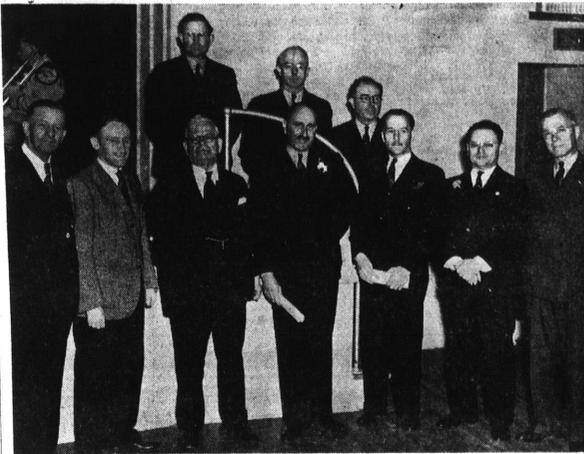


## HARBOR CHAMBERS START NEW YEAR WITH GALA DINNER PROGRAM; 204 ATTEND GATHERING IN CIVIC AUDITORIUM

With 204 men and women from all parts of the district attending, the annual installation dinner-meeting of the Harbor District Chambers of Commerce last Thursday night in the Civic Auditorium was a signal success, according to retiring and new officers who were present. A business session was held late in the afternoon. Judge Irving P. Austin of Compton, who was ending his year as president, was master-of-ceremonies at the dinner program.

The district association urged the development of Crenshaw boulevard to provide another traffic artery from Los Angeles to the sea and passage of necessary legislation for expenditure of county highway funds on county systems or major highways which shall be continuous thru towns. The latter project has the recommendation of the Automobile Club of Southern California and opposition by the California League of Municipalities has been withdrawn, it was reported.

Members of the Torrance Woman's club prepared and served a fine turkey dinner to the guests in the Auditorium. W. S. Rosecrans, retiring president of the Los Angeles Chamber of Commerce, installed the new officers, including Louis H. Hamilton, Huntington Park, president, succeeding Judge Irving P. Austin of Compton; Ernest Gerlach, of Inglewood; Fred W. Cleland, of Willowbrook; Frank L. Varney of Long Beach, and Roscoe Sevier



**HEAD DISTRICT BOOSTERS . . .** Here are the new officers of the Harbor District Chambers of Commerce who were installed at the Civic Auditorium last Thursday night. Front row, left to right, Colfax Bell, Redondo Beach, vice president; Ernest Gerlach, Inglewood, vice president; and Louis H. Hamilton, Huntington Park, president;

W. S. Rosecrans, installing officer; Judge Irving P. Austin, Compton, treasurer and past president; L. J. Gilmeister, Torrance, secretary, and W. J. Crook, retiring secretary. Back row, left to right, Frank L. Varney, Long Beach, vice president; Fred W. Cleland, Willowbrook, vice president, and Roscoe Sevier, Gardena, vice president.

### Band and Civic Spirit Commended

High praise of this city's Municipal band and cordial appreciation of the community's progressive spirit were extolled by two speakers at the Harbor District Chambers of Commerce dinner-meeting here last Thursday night.

The band, which presented a splendid concert before and during the dinner under the direction of John Watson, received a tribute from Supervisor Oscar Hauge of Long Beach. He termed the musicians a "splendid organization" and said "our own Long Beach band can't hold a candle to it."

In response to Mayor William H. Tolson's welcome, K. P. Frederick, suburban editor of the Long Beach Press-Telegram, made many more friends with his obviously sincere tribute to Torrance community spirit.

of Gardena, vice presidents; L. J. Gilmeister, Torrance, secretary, and Judge Austin, treasurer.

### Says Outlook Is Bright

Alden W. Smith, president of the Torrance chamber, and Mayor William H. Tolson welcomed the group to this city. The address of the evening was given by J. Mortimer Clark, state real estate commissioner. Toward the close of the program light opera numbers of Miss Adele Arbo, soprano, of Inglewood, and Mark Cook, baritone, and the Arbo String Trio entertained.

The next meeting of the Harbor Chambers will be Feb. 9 at Bellflower. Among the guests were Supervisors Oscar Hauge and William A. Smith and Ray

Baldwin, president of the County Regional Planning Commission. With an increasing population and a steady gain in buying power, the outlook for Southern California real estate is exceptionally bright, according to Commissioner Clark. He prefaced his prediction with an outline of what the State Real Estate Commission has done to raise standards of land transactions and protection to buyers. He said a recent survey shows that there is a two percent vacancy in single family dwellings, whereas

the normal is five percent.

### Cites Protective Rules

There is only a six percent vacancy in family apartments, with rentals firm and showing a rise tendency. He declared: "We do not want a boom period or a fool's paradise, such as we have experienced in the past. But we do want to get every buyer located on the right piece of property where he will be happy."

"The Commission functions to protect both the seller and buyer. In the last four years we have

stopped the sale of \$60,000,000 worth of worthless property, thus preventing the diversion of that amount into illegitimate channels. We have stopped the placing on the market of seventeen subdivisions because we thought that such tracts had a flood menace, a contention that was verified when reports came in during the floods of last March. Thus we not only saved money for the investor but possibly the loss of life. At the same time we refused to sanction the sale of 160 residential areas."



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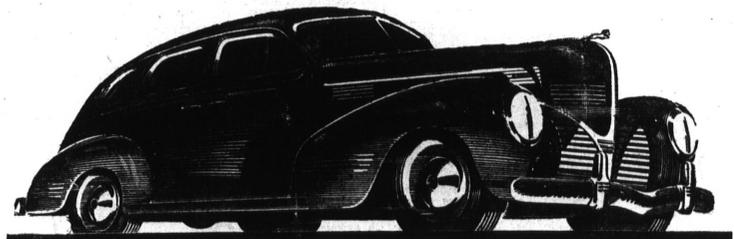
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