(Continued from Page 4)

(b) Shown by a separate number or letter on a record of survey map filed with the County Recorder of Los Angeles County, California, or
(c) Deeded by a deed of record, or
(d) Subject to a contract of sale in full force and effect at the time this Ordinance becomes effective.
(e) This Ordinance shall not take effect as to those lots which are located in subdivision tracts which have been filed with the City Engineer with the filing fee paid in full and for which a receipt therefor has been given by the City Clerk dated prior to the time this Ordinance shall take effect.

2. No portion of any lot or parcel of land which has been designated or used as any part of a building site area or yard as required by this ordinance shall be included as a portion of an area or yard for another building if said inclusion will reduce the building site area or yard required for the original lot or parcel of land to less than the minimum building site area or dimension of yard required for the land use district in which such property is located.

D. YARDS:

1. Where yards are required in this Ordinance, they shall be not less in depth and width than the minimum dimension specified in any part, and they shall be at every point open and unobstructed from the ground to the sky except as follows:
(a) Outside stairways, porches, balconies, or landing places, if unenclosed on three (3) sides, may extend into the required interior side yard for a distance not to exceed three (3) feet, but in no case shall be closer than two (2) feet from property line and/or into the required rear yard or front yard for a distance not to exceed four (4) feet.
(b) Eave overhang or cantilever for dwellings shall not exceed 3'-6" into any required rear, front or side street yard, and no closer than 30" from the property line in any required side yard of 5'-0" or less, nor more than 30" into any required 10' yard between dwellings.
One pergola, one covered but unenclosed passenger landing when attached to the dwelling or an carport may extend into a required inside yard to within 6" from the side property line, provided its length is not over 25', otherwise the set back shall be 5'. In no case shall outside edge of eaves be less than 6" from the property line.
Bay windows, either with or without foundations shall not extend more than 3' from the property line on a 5' or less side yard or more than 3' into any required rear, front or side street yard, provided its other dimension is no more than 10', and further provided that only one bay window shall be allowed in any required side yard, and no more than two in any required rear, front or side street yard.
(c) A detached accessory building, or accessory living quarters in all residential zones not exceeding one story in height and located on the rear one quarter (¼) of the property may be one (1) foot from the rear property line and one (1) foot from one interior side property line only if the wall adjacent thereto is a four hour wall with no openings therein, the side yard setback on the other side shall be no less than ten (10%) percent of the width of the lot property line but in no case less than three (3) feet or be required to be more than five (5) feet.
(d) A detached accessory building or accessory living quarters in all residential zones two stories in height and located on the rear one-quarter (¼) of the property shall have interior side yard setbacks no less than five (5) feet and may have a rear yard setback of not less than five (5) feet if the required rear yard, for the zone, is located between the rear building and the front building, but in no case shall an accessory building occupy more than one-third (⅓) of the required rear yard area. Garages opening onto an alley shall have a setback of not less than five (5) feet from the property line adjacent to the alley.
(e) Where a public alley exists at the rear line of a lot, requiring twenty (20) foot rear yard, one-half (½) but not to exceed ten (10) feet of such alley may be considered as a portion of such rear yard. In cases of lots requiring a rear yard of ten (10) feet, no part of the alley shall be considered as a portion of such rear yard.
(f) One detached or attached accessory building for use as a private garage may be permitted to occupy the required rear yard of an interior lot in the "R" Districts, when the slope of the front half of such lot is greater than one (1) foot rise or fall in the distance of ten (10) feet from the established street elevation at the front property line or when the elevation of the front half of the lot or a major portion thereof is more than four (4) feet above or below street elevation, provided, however, that no part of any such building shall occupy any side yard or be less than five (5) feet from the front line of the lot; and further provided that no such building shall exceed twelve (12) feet in height.
(g) A swimming pool in residential zones or any zone used for residential purposes may occupy a portion of the required rear yard, but in no case shall the outer walls of the pool be less than five (5) feet from an exterior side property line or be closer than five or be less than ten (10) feet from any side street property line or less than twenty (20) feet from the front property line. Where a swimming pool is located in an apartment house, bungalow court, or any other residential use the following front yard setback, and side street setback shall be complied with:

FRONT YARD SETBACK FROM CENTERLINE OF STREET	WIDTH OF STREET
40 Feet	40 Feet
45 Feet	50 Feet
47 Feet	54 Feet
47½ Ft.	55 Feet
50 Feet	60 Feet

SIDE STREET SETBACK FROM CENTERLINE OF STREET	WIDTH OF STREET
30 Feet	40 Feet
35 Feet	50 Feet
37 Feet	54 Feet
37½ Ft.	55 Feet
40 Feet	60 Feet

2. The following front yard setbacks and side street setbacks for Secondary Highways, and Major Highways as shown on the Master Plan of Highways of Los Angeles County, as now or hereafter adopted or amended by the City Council of the City of Torrance shall be complied with:

FRONT YARD SETBACK FROM CENTERLINE OF HIGHWAY		HIGHWAY WIDTH
70 Feet	Major Hwy.	100 Feet
60 Feet	Secondary Hwy.	80 Feet

SIDE STREET SETBACK FROM CENTERLINE OF HIGHWAY		HIGHWAY WIDTH
60 Feet	Major Hwy.	100 Feet
50 Feet	Secondary Hwy.	80 Feet

3. Setbacks for lots adjacent to existing half streets and future extension of streets:
The front setback and side street setback for the zone and use shall be complied with in addition to a setback of enough feet to widen any existing or future half street to its full width and to allow for extension of any existing or future street thereon.
4. In connection with each lot or parcel of land hereafter classified in the C-1, C-2, M-1 or M-2 or any other commercial or manufacturing districts which may be hereafter established by Variance or Change of Zone after the date of this Ordinance, and used for a commercial or manufacturing purpose (and not for any residential use), no building or structure shall be erected within forty (40) feet from the centerline of any Secondary Highway, or less than fifty (50) feet from the centerline of any Major Highway, as shown on the Master Plan of Highways of Los Angeles County, as now or hereafter adopted or amended by the City Council of the City of Torrance.

G. ACCESSORY BUILDING:

1. No detached accessory building shall exceed thirty-five (35) feet in height, nor shall any such building occupy the front yard of a corner lot, or the side yard of any lot, or be less than six (6) feet from any other building on the same lot.

H. Areas annexed to the City of Torrance shall automatically be placed in Zone R-1 (Single-Family Residence) until the Planning Commission initiates and adopts a comprehensive land use plan of the area, in the manner prescribed for in Section 18 of this Ordinance.

I. PROVISIONS FOR OFF-STREET PARKING:

1. In connection with each lot or parcel of land used for single-family or two-family residential purposes, there shall be provided a private garage or carport located on the same lot or parcel of land, with a storage capacity of not less than two (2) cars per family unit, nor more than three cars for each family unit, all such spaces to be easily accessible to automobiles.
(a) In connection with each lot or parcel of land used for a bungalow court, motel, apartment house or hotel or trailer court there shall be provided parking space at the rate of not less than one space for each living unit, the parking area to be hard surfaced and located on the same lot or parcel of land.
(b) A net space eight (8) feet in width, twenty (20) feet in length, and seven (7) feet in height, shall be considered the minimum space necessary for each required garage or parking space, and all such spaces shall be easily accessible to automobiles, provided, however where driveways are proposed such access shall be located on the same lot or parcel of land with said parking facilities.

J. SPLITTING LOTS:
Whenever any lot or parcel of land is to be split or divided in any manner not regulated by the State Subdivision Map Act, into lots below the minimum width or area as set forth in this Ordinance, the following provisions shall apply:
1. Three copies of a true map of such lot or parcel of land shall be submitted to the City Planning Commission by the legal owner of record thereof, showing the proposed split or division, and the Commission shall find and determine whether or not said split or division is in accordance with the provisions, intent and purposes of the zoning provisions of this Ordinance, and shall thereupon approve or reject the same. Lot divisions that conform to the provisions of this Ordinance do not require prior approval of the Commission.
2. No portion of a lot necessary to provide the required area per dwelling unit shall be separated in ownership from the portion of the lot upon which the building containing such dwelling units is located.
3. No required yard or other open space around an existing building shall be separated in ownership from the portion of the lot upon which such building is located.
4. No lot or parcel of land held under separate ownership shall be separated in ownership or reduced in size below the minimum width or lot area required by the zoning provisions of the Ordinance, nor no lot or parcel of land held under separate ownership on or after such date and which has a width or an area less than that required by said zoning provisions be further reduced in any manner.

K. ACCESSIBILITY TO DWELLINGS:
Each required building site area of six thousand (6000) square feet in the A-1 and R zones or any other zone used for residential purposes shall be accessible from a public thoroughfare or a private road. In case of a private road, the width shall not be less than twenty-seven (27) feet, and shall be exclusive of any required front or side yards. No such lot or parcel of land with more than one parcel with a required six thousand (6000) square feet lot area per residence shall be divided or sold separately without complying with the foregoing provisions. Lots less than sixty (60) feet in width shall have an access driveway of not less than ten (10) feet in width for access to a dwelling constructed on the rear of a property. In cases of lots having an existing dwelling located on the front portion of a lot where it is impossible to provide a ten (10) foot driveway for access to a dwelling in the rear, the above requirements may be waived, provided, however, that the garage requirements for the dwelling in the rear are provided on the front portion of the property or from an alley.

L. SIGNS:
All signs erected, maintained or located in the City of Torrance, whether in compliance with the provisions of this ordinance or others, shall comply with the provisions of the sign ordinance of the City of Torrance.

SECTION 16
LIVING AREAS:

1. Any structure to be used for a single family residential purpose shall have the following total floor areas in each single dwelling:
(a) One bedroom dwelling, a minimum of 600 sq. ft. if located at the rear half of a property.
(b) One bedroom dwelling, a minimum of 700 sq. ft. if located on the front half of a property.
(c) Two bedroom or one bedroom and den dwelling, a minimum of 850 sq. ft.
(d) Three bedroom or two bedroom and den dwelling, a minimum of 900 sq. ft.
(e) Four bedroom or three bedroom and den dwelling, a minimum of 1000 sq. ft.
2. Any structure used for single family residential purposes shall have the following total floor areas in each bedroom or den:
(a) One bedroom dwelling, a minimum of 100 sq. ft.
(b) Two bedroom or one bedroom and den dwelling, a minimum of 120 sq. ft. in the major bedroom and 100 sq. ft. in the second bedroom or den.
(c) Three bedroom or two bedroom and den dwelling, a minimum of 120 sq. ft. in two of the bedrooms and 100 sq. ft. in the third bedroom or den.
(d) Four bedroom or three bedroom and den dwelling, a minimum of 120 sq. ft. in two of the bedrooms, and 100 sq. ft. in the remaining bedrooms or den.
3. Any structure to be used for two-family residential purposes shall have a total floor area of 400 sq. ft. in each such living unit and any room provided for sleeping purposes shall have no less than 100 sq. ft. of floor area.
4. Any structure consisting of three or more apartments providing a living room, one bedroom and kitchen shall have a total of 350 sq. ft. of floor area in each such unit and any structure consisting of three or more bachelor apartments providing a room for combined living and sleeping and a kitchen shall have a total floor area of 300 sq. ft. Any room provided for sleeping purposes only, shall have not less than 100 sq. ft. of floor area in each such room.
5. Any living unit providing cooking facilities located over a garage on the rear half of a property shall have a total of 350 sq. ft. of floor area and any room provided for sleeping purposes shall have not less than 100 sq. ft. of floor area in such room.
6. No room provided for sleeping purposes and no den in any living unit shall have less than 100 sq. ft. of floor area in such room and for the purpose of computing said area the inside dimensions exclusive of closets shall be the governing factor.
7. No living unit shall have less square feet of floor area than the heretofore specified areas and for the purpose of computing said floor area, the outside dimension of said structure, exclusive of open porches and garage shall be the governing factor.
8. No structure shall have an exterior covering of galvanized iron or sheet metal for all or part of the structure or building.
9. No structure or building shall be of an unusual and unorthodox architectural design, commonly referred to as a novelty building.
10. No structure or building shall be substantially different in appearance, materials used or methods of construction from other structure utilized for the same purposes for which the said proposed structure or building is to be utilized.
11. Any building or structure shall conform in size, type of construction or location on the premises and to the general character of the buildings in the particular zone in which the same is to be located, as such zone is described in the zoning Ordinance and/or maps of the City, and shall conform to the general character of the buildings or structures in comparable areas or zones in said City.
12. Any building or structure shall conform to the provisions of any zoning Ordinance, Fire Ordinance, or any regulation of said City, adopted for the preservation of the public health or safety.
13. No building or structure shall be moved into the City or from one part of the City to another when said building or structure does not conform with the provisions in this Ordinance or any other Ordinance in the City of Torrance.

SECTION 17
EXISTING USES:

A. Any otherwise lawful use of land existing at the time this Ordinance becomes effective, but not conforming to the provisions thereof, may be continued, provided:
1. That if such non-conforming use is discontinued, the use of such land thereafter shall be subject to the provisions of this Ordinance;
2. That no building used for such non-conforming use shall be added to, structurally altered or enlarged in any manner, except as required by any other Ordinance of the City, or County, or by State Law, or in order to bring the building and its use into conformity with the provisions of this Ordinance pertaining to buildings hereafter constructed;
3. That no non-conforming use occupying a conforming building or portion thereof, or occupying any land shall be moved or extended into any other portion of said building by displacing a conforming use, or into premises not actually so occupied at the effective date of this Ordinance;
4. That the re-establishment of a discontinued non-conforming use of a building may be permitted within one (1) year of such discontinuance, subject to approval of the Planning Commission;
5. That if no structural alterations are made, a non-conforming use of a building may be changed to another non-conforming use of the same or more restrictive classification.

B. Any building or portion thereof in existence prior to the effective date of this Ordinance which is specifically designed or arranged to be lawfully occupied or used in a manner not conforming to the provisions of this Ordinance, may thereafter be so occupied or used, subject to the limitations hereinabove set forth for existing non-conforming uses. The term "in existence" shall include, for the purposes of this section only, any building under actual construction at said date, provided such building be completed within one (1) year from date.

C. No building which has been damaged or partially destroyed to the extent of more than fifty (50) per cent of its value shall be repaired, moved, or altered except in conformity with the provisions of this Ordinance pertaining to buildings hereinafter erected.

D. The provisions of this Section shall apply to uses which become non-conforming by reason of any amendment to this Ordinance, as of the effective date of such amendment.

SECTION 18
VARIANCES AND THE PROCEDURE THEREFOR.

A. Scope of Variances.
Where practical difficulties and unnecessary hardships result from the strict enforcement of the provisions of this ordinance relating to the use of land, variances therefrom may be granted by the City Council in accordance with the procedure hereinafter set forth.

B. Filing of Application.
Any owner, lessee or other person having the right to possession of land may apply for the granting of a Variance on such land. Whenever the application is made by a person having less than the fee simple title to the land, the Planning Commission may require the holders of the reversionary or remainder interests consent thereto in writing. Such application shall be filed with the Secretary of the Planning Commission and shall be accompanied by a fee of thirty-five ($35.00) dollars to cover the cost of publication and the servicing of the application and shall include such information as is prescribed by the Planning Commission.

C. Public Hearings.
Upon receipt of such application the Secretary of the Planning Commission shall set a date, time and place for a public hearing thereon before the Planning Commission and shall send notice thereof to the owners of land included within a 300 foot radius of the exterior boundaries of the land for which the variance is sought, as shown on the last equalized assessment roll. The Planning Commission may conduct the hearing in an informal manner. The rules of evidence shall not apply. The hearings may be adjourned to a future time at the discretion of the Planning Commission without the giving of further notice, other than an announcement by the Commission of the date, time and place of such adjourned meeting.

D. Recommendation of the Planning Commission.
After the conclusion of the hearing, the Planning Commission shall send its recommendations in writing to the City Council. If it recommends that the variance be granted, the Planning Commission may further recommend that the Council impose such conditions as the Planning Commission may deem desirable to effectuate the purposes of the Ordinance and the best interests of the City. In the event the Planning Commission shall fail to notify the Council in writing of its recommendation within sixty days after the close of the hearing, the City Council may act upon the application the same as if the Planning Commission had recommended a denial of the variance.

E. Criteria for Granting:
A variance may be granted, if in the judgment of the City Council:
1. There are practical difficulties or unnecessary hardships resulting from the strict enforcement of this ordinance, and
2. It will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof, and
3. It will not substantially interfere with the orderly development of the City as provided for in this ordinance.

F. Grant of Variance:
After the receipt of the recommendation of the Planning Commission, the City Council shall deny the application or grant the variance in whole or in part as applied for. If the variance is granted, the City Council may impose thereon such conditions as it may deem desirable to effectuate the purposes of this ordinance and the best interests of the City.

SECTION 19.
WAIVERS AND THE PROCEDURE THEREFOR:

A. Scope of Waivers.
The Waiver Board or Planning Commission, acting in accordance with the procedure hereinafter set forth, may grant waivers of the provisions of this ordinance relating to the following restrictions: front, rear and side yard requirements, lot area, living area, yard requirements, court requirements, building site and distances between buildings.

B. Waiver Board.
The Waiver Board is hereby created. It shall have such duties as are hereinafter provided. It shall be composed of the City Engineer, the Superintendent of Building and the Planning Director. The Planning Director shall be the Chairman of the Board. Each member may appoint alternate members from his department to act in case of his absence.

C. Filing of Application.
Any owner, lessee or other person having the right to possession of land may apply for the granting of a waiver on such land. Whenever the application is made by a person having less than the fee simple title to the land, the Planning Commission may require that the holders of the reversionary or remainder interests consent thereto in writing. Such application shall be filed with the Secretary of the Planning Commission and shall be accompanied by a fee of fifteen dollars ($15.00) to cover the costs of the servicing of the application and shall include such information as is prescribed by the Planning Commission.

D. Processing of Application.
The Secretary of the Planning Commission shall refer such applications to the Waiver Board, which shall meet at least once every two weeks for the purpose of acting thereon. The Waiver Board may render its decisions without having conducted a hearing thereon; provided, however, that the Waiver Board in its discretion may conduct private or public hearings thereon, and provided further, that any such public hearing shall be set by the Planning Director and conducted by the Waiver Board in the same manner as are public hearings held by the Planning Commission pursuant to the provision of Section 18C herein.

E. Criteria for Granting.
A waiver may be granted if, in the judgment of the Waiver Board or the Planning Commission:
1. There are practical difficulties or unnecessary hardships resulting from the strict enforcement of this ordinance, and
2. It will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity thereof and;
3. It will not substantially interfere with the orderly development of the City as provided for in this ordinance.

F. Decision of Waiver Board.
After the conclusion of the hearing, if any, or the meeting, the Waiver Board shall deny the application or grant the waiver in whole or in part as applied for. If the waiver is granted, the Waiver Board may impose thereon such conditions as it may deem desirable to effectuate the purposes of this ordinance and the best interest of the City. The Waiver Board shall report its decision to the Planning Commission as soon thereafter as practicable. In the event that the Waiver Board shall fail to notify the Planning Commission of its decision within sixty days after the matter has been referred to it by the Planning Commission, the waiver shall be deemed to have been denied.

G. Review.
1. An applicant may appeal an adverse decision of the Waiver Board to the Planning Commission at any time within two weeks after such decision is rendered. The appeal shall be in writing upon a form prescribed by the Planning Commission, filed with the Secretary of the Planning Commission, and accompanied by a fee in the amount of ten dollars ($10.00) to cover the cost of the appeal. The Planning Commission shall then review the decision of the Waiver Board and the decision of the Planning Commission thereon shall be final.
2. The Planning Commission on its own motion may review a decision of the Waiver Board and the decision of the Planning Commission thereon shall be final. No appeal or filing fee shall be required in such a case.
3. The Planning Commission may reach its decision without having conducted a hearing thereon; provided, however, that the Planning Commission in its discretion may conduct private or public hearings thereon, and provided further, that any such public hearings shall be set and conducted by the Planning Commission in the same manner as are public hearings held pursuant to the provisions of Section 18C herein.

H. Prior Waivers.
All waivers of the provisions of ordinances No. 316 and No. 612 previously granted by the Planning Commission and the building permits issued by the City of Torrance pursuant thereto are valid regardless of whether such waivers were authorized or permitted by any ordinance of the City, are hereby authorized and made lawful in same as if expressly authorized by the City Council at the time of granting.

SECTION 20.
USE PERMITS AND THE PROCEDURE THEREFOR.

A. Granting of Use Permits.
Use permits for M-2 zones and for such other zones as required herein may be granted by the City Council in accordance with the procedure hereinafter set forth.

B. Filing of Applications.
The owner, lessee or other person having the right to possession of the land for which the use permit is sought may apply for the granting of a use permit on such land. Whenever the application is made by a person having less than the fee simple title to the land, the Planning Commission may require that the holders of the reversionary or remainder interests consent thereto in writing. Such application shall be filed with the Planning Commission and shall be accompanied by a fee of thirty-five dollars ($35.00) to cover the costs of publication and the servicing of the application and shall include such information as is prescribed by the Planning Commission.

C. Public Hearing:
Upon receipt of the application, the Secretary of the Planning Commission shall set a date, time and place for a public hearing thereon and shall send notice thereof to the owners of land included within a 300 foot radius of the exterior boundaries of the land for which the permit is sought, as shown on the last equalized assessment roll. The Planning Commission may conduct the hearing in an informal manner. The rules of evidence shall not apply. The hearing may be adjourned to a future time in the discretion of the Planning Commission without the giving of further notice, other than an announcement by the Commission of the date, time and place of such adjourned meeting.

D. Recommendations of the Planning Commission.
After the conclusion of the hearing, the Planning Commission shall send its recommendations in writing to the City Council. If it recommends that the permit be granted, the Planning Commission may recommend that the Council impose thereon such conditions as the Planning Commission may deem desirable to effectuate the purposes of this ordinance and the best interests of the City.

E. Hearing by the City Council.
After the receipt of the recommendation of the Planning Commission, the City Council shall deny the application or grant the permit in whole or in part as applied for. If the permit is granted, the City Council may impose thereon such conditions as it may deem desirable to effectuate the purposes of this ordinance and the best interests of the City.

F. Each use permit heretofore or hereafter issued shall expire and become null and void:
1. Within the time specified in the permit.
2. If not used within the time specified in the permit, one year after the granting of the permit.
3. At the expiration of one year after the discontinuation of the use for which the permit has been issued.

I. Nuisances:
Neither the provisions of this ordinance nor the granting of any use provided for herein shall authorize or legalize the maintenance of any public or private nuisance.

SECTION 21.
REZONING AND THE PROCEDURE THEREFOR.

A. Scope of Rezoning.
The City Council may change the provisions of this ordinance, including, but not limited to the boundaries of the zones herein established and the uses permitted or prohibited therein other than those changes provided for in Sections 18, 19 and 20 herein, in accordance with the procedure hereinafter set forth.

B. Initiation of Proceedings.
1. Such proceedings may be initiated by the City Council, by the Planning Commission, or by application of any owner, lessee or other person having the right of possession to the land sought to be rezoned.
2. The City Council may initiate such proceedings by motion affirmed by a majority vote of its members. Upon the passage of such motion, the City Council shall give notice thereof to the Planning Commission.
3. The Planning Commission may initiate such proceedings by motion affirmed by a majority vote of its members. Upon the passage of such motion, the Planning Commission shall give notice thereof to the City Council.
4. Whenever such application is made by a person having less than the fee simple title to the land, the Planning Commission may require that the holders of the reversionary or remainder interests consent thereto in writing. Such application shall be filed with the Secretary of the Planning Commission and shall be accompanied by a fee of fifty dollars ($50.00) to cover the cost of publication and the servicing of the application and shall include such information as is prescribed by the Planning Commission.

C. Public Hearings.
Upon receipt of such application or of such notice from the City Council or upon the passage of its own motion, the Planning Commission shall:
1. Set the date, time and place for two public hearings thereon which shall be held at least two weeks apart and send notice thereof to the owners of land included within a 300 foot radius of the exterior boundaries of the land sought to be rezoned shown on the last equalized assessment roll, and
2. Publish a notice of such hearings at least once in a newspaper of general circulation within the City not less than ten (10) days before the first hearing is to be held.

D. Recommendation of the Planning Commission.
After the conclusion of said hearings, the Planning Commission shall send its recommendation in writing to the City Council. If it recommends that the land be rezoned, it may further recommend that the City Council impose thereon such conditions as the Planning Commission may deem desirable to effectuate the purposes of this ordinance and the best interests of the City. In the event the Planning Commission shall fail to notify the City Council of its recommendations as herein said within sixty (60) days after the close of said hearings, the City Council shall be authorized to act upon the application the same as if the Planning Commission had recommended a denial of the proposed rezoning.

E. Hearing by the City Council.
Upon receipt of the recommendation of the Planning Commission, the City Council shall set and conduct a public hearing thereon in the manner provided in Section 18C of this ordinance.

F. Decision of the City Council.
After the conclusion of said hearing the City Council shall deny the application or rezone the land, in whole or in part, as applied for. If the land is rezoned the City Council may impose thereon conditions that it may deem desirable to effectuate the purposes of this ordinance and the best interests of the City.

SECTION 22.
ENFORCEMENT.

A. It shall be the duty of the Planning Director to enforce the provisions of this ordinance. The Chief of Police and all officers charged with the enforcement of the law shall assist the Planning Director in the enforcement of this ordinance. The Superintendent of Building and the Building Inspectors shall assist the Planning Director in the enforcement of this ordinance insofar as it pertains to the construction, moving, or alteration of any building or any addition thereto.

B. Penalties.
Any person violating any of the provisions of this Ordinance shall be guilty of a misdemeanor and, upon conviction thereof, shall be subject to a fine not exceeding five hundred dollars ($500.00) or six (6) months in the County Jail of Los Angeles County, or by both such fine and imprisonment, in the discretion of the Court.

C. Nuisances.
Any building or structure hereafter set up, erected, built, moved or maintained, or any use of property hereafter contrary to the provisions of this Ordinance, shall be, and the same is hereby declared to be, unlawful and a public nuisance and the City Attorney shall, upon order of the City Council, immediately commence action or actions, proceeding or proceedings for the abatement, removal and enjoinment thereof, in the manner provided by law, and shall take such other steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such building, structure or use and restrain and enjoin any person from setting up, erecting building, moving or maintaining any such building, or structure or using any property contrary to the provisions of this Ordinance.

D. Cumulative Remedies.
All remedies provided for herein shall be cumulative and not exclusive.

SECTION 23.
VALIDITY.

A. If any section, sub-section, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, sub-section, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 24.
REPEALER.

All Ordinances of the City of Torrance inconsistent herewith, to the extent of such inconsistency and no further, are hereby repealed except Ordinance No. 440 otherwise known as the "Oil Code of the City of Torrance," which is hereby incorporated in this Ordinance by reference thereto.

SECTION 25. sentences.
EFFECTIVE DATE:
This Ordinance shall take effect thirty days after the date of its adoption and prior to the expiration of fifteen days from the passage thereof shall be published at least once in the Torrance Herald, a semi-weekly newspaper of general circulation, published and circulated in the City of Torrance.
Introduced and approved this 3rd day of January, 1956.
Adopted and passed this 17th day of January, 1956.

/s/ ALBERT ISEN
Mayor of the City of Torrance

ATTEST:
/s/ A. H. BARTLETT
City Clerk of the City of Torrance
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)
I, A. H. Bartlett, City Clerk of the City of Torrance, California, do hereby certify that the foregoing ordinance was introduced and approved by the City Council of the City of Torrance at a regular meeting held on the 3rd day of January, 1956, and adopted and passed at a regular meeting of said Council held on the 17th day of January, 1956, by the following roll call vote:
AYES: COUNCILMEN: Benstead, Blount, Schwab and Isen.
NOES: COUNCILMEN: Drale.
ABSENT: COUNCILMEN: None.
(SEAL)
/s/ A. H. BARTLETT
City Clerk of the City of Torrance
M-Jan. 30, 1956

TORRANCE HERALD—432
23614
NOTICE TO CREDITORS
NO. 371626
In the Superior Court of the State of California, in and for the County of Los Angeles. In the Matter of the Estate of VICTORIA GRANICZNY, Deceased.
Notice is hereby given to creditors having claims against the said decedent to file said claims in the office of the clerk of the aforesaid court or to present them to the undersigned at the office of Albert Isen, Attorney, 1807 Cabrillo Ave., in the City of Torrance, in the aforesaid County which latter office is the place of business of the undersigned in all matters pertaining to said estate. Such claims with the necessary vouchers must be filed or presented as aforesaid within six months after the first publication of this notice.
Dated Jan. 16, 1956.
WALENTZ GRANICZNY
Administrator of the Estate of said decedent.
C. T. Rippy
Attorney-at-Law
1331 Post Avenue,
Torrance, California
FA 8-7528
M-Jan. 9, 16, 23, 30, 1956

TORRANCE HERALD—434
CERTIFICATE OF BUSINESS
FICTITIOUS FIRM NAME
THE UNDERSIGNED does hereby certify that she is conducting a Real Estate business at 1237 Crenshaw (Convenant), City of Torrance, County of Los Angeles, State of California, under the fictitious firm name of MIRADOR REAL ESTATE AND INVESTMENTS, and that said firm is composed of the following persons, whose names and addresses are as follows, to-wit:
Winifred M. Clouch, 17511 Glenburn Avenue, Torrance, California
WITNESS my hand this 5th day of January, 1956.
WINIFRED M. CLOUCH
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss
ON THIS 5th day of January A.D., 1956, before me E. J. Champion, a Notary Public in and for said County and State, residing therein duly commissioned and sworn, personally appeared Winifred M. Clouch, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
(Seal) E. J. CHAMPION
Notary Public in and for Said County and State. My Commission Expires May 22, 1956.
M-Jan. 9, 16, 23, 30, 1956

TORRANCE HERALD—442
CERTIFICATE OF BUSINESS
FICTITIOUS FIRM NAME
THE UNDERSIGNED does hereby certify that she is conducting a restaurant business at 1605 Sartori, City of Torrance, County of Los Angeles, State of California, under the fictitious firm name of JAN'S COFFEE SHOP AND DELICATESSEN and that said firm is composed of the following person, whose name and address is as follows, to-wit:
Dorothy T. Janoff, 603 Amapola Avenue, Torrance, California
Witness my hand this 12th day of January, 1956.
DOROTHY T. JANOFF
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss
ON THIS 12th day of January A.D., 1956, before me Margaret W. Dean, a Notary Public in and for said County and State, residing therein duly commissioned and sworn, personally appeared Dorothy T. Janoff, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
(Seal) MARGARET W. DEAN
Notary Public in and for Said County and State. My Commission Expires May 22, 1956.
M-Jan. 16, 23, 30; Feb. 6, 1956.

TORRANCE HERALD—459
NOTICE OF ELECTION
Notice is hereby given that a General Municipal Election will be held in the City of Torrance on the 10th day of April, 1956, for the following officers:
Three Members of the City Council
The polls will be open between the hours of 7:00 A.M. and 7:00 P.M.
Dated: January 27, 1956.
A. H. BARTLETT
City Clerk
M-Jan. 30, 1956.

OPERA GROUP TO HOLD AUDITIONS

The South Bay Light Opera Assn. will hold auditions starting Tuesday night for their upcoming production of "Roberta."

Auditions will be held Tuesday and Thursday at 7:30 p.m. in the Redondo High auditorium. Anyone is invited to try-out for roles in the opera.

Anyone wishing further information concerning the tryouts or the production may call Nadine Nickol, at FA 8-3802.

Warmer Trend

Average temperatures in Canada are rising at a rate of three degrees every 70 years, official records now indicate.

Lens Combinations

It has been estimated it is possible to grind eyeglass lenses in 11,132,544 different combinations of curvature using modern grinding techniques.

Hospital Log

(San Pedro Community Hospital)

PATIENTS ADMITTED
Jan. 17
William C. Winters, 18411 Delia St.
Ina Mae Stevens, 328 W. 223rd St.
Eva Marie Andrade, 1414 W. 216th Street.

PATIENTS ADMITTED
Jan. 23, 1956
Florence Encinas, 1122 255th St., Harbor City.
Leigh Harline, 21 Stony Cove, Portuguese Bend, Calif.
Rosalie J. Harvey, 1663 W. 219th St.
Dorothy Mary Barra, 26518 President Ave., Harbor City, Calif.

Luxury Measure

Australians have 15 telephones, 12 cars, 29 radio sets for every 100 persons, compared with 29 telephones, 28 cars and 59 radios for every 100 Americans, but the difference is diminishing.

TORRANCE HERALD—448
24502
NOTICE OF HEARING OF PETITION FOR PROBATE OF WILL
No. 373541
In the Superior Court of the State of California, in and for the County of Los Angeles.
In the Matter of the Estate of SARAH J. BENSTEAD, also known as SARAH J. BENSTEAD, Deceased.
Notice is hereby given to creditors having claims against the said decedent to file said claims in the office of the clerk of the aforesaid court or to present them to the undersigned at the office of Albert Isen, Attorney, 1807 Cabrillo Ave., in the City of Torrance, in the aforesaid County which latter office is the place of business of the undersigned in all matters pertaining to said estate. Such claims with the necessary vouchers must be filed or presented as aforesaid within six months after the first publication of this notice.
Dated Jan. 3, 1956.
MAY O. COLEMAN
Administratrix of the Estate of said decedent.
Albert Isen
Attorney-at-Law
1807 Cabrillo Ave.,
Torrance, California
FA 8-7888
M-Jan. 9, 16, 23, 30, 1956

TORRANCE HERALD—433
23674
NOTICE TO CREDITORS
NO. 363091
In the Superior Court of the State of California, in and for the County of Los Angeles. In the Matter of the Estate of VICTORIA GRANICZNY, Deceased.
Notice is hereby given to creditors having claims against the said decedent to file said claims in the office of the clerk of the aforesaid court or to present them to the undersigned at the office of C. T. Rippy, Attorney, 1331 Post Avenue, in the City of Torrance, in the aforesaid County, which latter office is the place of business of the undersigned in all matters pertaining to said estate. Such claims with the necessary vouchers must be filed or presented as aforesaid within six months after the first publication of this notice.
Dated Jan. 16, 1956.
WALENTZ GRANICZNY
Administrator of the Estate of said decedent.
C. T. Rippy
Attorney-at-Law
1331 Post Avenue,
Torrance, California
FA 8-7528
M-Jan. 9, 16, 23, 30, 1956

TORRANCE HERALD—434
CERTIFICATE OF BUSINESS
FICTITIOUS FIRM NAME
THE UNDERSIGNED does hereby certify that she is conducting a Real Estate business at 1237 Crenshaw (Convenant), City of Torrance, County of Los Angeles, State of California, under the fictitious firm name of MIRADOR REAL ESTATE AND INVESTMENTS, and that said firm is composed of the following persons, whose names and addresses are as follows, to-wit:
Winifred M. Clouch, 17511 Glenburn Avenue, Torrance, California
WITNESS my hand this 5th day of January, 1956.
WINIFRED M. CLOUCH
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss
ON THIS 5th day of January A.D., 1956, before me W. Dean, a Notary Public in and for said County and State, residing therein duly commissioned and sworn, personally appeared Winifred M. Clouch, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
(Seal) MARGARET W. DEAN
Notary Public in and for Said County and State. My Commission Expires May 22, 1956.
M-Jan. 30; Feb. 6, 13, 20, 1956

TORRANCE HERALD—458
24625
CERTIFICATE OF BUSINESS
FICTITIOUS FIRM NAME
THE UNDERSIGNED do hereby certify that they are conducting a General Contracting business at 5306 Sharynne Lane, City of Torrance, County of Los Angeles, State of California under the fictitious firm name of HAYDEN AND SLATER and that said firm is composed of the following persons, whose names and addresses are as follows, to-wit:
Orion E. Hayden, 708 Esplanade, Redondo Beach, California.
Robert B. Slater, 5306 Sharynne Lane, Torrance, California.
WITNESS our hand this 23rd day of January, 1956.
ORION E. HAYDEN
ROBERT B. SLATER
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss
ON THIS 23rd day of January A.D., 1956, before me E. J. Champion a Notary Public in and for said County and State, residing therein duly commissioned and sworn, personally appeared Orion E. Hayden and Robert B. Slater known to me to be the persons whose names subscribed to the within instrument, and acknowledged to me that they executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
(Seal) E. J. CHAMPION
Notary Public in and for Said County and State. My Commission Expires July 17, 1957
M-Jan. 30; Feb. 6, 13, 20, 1956

TORRANCE HERALD—451
CERTIFICATE OF B