

In Court Complaint

South Bay Hospital Asks End to Grading Project

Court action to halt an earth-moving project in the west end of the city was filed Monday by the South Bay Hospital District. The hospital, in a complaint filed in Superior Court, named the cities of Torrance and Redondo Beach, the R. A. Watt Co., Inc., ACA Co., and Lanco Engineering, along with several employees of each of the three firms, in the action.

In dispute is earth-moving work involving the construction of 261 homes in an area north of Del Amo Boulevard and adjacent to the hospital property.

THE HOSPITAL is seeking a permanent injunction, a temporary restraining order, and preliminary injunction to halt the work.

The complaint alleges that earth-moving work begun on the site last Dec. 15 has jeopardized the stability of the hospital's property which could result in interruption of the use of an

emergency roadway to the hospital. The grading work was begun by ACA Co. at the direction of the R. A. Watt Co., Inc., the hospital complaint alleged.

ATTORNEYS for the hospital also said they might be exposed to claims for personal damage from persons who might be injured where earth has been cut away adjacent to the hospital property.

A slight slope existed at the boundary of the hospital property and the development site prior to grading, hospital officials noted. A civil engineering consultant to the hospital said the slope has now been cut steeper than that which is considered to be a minimum safe grading cut.

The engineering consultant also said it would be necessary to build a retaining wall 40 feet high to protect the hospital property and that no plans have been made to provide for the wall.

Meeting Set

Shareholders of General Telephone and Electronics Corp. will hold their annual meeting April 16, Leslie H. Warner, president, has announced. The meeting will be held in Long Beach.

WORK ALSO has begun in the area on the extension of Flagler Lane which will pass between

the hospital property and the new tract. Hospitals officials said road plans, prepared by the County Road Department, provide an elevation which is some 5 to 6 feet higher than the elevation of roads in the adjoining tract.

The road would be located in both the cities of Redondo Beach and Torrance, with the Redondo Beach portion cutting into hospital property, it was noted.

The project, if completed, would "destroy the road serving the hospital emergency service facilities," officials said.

Named in the court action with the two cities and the three firms were Henry Ferling, Redondo Beach city engineer, and Walter M. Nollac, Torrance public works director, along with several engineering aides in each city and 25 "John Does."

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... Nollac

(Continued from Page A-1) in the tract held moisture well and would not compact property if too damp. He said it would cost the subdivider more to achieve this compaction. Goran also admitted that compacted adobe might lose its compaction after several years of exposure to the elements.

YOUNG attempted to show that requiring such compaction would be a hardship on the developer, who had already spent six months trying to achieve the required compaction. The city code gives Nollac the discretion to waive the compaction requirement if such compaction would present a "hardship" to the developer.

At the first session of the

hearings, held Friday, Assistant City Engineer Glenn Weaver took the stand, testifying that it would indeed be a hardship on the developer to have to go ahead with compaction efforts for another six months.

Saturday's testimony dealt largely with a separate charge against Nollac in connection with another of Battrum's land interests, Sunnygien Construction Co. The charge states that Nollac allowed Sunnygien Construction to begin grading Tract 23526 several days before an official permit was granted.

AS EVIDENCE against Nollac, attorney Anderson produced a letter from Nollac dated March 15, 1968, giving written permission to Sunnygien Construction to go ahead with grading. The permit was later issued

March 20. Attorney Young attempted to show that the permission did not constitute any particular favor to the company. He asked Assistant City Engineer Weaver what this permission gave Sunnygien, and Weaver replied that there had been no advantage.

Weaver said there was no more favor granted to this grading contractor than to any other. He commented, however, that this was the only case he knows of in which grading went ahead without permit or bond posting.

ALSO TAKING the stand was Paul Lidak, 3138 Newton St., Torrance public works inspector, who testified that he inspected the site during the time of grading. He said his superior

told him the grading contractors were in the process of getting a permit and that he should inspect the site anyway.

Lidak said that on March 18, 1968, he surveyed the site and observed sump digging activities.

On March 19, fill was being imported, and on March 20, grading and compacting were under way. Lidak testified that this was the sort of work which required a grading permit.

The next session of the hearing will be held Monday, Feb. 3.

... Airport

(Continued from Page A-1) panies; a data processing plant; an engineering firm; a general contractor; and many more.

Some larger firms have even showed interest in buying the entire site for their own development.

AND ALL this enthusiasm was stirred up without so much as one line of advertising being printed anywhere. Businessmen heard of the project simply through local newspaper reports and a couple of obscure signs on the project site.

This may be especially significant since the Redevelopment Agency can't begin to think about leasing site property for many months to come. Thirteen lots within the project area remain to be purchased and eminent domain probably won't get going until September, Irwin said.

Irwin is enthusiastic about the luck his agency has had in relocating those who lived and worked in the area. So far, he's relocated 87 families, 35 individuals, and 18 businesses, with 11 businesses and 20 families yet to be moved. He said everyone has been pleased with his new location.

WITH THE Meadow Park project well in hand, there is a possibility that the city may begin a similar development project just to the north of the present site — only this time without federal aid. The city is currently studying the feasibility of developing the "Hawthorne/Skypark" area, a site bounded by Hawthorne Boulevard on the west, 244th Street on the north, Madison Street on the east, and 246th Street (Skypark Drive) on the south.

The City Council has slapped a building moratorium on the area pending an in-depth study of how the project could be financed and how it should be undertaken.

City Planning Director Charles M. Shurtle said the subject area is potentially "one of the finest commercial or industrial sites in the city of Torrance," but could also become a blighted area if not properly developed.

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