

I N D E XCouncil Meeting held August 15, 1961, 5:30 P.M.

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Edith Shaffer  
Minute Secretary

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Edith Shaffer  
Minute Secretary

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**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 session at 5:30 P.M., August 15, 1961, in the Council Chamber of the City Hall.

**2. ROLL CALL:**

Councilmen responding to roll call by Deputy City Clerk Bramhall were: COUNCILMEN: Beasley, Benstead, Blount, Bradford, Drale, Vico, Isen. ABSENT: None. Also present were City Manager Peebles and City Attorney Remelmeyer.

**3. FLAG SALUTE:**

At the request of Mayor Isen, Mr. Delbert Vaughan, President of Torrance-Lomita Realty Board led the salute to our Flag.

**4. INVOCATION:**

The meeting was opened with an invocation by the Reverend William J. Roleder of First Lutheran Church.

**5. APPROVAL OF MINUTES:**

Councilman Beasley moved to approve the minutes of the regular meeting held August 8, 1961. The motion was seconded by Councilman Vico and, there being no objection, carried.

**6. APPROVAL OF DEMANDS:**

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

**7. MOTION TO DISPENSE WITH FURTHER READING:**

Councilman Beasley moved that after the Clerk has given a number and read title to any resolution or ordinance on tonight's agenda, the further reading thereof be waived; reserving and guaranteeing to each councilman the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Drale and carried by unanimous roll call vote.

Mayor Isen gave a brief explanation of Council procedure for the benefit of the audience.

**HEARINGS:**

Mayor Isen announced this is the time set for four public hearings, as follows:

**8. CASE NO. 703 - VARIANCE.** Formal hearing before the City Council on petition of Filomena B. Thomas for a variance and conditional use permit to construct a building, to allow a one-story carport to be constructed on the east and south property line of the east half of Lot 21 and the west half of Lot 22, R. O. Hickman Tract,

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situated on Hickman Drive between Bailey Drive and Prairie Avenue in Land Use Zone A-1, recommended for denial. Submitted were letter of transmittal, location sketch, excerpt from Planning Commission minutes of July 19, 1961, and plot plan of 32-unit apartment building.

Mayor Isen asked if anyone present wished to be heard on Case No. 703 and Mr. George Thomas, the son of the petitioner, came forward and reviewed the history of the petition from the standpoint of the petitioner, concluding with the statement that those who had opposed the 32 unit project now say they would be as willing to have 32 units as the 20 which the Planning Commission suggested. The protesting citizens have evidently withdrawn their objections.

Mayor Isen asked what type of development is on the other lots and Councilman Drale said it is the type of area which would be upgraded by an apartment house; there is some commercial, some residential and some vacant land. He stated he is not opposed but wants to be sure there is agreement between the people affected as to the 16 single one-story units and four bachelor apartments over the garages.

Mr. David Cleveland of the Planning Division said the people in the area suggested a limit of 12 units and the Commission recommended the 16 mentioned, with four above the carports, as a compromise. He does not believe there has been any acceptable agreement or compromise between the petitioner and the other residents. The Planning Commission, he said, thought the 32 units too dense for the area and former Planning Director Powell tried to persuade the Thomases to so develop the land that it would front on 182nd Street. Members of the Thomas family own the land to the south.

Councilman Beasley thought it almost impossible economically to develop this land with single family units because of the size of the parcel and there followed a discussion initiated by Councilman Benstead of garages, as compared with carports, both words having been used in relation to the Thomas case.

Councilman Drale moved the case be referred back to the Planning Commission for further consideration and that new notices be given as required. The motion was seconded by Councilman Beasley and, there being no objection, carried.

Councilman Drale felt the Commission should be notified that the Council hopes some compromise can be worked out; that it does not wish to deny the petition.

Mr. Mark Throssel, 4050 Hickman Drive, came forward and protested that the proceedings on the case have involved three Planning Commission meetings and one Council meeting, plus additional local citizens' meetings, with nothing accomplished.

9. CASE NO. 722 - CHANGE OF ZONE. Third and Final Hearing on petition of Ernest Papadakis, et al. for a change of zone From A-1 to C-1 on Lots 14 and 15, Tract 397, except the westerly 80 feet thereof condemned for public street purposes, situated on Crenshaw between 238th and 239th Streets, recommended for denial without prejudice. Submitted were letter of transmittal, location sketch and excerpt from Planning Commission minutes of July 19, 1961.

Mayor Isen asked if anyone present wished to be heard on Case No. 722. Mr. Ernest Papadakis, the petitioner, came forward and Mayor Isen asked why he petitioned for a change of zone rather than a variance. Mr. Papadakis said it is a costly project and it is difficult to borrow private money on a variance. Questioning by

Councilman Beasley developed that there are houses along the east line of the property but the petitioner said he would build a block or brick wall on his property to any specifications the City wishes. Mr. Beasley said he would like to have a letter on file to that effect.

Councilman Bradford noted that President Lynn of the Planning Commission had suggested development under a variance and at completion that a petition be filed for change of zone and asked for the reason for such a change in procedure. In the past stipulations have been made for change in zoning.

City Attorney Remelmeyer stated that as a rule changes of zone are not subject to conditions and stipulations. A property owner has an absolute right to be in the right zone and the courts do not like to uphold conditions. On the other hand, a variance is a privilege and for that privilege the City can impose conditions. Consequently if the Council wishes to exercise control over property, it is preferable to grant a variance. When the property owner has complied, then the change of zone can be put into effect.

Councilman Beasley suggested certain stipulations be established and a letter received from the petitioner that he would agree to comply before the time of passing the ordinance reclassifying the property; or, possibly, he could put up a bond. Mr. Remelmeyer said that would probably be effective as perhaps the building of the block wall and any dedication of streets could be accomplished before the building is complete. That, with the letter of consent, should be sufficient.

Councilman Drale said there have been no protests; the property is a "natural" for commercial zoning, a vacant piece of property, and more commercial property is needed in Torrance.

Mr. Ken Nott who lives on 239th Street said he favors Mr. Papadakis' project if it is a commercial improvement.

Councilman Beasley moved to close the hearing. Motion, seconded by Councilman Drale, carried, there being no objection.

The street easements have been obtained, Mr. Cleveland said.

Councilman Drale moved the change of zone be granted from A-1 to C-1 and that the block wall be a condition subject to the approval of the Building Division as to height. Councilman Blount seconded the motion which carried by the following roll call vote:

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

10. CASE NO. 719. VARIANCE. Formal hearing on petition of Jose P. Medina for a variance and conditional permit to construct additional dwelling at 18544 Regina Avenue, described as Lot 22, Tract 15933, in R-1 zone, recommended for approval per exhibit attached. Submitted were letter of transmittal, location sketch, excerpt from Planning Commission minutes of July 19, 1961, and plot plan for Council use.

Mayor Isen asked if anyone wished to be heard on Case No. 719. There was no reply. Councilman Drale moved to close the hearing. The motion was seconded by Councilman Blount and carried, there being no objection.

Drale

Councilman/moved to concur in the recommendation of the Planning Commission for approval. Motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

11. CASE NO. 729 - VARIANCE. Formal hearing on petition of Torrance-Lomita Board of Realtors for a variance to construct an addition to the present office located at 22833 Arlington Avenue, described as the North 119 feet of Lot 33, Tract 639, in Land Use Zones C-2 and A-1, recommended for approval. Submitted were letter of transmittal, location sketch, excerpt from Planning Commission minutes of July 19, 1961, and plot plan for Council use.

Mayor Isen asked if anyone present wished to be heard regarding Case No. 729; there was no reply. Councilman Drale moved to close the hearing. Motion, seconded by Councilman Beasley, carried, there being no objection.

Councilman Drale moved to concur in the recommendation of the Planning Commission to grant the variance asked. Motion, seconded by Councilman Vico, carried by unanimous roll call vote.

Affidavit of publication as to cases numbered 703, 712, 719 and 729 was presented and, there being no objection, ordered filed.

12. CASE NO. 646 - VARIANCE, William J. MacCabe, petitioner. Medical building, 17715 Crenshaw Boulevard. Letter from Planning Division submitting recommendation of approval from the Planning Commission of the revised plans. Attached were opinion from Assistant City Attorney Dower and excerpt from Planning Commission minutes of June 21, 1961.

Mayor Isen mentioned that the opinion written by Assistant City Attorney Dower did not bear the approval of the City Attorney, as a matter of policy. Mr. Remelmeyer said he does concur in the opinion; that the requesting property owner is a personal friend.

Roll call vote on a motion by Councilman Drale, seconded by Mayor Isen, that the City should not require applicants to institute new and additional variance proceedings, nor should they be required to pay again a variance fee, and that the revised plans be approved, was unanimously favorable.

13. CASE NO. 698. VARIANCE, Boris Woolley. Request for consideration of plan to set within ten feet of Maple instead of twenty feet as shown on plans approved under variance, recommended for approval by Planning Commission. Attached were copy of letter from George Chacksfield dated July 26, 1961 and plans for Council use.

Councilman Drale moved to concur in the Planning Commission's recommended approval. Motion, seconded by Councilman Vico, carried by the following roll call vote:

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

NOES: COUNCILMEN: Benstead.

14. CASE NO. 488. CONTROLLED COMMERCIAL ZONING. Southeast corner of Carson and Madrona. Letter bearing signature of City Manager Peebles transmitting location sketch and excerpt from Planning Commission minutes of July 19, 1961, regarding Planning Commission Case No. 488 (Controlled Commercial Zoning) for Council Decision.

Mayor Isen believes that the people in the area do not want a service station and probably do not know this matter is being considered. Councilman Blount stated the minutes show that on July 19 notices were mailed to property owners stating there would be an informal hearing on installation of a service station at this corner. The vote of the Planning Commission was a tie, 3 to 3. In answer to Councilman Blount's inquiries, Mr. David Cleveland stated notices

were mailed. It is up to the Planning Commission to make recommendations as to any buildings that would be constructed on "Controlled Commercial" property. No response was received from any property owners, either pro or con. The company who proposes to build is Mobil Oil and Councilman Bradford asked if it would be a typical Mobil station with a sheet metal building.

Mr. Edward G. Till of Whittier, representing Harker Development Company who are acquiring the property, said it will not be typical of the Mobil stations in that landscaping will be installed. It is a metal building, but scenic beauty is being added. Councilman Bradford said in the future the architecture of service stations should be given close scrutiny with the view of conforming to the type of architecture in the area.

The service station will be 140 feet x 140 feet net, Mr. Till said, and later the company will bring to the Council through the Planning Commission, development of the balance of the 150 x 600 foot parcel. There will be a ten foot dedication to the City on each dimension. The project was initiated in February, 1958.

Councilman Blount moved the approval of this service station be granted, based on the fact that Maple Avenue has a filling station on the corner of Carson, and that Madrona Avenue is a far more commercialized street, has a fast commercial development across the street and a service road protecting the R-1 zoned property. He expressly provided that the area be 140 x 140 feet net. Councilman Bradford seconded the motion which carried as follows:

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

#### 15. WAIVERS:

W-231, Chacksfield: Request for waiver of front yard setback on Tentative Tract No. 26676, located at the southeast corner of 182nd street and Arlington Avenue.

W-233, Mitchell: Request for waiver of four foot exterior side yard at 182nd and Mansell, Lot 7, Block C, Belvedere Tract, to enable construction of units.

There were no letters of protest or approval received and the recommendation is for approval.

Councilman Blount moved to grant the two waivers. Motion, seconded by Vico, carried by unanimous roll call vote.

16. FOR STUDY ONLY. Letter transmitting proposed ordinance relating to fees for variances, use permits and rezoning for study only. The formal hearing is set for September 5, 1961.

Councilman Drale asked for information on why the proposed increases are deemed necessary. Mr. Cleveland stated a survey has been made of comparable cities and it was found that Torrance's fees are lower than many other cities. Mayor Isen asked for a memorandum in writing from Mr. Cleveland outlining the results of the survey and stating whether or not the increase is necessary.

#### 17. WRITTEN COMMUNICATIONS:

Dr. J. H. Hull, Secretary to the Board of Education, submitting request that the City prepare referendum.

Mayor Isen said he believed the item should be referred to the Legal Department and Councilman Blount said it should be referred back to the Board of Education Legal Department which is the County Counsel. Mayor Isen then moved the communication be referred back to the Board of Education with the suggestion that the County Counsel draw it into proper form and resubmit it. The motion was seconded by Councilman Benstead and carried, there being no objection. City Attorney Remelmeyer will draft a reply to the letter from Dr. Hull in line with this discussion.

18. Petition signed by seven residents of Denny Road, requesting the Council to take action in alleviating the nuisance of noise and weeds on the Jump'n Jack Restaurant property, submitted by Mr. and Mrs. Louis Valencia, with report of City Manager Peebles and copy of his letter to Mr. and Mrs. Valencia attached.

In answer to a question from Mayor Isen, City Manager Peebles said the situation is being remedied and the neighbors have been told to keep their pigeons under control. There being no objection, the communication was ordered filed.

19. A. L. Oppelt, Lt. Col. USAF, Commander, regarding assignment of parking space for recruiting representative stationed at 1319 $\frac{1}{2}$  Sartori.

Mayor Isen said the communication should be ordered filed and instructions given the Police Department that they cannot tag government vehicles as they have immunity. He felt this gentleman should park on the city parking lot, however, rather than on the city street. Councilman Blount said any such immunity applies only when the vehicle is being used on government business. City Attorney Remelmeyer will make an appropriate reply to Lt. Col. Oppelt.

20. State Compensation Insurance fund, refund of \$12,098.88 to the City.

There being no objection, Mayor Isen ordered this communication filed.

#### COMMUNICATIONS FROM BUILDING DEPARTMENT:

21. Request of Bay-Port Furniture to erect sign at 2738 Pacific Coast Highway, with recommendation of Superintendent of Building Inspection Schlens.

Councilman Beasley described the situation which has developed as a result of the large sign put up by the Supermarket at the corner. There are quite a number of small businesses in the shopping center who have no way of advertising their business establishments. He asked for the reason for denial by the Building Division. He feels this is a hardship case in that the small businesses are overshadowed by the supermarket sign.

Mr. Schlens agreed that the little store is completely hidden and the original developers took up the entire permissible sign area with theirs. He said his recommendation was for denial based on the established formula; the sign will not be close to the highway, however, will be in the parking lot area, and is not very large.

Councilman Benstead moved to concur in the written recommendation of Lee Schlens. The motion was seconded by Councilman Vico.

Mr. Walter Gates, one of the partners of the furniture store stated his position as being that if they do not get the sign, they will not be able to stay in business.

A sign on the store itself would not be visible to the west because of the way the buildings are set back. The sign is 18 x 2 feet, a total of 45 square feet. The shopping center when constructed, built a large sign on Crenshaw and Highway 101, and a smaller one at Rolling Hills Road which used up the entire frontage. There is now 960 square feet of sign at the center.

Considering the circumstances, Councilman Blount moved a substitute to grant the request of Mr. Gates of Bay-Port Furniture. Councilman Bradford seconded the motion and remarked that a good look should be taken at the sign ordinance involved in the shopping centers. Councilmen Benstead and Vico withdrew their original motion, leaving Councilman Blount's motion before the Council. It carried by unanimous roll call vote.

A recess was declared at 6:25 P.M. and the Council reconvened at 6:35.

22. Recommendation of Superintendent of Building Inspection Schlens as to installation of revival tent at Sepulveda Boulevard and Hawthorne Avenue.

Councilman Drale moved to concur in the recommendation of approval for six weeks, commencing about September 15th, it being understood sufficient parking area is provided and the applicants have agreed to provide sprinkling for dust control. The motion was seconded by Mayor Isen and carried, there being no objection.

**COMMUNICATIONS FROM ENGINEERING DEPARTMENT:**

23. SUPPLEMENTAL AGREEMENT NO. S-1 FOR EXPENDITURE OF FUNDS ALLOCATED FROM STATE HIGHWAY FUND TO CITIES, 1961-62 FISCAL YEAR. Letter from City Engineer Nollac submitting resolution approving Supplemental Agreement S-1.

At the request of Mayor Isen, Deputy City Clerk Bramhall assigned a number and read title to:

**RESOLUTION NO. 61-161**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING SUPPLEMENTAL AGREEMENT S-1 FOR EXPENDITURE OF FUNDS ALLOCATED FROM THE STATE HIGHWAY FUND TO CITIES.**

Councilman Bradford moved to adopt Resolution No. 61-161. Motion, seconded by Councilman Benstead, carried by unanimous roll call vote.

24. Improvement of Calle Mayor from Theo Avenue to Pacific Coast Highway - Project No. 76. Request for \$60,000 for construction of storm drains from County Aid-to-Cities money.

City Engineer Nollac recommended this proposal be approved and attached resolution adopted. The concurrence of the City Manager was noted.

At the request of Mayor Isen, Deputy City Clerk Bramhall assigned a number and read title to:

RESOLUTION NO. 61-162

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE BOARD OF SUPERVISORS OF LOS ANGELES COUNTY TO MAKE ALLOCATIONS OF "AID TO CITIES" GASOLINE TAX FUNDS FOR THE CONSTRUCTION OF CERTAIN STREET IMPROVEMENTS.

Councilman Benstead moved to approve the proposal and adopt Resolution No. 61-162. Motion, seconded by Councilman Drale, carried by unanimous roll call vote.

25. Release of Subdivision Bond - Tract No. 24756, Subdivider: Theo Kleiner.

The trees in parkways have been inspected and approved by the Park Division and all subdivision requirements have been fulfilled to the satisfaction of the Engineering Division.

Councilman Benstead moved to concur in the recommendation to release the subject bond. Motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

26. Councilman Drale moved to accept the following twelve easement deeds which have been approved by the City Attorney and City Manager. Motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

1. Street easement deed dated July 19, 1961 for the widening of Emerald Street over a portion of Lot 10, Tract No. 2895, given by William Z. and Joan K. Drale.
2. Street easement deed dated July 20, 1961 for the widening of Crenshaw Boulevard over a portion of Lot 2, Tract 5925, given by E. J. and Ruth E. Sorensen, Charles E. and Ruth Woodcock, and Charles A. and Frances Woodcock.
3. Street easement deed dated June 23, 1961 for the widening of Amie Avenue over a portion of Lot 20, Tract No. 3458, given by William A. and Frances L. Davis.
4. Street easement deed dated July 15, 1961 to provide a corner radius at the Northeasterly corner of Arlington Avenue and 220th Street over a portion of Lot 17, Block 21 of the Torrance Tract, given by Robert E. and Maurine Edwards.
5. Street easement deed dated June 30, 1961 for the widening of Prairie Avenue and to provide a corner radius at the Southeasterly corner of Artesia Boulevard and Prairie Avenue over a portion of Lot 1, Resurvey of the R. O. Hickman Tract, given by Flavio C. Rodriguez.
6. Street easement deed dated July 18, 1961 for the continuation of Thornburgh Place over a portion of Lot 24, McDonald Tract, given by Gordon J. and Goria J. Stevenson.
7. Street easement deed dated January 4, 1961 for the continuation of and a portion of the cul de sac on Thornburgh Place over a portion of Lot 24, McDonald Tract, given by Joseph and Josephine Musso.

- 8. Street easement deed dated January 4, 1961 for a portion of the cul de sac on Thornburgh Place over a portion of Lot 24, McDonald Tract, given by Frank and Marie C. Trani.
- 9. Street easement deed dated December 28, 1960 for a portion of the cul de sac on Thornburgh Place over a portion of Lot 24, McDonald Tract, given by Paul Vincent and Betty Lou Cooper.
- 10. Street easement deed dated January 2, 1961 for the continuation of Thornburgh Place over a portion of Lot 24, McDonald Tract, given by Edwin J. and Barbara A. Grotzman.
- 11. Street easement deed dated January 9, 1961, for the continuation of Thornburgh Place over a portion of Lot 24, McDonald Tract, given by Harold A. and Lucy A. Erlandsen.
- 12. Street easement deed dated July 19, 1961 for the widening of Ardath Avenue and to provide a corner radius at the southwesterly corner of Ardath Avenue and 181st Street over a portion of Lot 52, McDonald Tract, given by Harry B. Lindenberg, Herbert O. Moen, and Pebble V. Moen.

**COMMUNICATIONS FROM WATER DEPARTMENT:**

27. Recommendation of Water Superintendent regarding use of Water Main Extension Revolving Fund, with signature of approval of City Manager Peebles.

Councilman Benstead moved to permit the Water Department to proceed with water main extension projects at 236th Place west of Arlington Avenue and at 234th west of Arlington Avenue as listed on the memorandum of Water Superintendent McVicar dated August 10, 1961. Motion, seconded by Councilman Beasley, carried by unanimous roll call vote.

**COMMUNICATIONS FROM LEGAL DEPARTMENT:**

28. Request for retention of C. M. Catterlin as attorney for the City to recover \$706.48 in Police Officer Gordon Smith's case, as damage to motorcycle.

Councilman Drale moved to concur in the recommendation of City Attorney Remelmeyer to retain Mr. Catterlin at the usual one-third contingent fee. The motion was seconded by Councilman Vico and carried, there being no objection.

**ORDINANCES:**

29. At the request of Mayor Isen, Deputy City Clerk Bramhall presented for its second and final reading, and read title to:

ORDINANCE NO. 1247

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 714 FROM A-1 to R-1.

Councilman Benstead moved to adopt Ordinance No. 1247 at its second and final reading. Motion, seconded by Councilman Drale, carried by the following roll call vote:

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

30. At the request of Mayor Isen, Deputy City Clerk Bramhall presented for its second and final reading, and read title to:

ORDINANCE NO. 1256

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 720 (A01 and R-2 to R-1 and R-3)

Councilman Benstead moved to adopt Ordinance No. 1256 at its second and final reading. Motion, seconded by Councilman Drale, carried by the following roll call vote:

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

31. At the request of Mayor Isen, Deputy City Clerk Bramhall presented for its second reading and read title to:

ORDINANCE NO. 1257

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 721 (A-1 to R-1)

Councilman Benstead moved to adopt Ordinance No. 1257 at its second and final reading. Motion, seconded by Councilman Drale, carried by the following roll call vote:

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

32. At the request of Mayor Isen, Deputy City Clerk Bramhall presented for its second reading and read title to:

ORDINANCE NO. 1258

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 725 (A-1 to R-1).

Councilman Drale moved to adopt Ordinance No. 1258 at its second and final reading. Motion, seconded by Councilman Benstead, carried by unanimous roll call vote.

33. At the request of Mayor Isen, Deputy City Clerk Bramhall presented for second and final reading and read title to:

ORDINANCE NO. 1259

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING ORDINANCE NO. 1135, AN ORDINANCE ESTABLISHING CERTAIN TRAFFIC CONTROL MEASURES.

Councilman Beasley moved to adopt Ordinance No. 1259 at its second and final reading. Motion, seconded by Councilman Drale, carried by unanimous roll call vote.

34. At the request of Mayor Isen, Deputy City Clerk Bramhall assigned a number and read title to: ORDINANCE NO. 1260

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ORDINANCE NO. 1242 BY ADDING THE POSITION OF SENIOR ACCOUNTANT WITH ITS SALARY RANGE TO THE POSITION CLASSIFICATION PLAN.

Councilman Benstead moved to approve Ordinance No. 1260 at its first reading. Motion, seconded by Councilman Drale, carried by unanimous roll call vote.

COMMUNICATIONS FROM CITY MANAGER:

35. Parkway Strip from Calle Miramar north to Monte d'Oro. Recommendation of the City Manager that \$9,000 be allocated from the unappropriated reserve, with paving and general shaping of the area to be done by contract and landscaping and striping of parking accomplished by City forces, and the recommendation is to proceed as soon as possible. By so doing, not only will the landscaping be provided, but also 63 parking spaces added.

Councilman Vico moved to concur in the recommendation of City Manager Peebles. Motion, seconded by Mayor Isen, was discussed, as follows:

Councilman Drale asked if this is a priority job and City Manager Peebles said he was asked sometime ago to set this up by former City Manager Stevens. The surveying was very difficult and a design was not easy to obtain. Other projects came up and the matter has been pending for about eighteen months. Councilman Drale said there have been several requests for that portion of Palos Verdes Boulevard from the City of Palos Verdes down to this particular point, and he wondered which had priority. City Manager Peebles replied this was asked for first. The other is being held pending contacting some of the people who promised to help with it.

Roll call vote was unanimously favorable to the motion and in answer to Councilman Vico, Mr. Peebles said work will start immediately.

36. City Manager Peebles said Item 36, Denny Road, entrance to Airport Fire Station off 101 Highway, could be dropped from the budget as the money is available from another source, having been approved previously in another group of approvals.

37. Bids on Airport Maintenance Building.

Councilman Drale moved to concur in the recommendation that all bids be rejected and the project be readvertised, as set forth in memorandum dated August 10, 1961, from the City Manager.

Councilman Beasley seconded the motion and it carried, there being no objection.

38. Miscellaneous Recommendations:

A. Expenditures

1. A sum not to exceed \$600 to the Los Angeles County Assessor for one set of index maps covering area within the boundaries of the City of Torrance for the Engineering Department, a budget item.

2. \$360 to Southern California Edison Company for installation of one steel electric light standard at Atkinson Avenue south of 168th Street and one steel electrolier on Carol Drive east of Linda Drive for the Traffic and Lighting Division.
3. \$500 to American Municipal Association for annual membership fee in the American Municipal Association for the period October 1, 1961 through September 30, 1962, a budget item.

**B. Acceptance of Bid:**

To Line Material Industries, McGraw-Edison Company, low bidder, for furnishing Marbelite Standards and lighting materials for the Traffic and Lighting Division, the sum of \$14,656.20, a budget item. Attached is bid summary.

Councilman Drale moved to approve items listed As 1, 2 and 3 under Expenditures, and B. Acceptance of Bid. Motion, seconded by Councilman Benstead, carried by the following roll call vote:

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

Councilman Blount said he understood the policy of the Council is to get at least three bids. Mayor Isen said three were solicited and Councilman Blount said he thought more than three should have been solicited. Traffic Engineer Whitmer said five companies were sent bid proposals and the bids were also advertised; these were the only returns which came in, as shown on the bid summary.

**ORAL COMMUNICATIONS:**

39. City Manager Peebles said on Thursday, a part of Torrance Boulevard will be closed off in the vicinity of the new telephone building. The necessary permits have been taken out; some concrete pouring has to be done and it was necessary to bring in a large crane. The only way to accomplish the work is to close off part of the street.

40. City Manager Peebles also said he had today received a telephone call that the County has approved the layout of the Superior Court house site. It amounts to approximately five acres. The item will be presented to Council more in detail later.

41. City Manager Peebles called for a work session to discuss the setting of the tax rate, at 5:30 Monday, August 21st. Mayor Isen set a personnel session to follow immediately, the subject being the vacancy on the Planning Commission.

42. Councilman Beasley said he will be on vacation the 21st of August, but nominated a representative of the West Torrance area, R. "Pat" Hogue, 4630 Toucan Street, to fill the Planning Commission vacancy.

43. Superintendent of Building Inspection Schlens said there is another request for a revival meeting tent, at Sepulveda and Cypress. Reverend May had presented the application and Mr. Schlens said the Fire Marshal has approved. The only indefinite item is the length of time the meeting is to be conducted. Councilman Drale moved the permit be issued for thirty days and if the Church wants more time they can request it. Mayor Isen seconded the motion and there was no objection.

44. Councilman Beasley stated the Inter-City Highway Committee has found that the right of way for Artesia Freeway has been adopted from Normandie and 174th Street east. However, there is some question in the minds of some of the members and of the State Highway Division as to what will happen from Normandie west. A proposal has been made that it might be well to ask them to swing the freeway southerly and go through Del Amo Boulevard which is unimproved, over to Redondo Beach. This would take the freeway closer to the center of town of both Redondo Beach and Torrance. It would also develop Del Amo Boulevard to the extent of about \$3,000,000. This proposal has been discussed with the Planning Division of the State Highway Division. He asked that a committee from the Council discuss this proposal with the State Highway Division in Los Angeles. It would not be necessary to extend the freeway from Del Amo west. Del Amo could be made an expressway to feed both Artesia Freeway and Harbor Freeway and leave 174th Street as it is, an expressway. This would not take a great deal of property out of circulation, would help to develop Del Amo and save about \$3,000,000. He felt a committee from this Council should contact Mr. Telford and officially present the matter to him. The Artesia Freeway is much further along than was realized, the route having been adopted and some of the construction being planned.

45. Secondly, Councilman Beasley said the Inter-City Highway Committee feels the Airport, or Century, Freeway is a very vital part of our Southern Los Angeles County transportation system, running from the International Airport easterly feeding into the San Diego, Long Beach and San Bernardino Freeways, and one which should be pushed as fast as possible. At the present time it looks like seven years away and by then traffic will be an enormous problem in the Airport vicinity.

Mayor Isen suggested Mr. Beasley work with Traffic Engineer Whitmer. City Manager Peebles agreed completely with Councilman Beasley. He said the use of Del Amo, Artesia and Highway 101 as collector and distributor roads, would make it unnecessary to cut Torrance apart with another freeway. Councilmen Drale and Benstead volunteered as members of a committee to call on Mr. Telford regarding the Artesia Freeway route.

46. Councilman Vico mentioned that the ball season is now over for Kissel Field and he thought possibly some of the Civic Center area or the Airport could be made available for such use. The field to be provided by Torrance Sand & Gravel may not be ready in time for spring play. Mayor Isen asked that the matter be referred to Park and Recreation Department for a survey and to the Airport Commission to see if there is anything which would be in a safe zone.

47. Mayor Isen read from a letter he had just received from the American Municipal Association International Municipal Cooperation Committee. On behalf of the committee, there is to be presented to the City of Torrance an affiliation award at the meeting in Seattle Tuesday, August 29th.

48. Harold F. Lamore of 2066 236th Street said he is having trouble with the South Torrance sewer system. He had to call a plumber after several months, with a resulting bill of \$32. He said he has always felt the sewer was faulty and in this case the stoppage was caused by the roots of a tree which is on City property and which he asked to have removed six or seven years ago. He asked what policy the Council has adopted as to where the dividing line is between City and property-owner responsibility. Mr. LaMore asked how he may obtain reimbursement and was advised to file a verified claim and to consult with the City Attorney as to the form thereof.

He also wants the tree removed. City Manager Peebles does not think the tree is on City property, but rather on the property of the adjoining property owner. If the stoppage is in the main line, the City would pay and if it is in the lateral, then it is the responsibility of the property owner, according to policy established by the City in such cases.

Councilman Blount moved Mr. LaMore's request be put in writing and presented to the Council along with a recommendation of Staff at the next regular meeting - which was discussed and the decision made to make it September 5th (it is now too late for the investigation and report to be completed by August 22nd and there is no Council meeting on the 29th). Motion, seconded by Councilman Bradford, no objection, carried.

The meeting was adjourned at 7:15 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

Council Minutes  
August 15, 1961