

CITY ATTORNEY RULES AIRPORT LEASES BINDING, MAYOR SIGNS

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Council OKs Parking Proposal

City to Match Owners' Funds

The city Council Tuesday agreed to a program proposed by the parking committee of the Chamber of Commerce to provide space for the downtown section's ever-increasing auto population. The measure, which calls for creation of an off-street parking assessment district, provides that the city will match on a loan basis \$50,000 raised by the major property owners in the district. The city fathers, however stipulated that city money would not be available until the property owners had presented their funds.

Artists Report Trouble With Vandal, Thief

This was a bad week for Torrance area artists, as a Lomita woman reported her paintings sandpapered and a Torrance man had his six foot African bronze sculpture stolen.

Each time she completes a painting, someone comes in to sandpaper it, Alma Novotny, of 25707 Eshelman Ave., told sheriff's deputies. The latest sandpapering occurred Tuesday, she said.

A small dark man loiters around her house as she is finishing her paintings, she said. She thought he might have dug up the house keys from the back yard, where she buries them, she said.

Connor Everts, of 4507 Spencer St., Tuesday told deputies that someone had broken into his studio and stolen his six foot African sculpture, valued at \$20. Also taken, he said was a \$110 camera, \$10 welding torch cutting head, and film packs and holder.

The Council would provide about \$15,000 now in the parking fund and lend an additional \$35,000 to the parking fund. The money would be loaned to the parking authority at an agreed rate of interest and with the understanding that the money would be repaid.

Possible inclusion of other lots in the previously proposed district was recommended. The city agreed that it would continue to lease lots from George Binder for at least 10 years and that the old fire station be razed to make room for a parking lot.

Also recommended was that net proceeds from parking meter revenues be used for retirement of the indebtedness from personal loans or bond retirements in the assessment district.

Board Sets Hearing

The Board of Supervisors Tuesday set Dec. 13 as the date for a public hearing on the transfer of part of the El Nido area from the Torrance Unified School District to Redondo Beach City Schools.



PUTS DIVISION 'OVER THE TOP' . . . Mrs. Bernice Goodwin, public employees' Chest chairman for Torrance, receives "Oscar" for her division's performance in the current campaign. Here "Big Chief" Hal Chaney, campaign chairman for Associated Cities, presents the award as James Visceglia (right) chairman of the harbor area, looks on. Mrs. Goodwin's group raised nearly 150 per cent of her quota.

Clean-Up Slogans Deluge Herald as Deadline Nears

Judges in the HERALD clean-up slogan contest are going to have their work cut out for them it was indicated here yesterday, when nearly 50 new entries were received at the HERALD office from students of Torrance schools.

The slogan contest, announced last month by King Williams, HERALD publisher, is designed to create interest in the clean-up campaign among Torrance's younger citizens. So far, more than 100 slogans have been submitted in competition for the first prize of a \$25 Savings Bond.

A new agreement on division of a prize for slogans announced Monday by Chamber of Commerce President Paul Loranger was also revealed here yesterday. Under the new terms, more entrants will share in the prize funds.

The students submitting the slogans judged among the top 10 will receive prizes and their slogans used on the city's pedestrian trash receptacles throughout the downtown area.

First prize slogan will win the author the \$25 Savings Bond. Second prize will be \$10 cash, third prize winner will receive \$5, fourth place \$3, fifth place \$2, and sixth through tenth places will receive \$1 each.

whelming." Publisher Williams said yesterday.

"This may well be the turning point in our campaign to make Torrance a clean city," Loranger said.

Any elementary school student in the Torrance Unified School District may still enter a slogan until midnight, Dec. 6. Entrants should include their name, address, grade, and school, on the entry.

Entries may be submitted to the Torrance HERALD, 1619 Gramercy Ave., Torrance.

Record Torrance Issue!

Today's HERALD - numbering 62 standard size pages - is the largest regular edition ever published in Torrance - emphatic proof again of the HERALD'S great and ever-growing leadership in this expanding area. In addition to scores of "Christmas Opening" advertisements placed by retailers, the HERALD publishes today its second annual exclusive Auto Show Section, which can be found in Page 1, Part 2.

Anti-Litterbug Campaign Nets Offender Here

Torrance's "get tough" policy with litterbugs paid off Monday night when police followed through on a complaint registered by a local resident and saw to it that trash dumped on Calle Mayor was cleaned up.

Robert Ledwidge, of 5124 Macabee Rd., was contacted by authorities and told to clean up a mess, which police say he dumped on Calle Mayor, behind 5032 Marion.

A resident near the Marion address, called police at 8:35 p.m. and complained that someone was dumping trash from a truck in the rear of his house. The license number of the truck was recorded, police traced the license and then notified Ledwidge of the work they had cut out for him.

Program Called 'Best for City'

Mayor Albert Isen put the final touches to the lease for the 36-acre Airport Triangle property to Store Properties, Inc., Tuesday night, by signing the official document and all appendages, following a ruling by City Attorney James M. Hall that the lease was valid and binding.

After Hall had presented his detailed opinion to the Council this week, Store Properties agreed to start payment of rentals on Jan. 1, 1956. Original lease terms called for payment of rentals starting March 1, 1957, unless, at the option of Store Properties, an earlier payment date was possible.

The signing of the lease agreement between the city and Store Properties completed negotiations which started on Aug. 13, 1954. An option on the lease was granted to Store Properties on Aug. 31, 1954.

Hall's opinion on the status of the lease, requested by the Council a week ago after several others had expressed an interest in developing the site, stated at the outset that the city had entered into a binding lease agreement with Store Properties.

History Reviewed
Hall reviewed the entire matter from 1948 when the city received a quitclaim deed to the airport from the War Assets Administration.

Last year, efforts to develop the land into a commercial center included passage of special state legislation permitting the city to grant 50-year leases, removal of restrictions placed on the property by the federal government, and approval of the Civil Aeronautics Administration for the proposed development.

All of these matters were reported extensively in the HERALD at the time and this publicity was referred to several times in Hall's opinion to the Council on the lease.

Under the terms of the lease, the city will receive \$38,000 annually in land rental. Property and sales taxes will accrue in addition to the land rentals. The funds derived from the rentals will go into the city's air-

port fund to be used for the modernization and development of airport facilities.

To Start Jan. 1
In a letter presented to the Council this week, Store Properties officials agreed to start payment of rentals on Jan. 1, 1956. Original lease terms called for payment of rentals starting March 1, 1957, unless, at the option of Store Properties, an earlier payment date was possible.

Code Cited
In Hall's opinion, he cited the Government Code Section on leases which did not name this as a requirement. He held that the city has the authority to enter into a lease agreement by negotiation and without competitive bidding.

"Such leases are negotiated by this Council frequently," Hall reminded them.

The Council agreed that the granting of the lease was done with the thought of obtaining the best possible development for the city which would bring in property tax and sales tax revenue. The Council indicated that it was the potential revenue offered by Store Properties' plans which influenced its decision to enter such a lease.

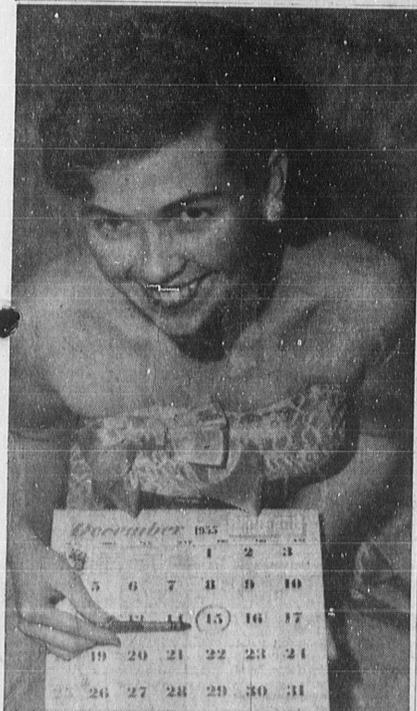
Opinion Quoted
Hall wrote for his opinion:

"A further and most vital consideration, insofar as the city is concerned, is to produce a development which in terms of property taxes and retail sales taxes will yield the highest revenue for the General Fund of the City of Torrance. This made careful selection, the financial ability of a prospective tenant, and the ability to attract mercantile tenants of a high order, of prime consideration. This can seldom be done through competitive bidding in that such a tenant, because of his overall qualifications, should not be left to chance.

Miles Blaine, representative of Coldwell-Banker & Co., leasing agents for Store Properties, told the HERALD yesterday that announcements concerning the development of the triangle would be ready very soon - probably next week.

News Index

Santa Claus is coming to Torrance tomorrow night. Details and pictures of local Christmas activities can be found on page 25.	13-19
Torrance's auto dealers will parade their new models in week end auto show. Information about the show and new autos is on page 49 to 58.	20-21
Sixteen choirs will join to present Handel's famed "Messiah" this Sunday, as reported on page 38.	25
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ATTRACTIVE REMINDER . . . Shirley Washburn, 17, of Lomita, reminds musically talented youngsters of the area that Dec. 15 is the deadline for entries in the annual scholarship competition sponsored by the Torrance Area Youth Bands. Awards are given in four categories: voice, wind, piano and strings. Miss Washburn was last year's voice winner.



"DREAM 26" . . . Rehearsing for the annual Torrance High School Variety Show, "Dream 26" to be given this Friday and Saturday are these "Females on the Beach." The show will feature songs, dances, and instrumental numbers by Tartar talent and stars Patty Wingard and Bill Meacham. Performances are held each night at 8 p.m. It is directed by Eddie Shaw, with Linda Thistle, Dennis Moss, and Terry Akers as producers.

Torrance Stores Gift-Packed for Record Christmas