommendation that bid of 1041 Paul's Chevrolet of \$2,525.71 be accepted if an automatic Auto transmission is deemed to be necessary; otherwise the bid of Vel's Ford in the amount of \$2,128.46 for a stick shift 1961 Ford Econoline Station Bus.

There being roughly \$400 difference in price between stick shift and automatic transmission, Councilman Benstead moved to accept the bid of Vel's Ford as the low bid. The motion was seconded by Councilman Beasley and carried by the following vote:

- AYES: COUNCILMEN: Beasley, Benstead, Blount, Bradford, Drale, Isen.
- ABSTAIN: COUNCILMEN: Vico.

COMMUNICATIONS FROM DEPARTMENT OF PUBLIC WORKS:

ENGINEERING DIVISION:

17. FILLING OF PROPERTY AT 226TH AND OCEAN AVENUE, with report 1188 from City Engineer Nollac, approved by Director of Public 1318 Works Peebles, dated April 19, 1961, and copy of letter from 1161 Overholtzer, Collins and Hanson, with location sketch.

Mayor Isen expressed himself as being very much against increasing the value of one particular district's land out of tax money which is paid in by all citizens. City Engineer Nollac replied that these facts are only presented for Council consideration. Councilman Drale asked if, as to Mr. Hanson's property all requirements were met. So far, nothing has been done but Mr. Hanson is willing to comply with the provisions of the grading ordinance except one which he cannot, namely, infringing on and diverting water that would normally flow into his property, into someone else's property.

The council members, City Engineer Nollac and Director of Public Works Peebles discussed at length the provisions of the report dated April 19th on this question and the physical location of the property and its neighboring properties, particularly with respect to drainage and flooding conditions. Councilman Drale moved to permit Mr. Hanson and his associates to fill the lot and start construction. Director of Public

Works Peebles thought it would be well to have the understanding to protect the City in event of heavy rain, that crews would stand by to go on the property in case of flooding. Councilman Blount asked if this would mean the City assumes responsibility for possible damage by floods and Assistant City Manager Dower told of a case in San Fernando Valley which would support the theory of City responsibility, as there was an injunction ordered for not having anticipated this same trouble. There is a growing tendency toward liability of municipalities for surface water damage. Councilman Bradford asked Mr. Dower to please check a policy which he believes was determined on revolving funds in the City of Los Angeles and in the City of Santa Ana.

Councilman Drale repeated that he does not think it fair to deny a man who has a small lot the right to build where everyone else has for years. If the City ever gets complete flood control, the water will all be carried into Walteria Sump. Mayor Isen felt Mr. Hanson and his associates should sign and file with the City an agreement or letter that if and when a drainage assessment district is set up they will be a part of it and pay the difference, if any, between the amount of charges at this time and what the assessment will be. City Engineer Nollac said the only way to solve the problem is by putting a storm drain up Ocean Avenue.

Councilman Bradford moved the problem be studied as to whether or not drainage is feasible and other engineering problems, and a report prepared by the Department of Public Works for presentation to the Council next week and that the item be tabled until then. Motion, seconded by Councilman Vico, carried, there being no objection.

A recess was declared at 9:00 p.m., and the Council reconvened at 9:10.

18. DRAINAGE IMPROVEMENT FEES, DEL AMO SHOPPING CENTER. Report 1161 from City Engineer Nollac, approved by Public Works Director Peebles, dated April 19, 1961.

City Manager Stevens said City Attorney Remelmeyer had asked this item be held for one week as he would like to comment on it. There were no objections and it will be on the agenda next week.

19. FURNISHING AND INSTALLING CHAIN-LINK FENCE AROUND WALTERIA LAKE SUMP, Notice of Completion. 1041 Fence C-233

Communication dated April 19, 1961, from City Engineer Nollac approved by Public Works Director Peebles, recommending that installation be accepted by the City Council.

Councilman Beasley moved to concur in the recommendation set forth in this communication. Motion, seconded by Councilman Benstead, carried by unanimous roll call vote.

20. INSTALLATION OF SEWERS - Emerald Street From Madrona Avenue 1352 to Amie Avenue, Notice of Completion. Communication from City Engineer Nollac, approved by Director of Public Works, dated April 19, 1961, recommending installation be accepted by Council.

Councilman Beasley moved to concur in the recommendation set forth in this communication. Motion, seconded by Councilman Benstead, carried by unanimous roll call vote.

5. Council Minutes
April 25, 1961

18. DRAINAGE IMPROVEMENT FEES, DEL AMO SHOPPING CENTER. Report 1161 from City Engineer Nollac, approved by Public Works Director Peebles, dated April 19, 1961.

City Manager Stevens said City Attorney Remelmeyer had asked this item be held for one week as he would like to comment on it. There were no objections and it will be on the agenda next week.

19. FURNISHING AND INSTALLING CHAIN-LINK FENCE AROUND WALTERIA LAKE SUMP, Notice of Completion. 1041 Fence C-233

AIRPORT MATTERS:

21. Resubmittal of Airport Manager's memoranda of Council Airport Committee meeting on proposal of H. F. BLACK to lease certain 100 x 100 foot parcels for fixed base operation.

1010
Am.Av.
C-245

On questioning by Councilman Blount, it was determined this is a separate item from the communication regarding sale of one-half interest in Aero-Care leasehold to Mrs. Gertrude H. Cady (Item 22 on this agenda).

Attorney Seltzer, representing Mr. Black who is ill, was present and asked to be heard as he is leaving shortly for a long trip to Europe and the Far East. The Council permitted him to speak at this time. Mr. Seltzer set forth the terms of Mr. Black's proposal and commented on the objection to the flying instruction provision. He feels that flying instruction is part and parcel of selling aircraft and is willing to restrict instruction to that which would be in connection with the purchase of a plane.

Another problem he mentioned is the sale of petroleum products. He stated Mr. Black would be willing to wait until the volume of petroleum product sales increases by 25% before being given the right to sell them.

The third item which had met with objection was the matter of the option on Lots 12, 14 and 16. He said to obviate this objection, his client is willing to enter into a firm lease to take effect as and when the City does acquire the leasehold to a third lot. The rental would be at the current rate, \$65 per month, or, if the price advances by the time of the effective date, whatever the increased rate is. Councilman Drale called attention to the report from City Manager Stevens on this item and the resume contained therein. The policy, he said, is not to grant options or let anyone speculate in property other than what they actually expect to use; the restriction on flying schools and the sale of petroleum products.

Councilman Benstead moved the item be returned to the Airport Committee for resolution with Messrs. Egan and Stevens. The motion was seconded by Mayor Isen and, there being no objection, the matter is to be held for two weeks. Item 22, also, is to be held for two weeks.

23. Communication from Thomas B. Abrams, President, Airport Commission, submitting recommendation re JJB Enterprise Proposal to erect facilities for, and to operate a Kart Track.

1010
JJB
C-246

Mayor Isen did not favor this proposal, as he felt it not fitting to the dignity of the airport and Councilman Blount thought it might be a mistake. He suggested holding a public hearing and suggested the councilmen view a similar project at 190th just off the freeway. Mr. John Workings of JJB was present and set forth the reasons why he does not believe it will be any noisier than general highway traffic. There will be no racing, he said.

Councilman Bradford favored referral to the Airport Committee to learn if it is advisable to hold a public hearing and Mayor Isen said if there were no objections it would be referred back for a report in two weeks, with a recommendation from the Airport Committee. There were no objections.

24. Communication dated April 20, 1961, from Thomas B. Abrams, 1009 President of the Airport Commission, submitting recommendation Genl regarding ADDITIONAL ADMINISTRATIVE CHARGES in connection with statutory liens on aircraft.

Assistant City Attorney Dower said he and Mr. Egan, the Airport Manager, had discussed and analyzed this recommendation. He does not feel this type of charge is contemplated by the California Aircraft Lien Act. He told how it was formerly necessary to go through foreclosure proceedings and how the lien act has facilitated collection of charges. However, he does not feel the administrative percentage comes within the purview of the act.

Councilman Blount moved to return this item to the Airport Commission with notations of Mr. Dower's opinions expressed herein. The motion was seconded by Councilman Bradford and, there being no objection, carried.

25. CITY MANAGER'S RECOMMENDATIONS:

Personnel:

1. That Assistant Chief M. H. Porter be authorized to attend 1039 the retraining session of the FBI National Academy Associates in San Diego from April 30 through May 3, 1961, with appropriate expenses paid, a budget item.

2. That Battalion Chief Gordon E. Northington be authorized to attend the Annual Fire Training Officers' Workshop at Fresno, May 15 to 19, 1961, with appropriate expenses paid.

Councilman Benstead moved to approve Items 1 and 2 under Personnel. Motion, seconded by Councilman Vico, carried by unanimous roll call vote.

Expenditures:

Recommendation of City Manager Stevens to concur in the 1004 Civil Service Board's retention of County Civil Service to C.S. assist in the preparation of a Civil Service Ordinance at a Ord. maximum charge of \$680. percentage comes within the purview of 1042 the act.

The consensus was that this should be done by the City Attorney's office. In order to make a decision, Councilman Bradford moved that the Council concur in the recommendation of the City Manager. The motion was seconded by Councilman Benstead and failed by the following roll call vote:

- 25. AYES: COUNCILMEN: Bradford.
- NOES: COUNCILMEN: Beasley, Benstead, Blount, Drale, Vico, Isen.

Councilman Benstead moved the City Attorney be instructed to draft such an ordinance. The motion was seconded by Mayor Isen. Assistant City Attorney Dower estimated it would take two to three months of full time 8 to 5 o'clock work for one attorney to prepare such an ordinance and then there is the uncertainty as to whether it would be exactly tailored for the purpose. Mr. Dower was instructed to explore the matter and see if some model ordinances might be found from other cities, specifically Oakland is reputed to have a good one. Councilman Bradford felt the cost would be greater for the Legal Department to do the work, than for the County Civil Service Board. There being no objection to the motion, it carried.

7. Council Minutes April 25, 1961

Recommendation of City Manager Stevens to concur in the 1004 Civil Service Board's retention of County Civil Service to C.S. assist in the preparation of a Civil Service Ordinance at a Ord. maximum charge of \$680. percentage comes within the purview of 1042 the act.

The consensus was that this should be done by the City Attorney's office. In order to make a decision, Councilman Bradford moved that the Council concur in the recommendation of the City Manager. The motion was seconded by Councilman Benstead and failed by the following roll call vote:

Acceptance of Bids:

1. Library furnishings and equipment: That the bid of Brodart Industries be accepted as the lowest and best bid on Items A, B, C, F and G, amounting to \$1,956.50. 1329
2. That the bid of American Seating Company for Items D and E be accepted in the amount of \$682.95.

Councilman Beasley moved to approve Items 1 and 2 listed immediately above. Motion, seconded by Councilman Benstead, carried by unanimous roll call vote.

Public Works:

Request for funds for remodeling Madrona and Garnet. The City Manager stated although this was set forth on the agenda as "Emerald", it should be Garnet, and his recommendation is for a complete drainage plan for the area to be submitted to the City Council for approval. It is not possible to place a figure on this job until the study is made, City Manager Stevens said in answer to a question by Councilman Benstead. There were no objections and Mayor Isen reminded Mr. Stevens the item should be expedited. 1352

City Manager Stevens said with respect to the improvements at the Adult Center only simple plans have been prepared. He said there are about 900 square feet in the building and about 392 feet of porch area; probably the best way to handle it would be to have the Building Division prepare some simple specifications so the City could go to bid. The cost will be more than the \$2,000 which requires going to bid. The City Manager so recommended. Adult 1191

Mayor Isen moved to concur in the recommendation of the City Manager and the motion was seconded by Councilman Beasley. Roll call vote was unanimously favorable.

Next considered was the complaint of Mr. K. F. Jansen of 24255 Ocean Avenue with regard to designation of his land as having been filled. A report had been requested by the Council and was on this agenda, dated April 24, 1961 from the Department of Public Works, the recommendation being to hire a Soils Engineer to make the tests considered necessary. Councilman Drale asked if the recommendation of Director of Public Works Peebles was that the City stand the expense of such tests. The Soils Engineer would locate on a plot plan the exact line of fill material. Councilman Beasley said he was well acquainted with the property and could name several people who have contributed to the fill. Mr. Peebles felt there has been a misunderstanding which probably could best be cleared up in the manner he recommends. The misunderstanding is concerning how much of the land is filled, the fill having been accomplished before permits were required for such work.

Mr. E. F. Schoonover of 3546 Senefeld said he put in some of that fill and exhibited a letter signed by Jacob Joseph, City Engineer at the time, October 29, 1951. Deputy City Clerk Whitacre read the letter to the Council. In it, the City Engineer acknowledged that Mr. Schoonover was making the fill and prescribed the type of material which would be acceptable. There is fill along the edge of the bank and possibly 2½ feet down to zero from where the houses would be placed, Mr. Schoonover said. Councilman Beasley said he believes there is from 10 to 15 feet of fill, and before a permit can be issued it must be determined where the fill starts and where it stops. Councilman Benstead also remembered

that there is some fill in the land but if the building is done on the front part of the lot where there is no fill, he has no objection. Director of Public Works Peebles said according to the report of Building Inspection Superintendent Schlens the soil is not properly compacted.

Councilman Blount outlined the problem, saying that the Jansens have to dedicate 30 feet for street purposes. At the best there would be very little left for building. He suggested the Council ask the Planning Commission to take a look at that whole block. There is a 30 foot offset where Madison Street goes down to Pacific Coast Highway and it should be determined if the City really needs that 30 feet for street purposes. By means of a variance the property owners could gain up to 30 feet. Then if they will do what the Building Division has asked them to do, there won't be any need of hiring a Soils Engineer. Councilman Blount was told by Mr. Schlens, he said, that the building moved in there satisfied all the requirements of the Building Division by digging a trench for foundation. Councilman Blount does not think the Jansens have a problem and moved that the item be referred to the Planning Commission for study of the feasibility of not requiring the 30 feet for street purposes. He stressed that it is not the responsibility of the City to hire from public funds a Soils Engineer to test in order to remove the stigma of an "F" stamp. Vacation of part, or all, of the 30 feet would solve the problem as this street is not going anywhere. Let the Planning Commission decide how much land should be vacated and then let the property owners apply for a variance. At the most, this would affect nine lots.

1188

Mr. Schlens left the meeting at this point to obtain a map of the area and a recess was declared at 10:15. The Council reconvened at 10:30.

After the meeting was called back to order Mayor Isen asked Mr. Chapman L. Bone to make an announcement and Mr. Bone said he had just returned from a Council meeting at La Mirada where he had accepted the position of City Manager, effective May 15th, 1961.

1004

Councilman Drale moved the Council concur in the recommendation of the Department of Public Works regarding the Jansen property. Before any building permit is issued he moved the owners be required to bring in the necessary soil test. Councilman Blount asked if he would add to the motion that the item be referred to the Planning Commission for study of the setback so far as the street is concerned and Councilman Drale consented. The motion was seconded by Councilman Vico. Roll call vote was unanimously favorable, with Mayor Isen qualifying his "Yes" vote as being "very reluctant." He states he does not think this is a complete solution; he hopes the Planning Commission can come up with a solution. He believes the vacation proceedings should be without fee to the Jansens.

1189

REPORTS:

28. The City Clerk's office reports the receipt of summons and complaint in Case No. 769015, Thelma Moffett vs. City of Torrance et al., for alleged injuries sustained in bus accident of October 13, 1960. The claim was denied by Council on November 29, 1960. The summons and complaint have been referred to the Legal Department.

1174

9.

Council Minutes
April 25, 1961

After the meeting was called back to order Mayor Isen asked Mr. Chapman L. Bone to make an announcement and Mr. Bone said he had just returned from a Council meeting at La Mirada where he had accepted the position of City Manager, effective May 15th, 1961. Councilman Drale moved the Council concur in the recommendation of the Department of Public Works regarding the Jansen property. Before any building permit is issued he moved the owners be required to bring in the necessary soil test. Councilman Blount asked if he would add to the motion that the item be referred to the Planning Commission for study of the setback so far as the street is concerned and Councilman Drale consented. The motion was seconded by Councilman Vico. Roll call vote was unanimously favorable, with Mayor Isen qualifying his "Yes" vote as being "very reluctant." He states he does not think this is a complete solution; he hopes the Planning Commission can come up with a solution. He believes the vacation proceedings should be without fee to the Jansens.

PROCLAMATIONS:

29. Mayor Isen proclaimed May 1st through 31st as CLEAN-UP, PAINT-UP, FIX-UP MONTH"; May 20, 1961 as ARMED FORCES DAY and May 1, 1961, as LAW DAY, USA. An appropriate proclamation will be on the agenda for next meeting on the latter. 1057
30. City Manager Stevens showed an architectural rendering of the Airport Fire Station and recommended the Council approve and authorize going to bid. Councilman Drale moved to concur in the recommendation of the City Manager and Councilman Benstead seconded the motion, which carried by unanimous roll vote. 1009 Fire
31. City Manager Stevens also showed a rendering of the Library Building on which no action is needed, final plans having been ordered. The colored rendering will be on display in the City Hall lobby until needed elsewhere.
32. At the pre-Council personnel meeting, City Manager Stevens said the closing date for receiving applications for City Manager has been set as May 20, 1961. Councilman Benstead moved to approve. The motion was seconded by Councilman Beasley and carried, there being no objection. 1290 1004 Genl
33. At the next Council meeting City Manager Stevens said there would be presented classification description for Planning Director which will be by open application at the current salary. Applications will be received from outside the City of Torrance. Councilman Drale moved to concur in that recommendation. The motion was seconded by Councilman Benstead and there being no objection, carried. 1004 Pos Class
34. City Manager Stevens said on the matter of improvements on 166th Street in the 2300 block, there is a report which was requested last week by the Council. There are still some final answers to be obtained on the matter of Bert Lynn's property at ~~Hawthorne~~ and Henrietta but they will be cleared up soon. 1242 1152 Lynn
35. City Engineer Nollac mentioned one more item on which the City Manager asked him to speak because Mr. Stevens has no written communication thereon. City Engineer Nollac said there had been a request from Consolidated Construction Corporation regarding testing of fill dirt on the San Diego Freeway north from Artesia. The company wishes to excavate material from the Victor area and from Tract 3458 for the two sumps. As a prerequisite they need soil borings to determine whether the soil is satisfactory for the freeway fill. The City also needs more detailed information. Mr. Nollac has contacted Leroy Crandall Associates who did the soil analysis for WALTERIA Lake project and they say they can make two borings in each site for about \$1500. Consolidated Construction is willing to share that expense, 50/50, or \$750 each. Council approval is required. City Manager Stevens said he concurs in the recommendation and that written permission will be obtained from the property owners, the land not now belonging to the City. Councilman Bradford moved to approve the expenditure. Motion, seconded by Councilman Benstead, carried unanimously. 1188 1139
36. Superintendent of Building Inspection Schlens mentioned a sign item which had not been acted upon. He recommended the installation of the signs for the Parasol Restaurant at Crenshaw and Highway 101. There are two matching signs, one of which is oversize. They are located so as not to interfere with 1063 Adv

Said
5-2-61
Council
minutes

any adjacent property, or traffic. He showed sketches of the signs. Councilman Drale moved to concur in the oral recommendation of Mr. Schlens and the motion was seconded by Councilman Beasley. There being no objection, the motion carried.

37. Fire Chief Benner asked for a proclamation of May 6th as FIRE SERVICE DAY and Mayor Isen so proclaimed 1057

38. Councilman Drale said he had learned from Supervisor Hahn's office that Redondo Beach Boulevard and Prairie Avenue improvements will be accomplished provided we get all rights of way and easements for widening and improvements; they will supply the necessary funds for the paving. Director of Public Works Peebles said his department is taking care of this. 1157
1264

39. Mayor Isen called attention to the fact that the Legal Department, Mr Bramhall and Boris Woolley have written a masterful brief in connection with the Southwest Superior Court on the Civic Center site. The hearing before the three judges who comprise the committee is scheduled in Room 215 of the County Courthouse Wednesday, April 26, 1961, at 7:30. A bus is to take a group from the Torrance City Hall, leaving at 6:00 p.m. 1345

40. Councilman Benstead said there would be a report on the proposed narcotics detail of the Police Department for next Tuesday's Council meeting. 11434
1144

41. Mrs. Betty Wallace brought forward a letter signed by her and asked that it be read to the meeting. It dealt with some lack of cooperation from the Police Department and City Manager Stevens was instructed to investigate with the Police and Fire Committee of the Council to determine what is involved. A report will be made available to the Council of the findings. 1144

42. The following information was noted regarding BIDS: 1353
SANITARY SEWERS in Crenshaw and 234th Street. Bids will be opened April 26, 1961 at 10 a.m., in the Council Chamber.

The meeting adjourned at 11:00 p.m.

A. H. Bartlett

City Clerk of the City of Torrance
California

APPROVED:

Albert Isen

Mayor of the City of Torrance

Edith Shaffer
Minute Secretary

11.

Council Minutes
April 25, 1961

[Faint, illegible stamps and markings at the bottom of the page]