"Public Notices"

TORRANCE HERALD
ORDINANCE NO. 437

The City Council of the City of Torrance ordains as follows:

SECTION I. GENERAL PROVISIONS:

All words used in the singular shall include the plural and the plural the singular; each gender shall include all others; any tense shall include all other tenses.

The use of the title of any board, department, office, officer, or employee, or ordinance or charter shall mean such board, department, office, officer, employee, ordinance or charter, respectively, of the City of Torrance, unless otherwise specifically designated.

Prohibited Acts: Whenever in this ordinance any act or omission is made unlawful, it shall include causing, permitting, aiding or abetting such act or omission.

SECTION II. DEFINITIONS:

For the purpose of this ordinance, the following words and phrases are defined as follows:

1. "APPROVED" shall mean "approved by the City Council of the City of Torrance", unless otherwise specified.

2. "CITY" shall mean the "City of Torrance."

3. Whenever the words "CITY ENGINEER", "PLANNING COMMISSION", "CITY COUNCIL", "CITY CLERK" are used in this ordinance, they refer respectively to the City Engineer, City Planning Commission, City Council and City Clerk of the City of Torrance.

4. "PERSON" shall mean natural person, joint venture, joint stock company, partnership, association, club, company, corporation, business trust, organization, or the manager, lessee, agent, servant, officer or employee of any of them.

5. "SHALL" and "MAY": "Shall" is mandatory; "May" is permissive.

6. A "LOT", for the purpose of this ordinance, is defined to be the smallest legal division of land.

7. "DESIGN" refers to street alignment, grades and widths, alignments and widths of easements and right of ways for drainage and sanitary sewers and minimum lot area and width.

8. "IMPROVEMENT" refers to only such street work and utilities to be installed, or agreed to be installed, by the subdivider on the land dedicated or to be dedicated for streets, highways, public ways and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs, as a condition precedent to the approval and acceptance of the final map.

9. SUBDIVISION: DEFINITION: PARCELS NOT INCLUDED: FILING RECORD OF SURVEY: LAND DEDICATED FOR CEMETERY PURPOSES:

(a) (Definition) "SUBDIVISION" refers to any land, improved or unimproved, or portion thereof, shown on the last preceding tax roll as a unit or as contiguous units, which is divided for the purpose of sale, whether immediate or future, by any subdivider into five (5) or more parcels within any one (1) year period.

(b) (Parcels not included) "SUBDIVISION" does not include either of the following:

(1) Any parcel or parcels of land in which all of the following conditions are present: (i) Which contain less than five (5) acres, (ii) which abut upon dedicated streets or highways, (iii) in which street opening or widening is not required by the City Council of the City of Torrance in dividing the land into lots or parcels, and (iv) the lot design meets the approval of the City Council of the City of Torrance.

(2) Any parcel or parcels of land divided into lots or parcels, each of a net area of one (1) acre or more, a tentative map of which has been approved by the City Council of the City of Torrance.

(3) Any parcel or parcels of land divided into lots or parcels, each of a net area of one (1) acre or more, a tentative map of which has been submitted to the City Council and has been approved by it as to street alignment and widths, drainage provisions and lot design.

(c) (Filing record of survey map) In either case provided in subsection (b) of this section, there shall be filed a record of survey map pursuant only to the provisions of Chapter 15 of Division 3 of the Business and Professions Code of the State of California.

(d) (Land dedicated for cemetery purposes) Nothing contained in this chapter shall apply to land dedicated for cemetery purposes under the Health and Safety Code of the State of California. (Statutes 1943, Chapter 128, Section 1, page 867, and as amended by later act passed at the same session, Statutes 1943, Chapter 668, Section 1, page 2423.)

10. "TENTATIVE MAP" refers to a map made for the purpose of showing the design of a proposed subdivision and the existing conditions in and around it and need not be based upon an accurate or detailed final survey of the property.

11. "FINAL MAP" refers to a map prepared in accordance with the provisions of this ordinance and those of any applicable ordinance of the City of Torrance, which map is designed to be placed on record in the office of the County Recorder, of the County of Los Angeles, State of California.

12. "RECORD OF SURVEY MAP" refers to a map prepared as provided in Chapter 2 of "Survey Maps" and of this ordinance and conforming to the provisions of Chapter 15 of Division 3 of the Business and Professions Code of the State of California.

13. "SUBDIVIDER" refers to a person, firm, corporation, partnership or association who causes land to be divided into a subdivision for himself or for others.

SECTION III. SCOPE OF REGULATION

Nothing contained in this ordinance, or any other applicable ordinance of the City of Torrance, shall prevent the recordation of a subdivision map of any land not divided in this ordinance as a subdivision, nor does it prohibit the filing of a map in accordance with the provisions of Chapter 3 of Article 3 of an act of the Legislature of the State of California (Statutes 1943, Chapter 128, Section 1, page 865, as provided therein, and which provisions refer to the filing of a licensed surveyor's or registered civil engineer's records of survey. A final map may be recorded for the purpose of showing any change land previously subdivided into parcels or lots or blocks, and a map may likewise be recorded if it does not divide into two (2) or more taxable parcels any parcel of land which is described as a unit on the latest equalized county tax roll. In either of the cases mentioned, if sufficient recorded data exists from which all the monuments may be compiled, there need not be a certificate by a surveyor or engineer, and a tax map shall not be required in any of the cases herein in this paragraph covered.

It shall be unlawful for any person, firm or corporation to offer to sell, to contract to sell, or to sell any subdivision or any part thereof until a final map or record of survey map thereof, in full compliance with the provisions of this ordinance or any other local ordinance, has been duly recorded or filed in the office of the County Recorder of the County of Los Angeles, in which county such subdivision is located.

Nothing in this ordinance shall apply to any parcel or parcels of a subdivision offered for sale, contracted for sale or sold in compliance with or exempted from any law regulating the design and improvement of subdivisions in effect at the time the subdivision was established. Conveyances of any part of a subdivision shall not be made by "lot or block number initial" or other designation, unless and until a final map has been recorded. Any sale or contract to sell made contrary to the provisions of this ordinance shall be voidable at the sole option of the buyer or person contracting to purchase, his heirs, personal representative or trustee in insolvency or bankruptcy within one (1) year after the date of the execution of the sale or contract to sell, but the sale or contract to sell is binding upon any assignee or transferee of the buyer or person contracting to purchase, other than those above enumerated, and upon the vendor or person contracting to sell, or his assignee, heir or devisee.

Any offer to sell, contract to sell or sale contrary to the provisions of this ordinance is a misdemeanor and any person, firm or corporation, upon conviction thereof, shall be punishable by a fine of not less than twenty-five dollars ($25.00) and not more than five hundred dollars ($500.00) or imprisonment in the city jail of the City of Torrance, or the county jail of the County of Los Angeles, in the discretion of the committing magistrate, for not more than six (6) months, or by both such fine and imprisonment.

This ordinance does not bar any legal, equitable, or summary remedy to which the municipality of the City of Torrance may otherwise be entitled and the City of Torrance may file a suit in the Superior Court of the County of Los Angeles wherein any property attempted to be subdivided or sold shall be in violation of the provisions of this ordinance, and the City of Torrance reserves the right to restrain or enjoin any attempted or proposed subdivision or sale in violation of the provisions of this ordinance as follows:

SECTION IV. ADMINISTRATION

A. Control of Subdivision Design and Improvement: Review: Special Proceeding:

1. (Review) Control of the design and improvement of any subdivision contested solely in the City Council of the City of Torrance but, in all matters concerning such design and improvement, the City Council may be aggravated by said Council, any decision by said Council is subject to review as to its reasonableness by the Superior Court in and for the County of Los Angeles.

2. (Special Proceeding) Any subdivider or person claiming to be aggrieved by the decision of the City Council of the City may, any time not within ninety (90) days after the rendition of any decision, bring a special proceeding in the Superior Court to determine the reasonableness of the decision.

B. Provisions Governing Design, etc:

The design, improvement and survey data of subdivisions and the form and content of tentative record of survey and final maps thereof, and the procedure to be followed in securing official approval are governed by the provisions of this ordinance and by the additional provisions of any other ordinance of the City of Torrance dealing with subdivisions and which are authorized by Chapter 2, Article 2 of the Business and Professions Code of the State of California.

SECTION V. REIMBURSEMENT OF SUBDIVIDER FOR LATERAL OR OTHER FACILITY: COLLECTION OF CHARGE FOR USE

Whenever the City Council, by its ordinance, requires that a subdivider install sewers as a condition precedent to the granting of approval of final maps or tentative maps of streets or highways, and where, in the opinion of the City Council, it is necessary that lateral or other facilities be constructed which can be, or will be, used in the disposal of sewage from property not within such subdivision, the City Council may, by contract with the subdivider, agree to reimburse and may reimburse such subdivider for such lateral or other facility. Such contract shall provide that the City Council may collect from any person using such lateral or other facility for the disposal of sewage from property not within such subdivision a reasonable charge for such use.

Whenever the City Council has required or agreed to require a subdivider for the construction of a lateral or other facility which can be, or will be, used for the disposal of sewage from property other than that being subdivided by such subdivider, the City Council may impose and collect for such use a reasonable charge.

SECTION VI. SUBMISSION OF MAP AND ACTION THEREON

The Planning Commission of the City of Torrance, upon the receipt of any subdivision map or maps of any subdivision submitted to it within the time fixed after the tentative map has been filed and its report shall approve, conditionally approve or disapprove said map or maps of said subdivision.

The City Council may authorize the said Planning Commission to report its action direct to the subdivider. In the event the City Council does not so authorize the said Planning Commission, the said Planning Commission shall make its report to the City Council who shall act upon the report within ten (10) days or at its next succeeding regular meeting after receipt of the said report.

If the subdivider is dissatisfied with any action of the said Planning Commission with respect to the tentative map, or the design, improvement or any of the improvements recommended by the said Planning Commission to be required, said subdivider may, within fifteen (15) days after the action, appeal to the City Council for a public hearing thereon. The City Council shall hear the appeal at the time fixed for hearing the report of the Planning Commission and the City Council shall proceed to hear the testimony of the subdivider or any witnesses in his behalf and the testimony of any representatives the said Planning Commission may nominate as witnesses in behalf of the Planning Commission. The City Council may also hear the testimony of other competent persons respecting the character of the neighborhood in which the subdivision is to be located, the kinds, nature and extent of improvements and the general plan of development to which the area is best adapted, and any other phase of the subject with respect to which it may desire to inquire into. Upon conclusion of the hearing, the City Council shall approve or disapprove the tentative map, and its findings based upon the testimony produced before it. It may sustain, modify, reject or overrule any recommendations or findings of the Planning Commission and may make such findings as are not inconsistent with the provisions of this ordinance.

SECTION VII. RECOMMENDATIONS OF THE CITY COUNCIL AS TO MAPS OF PROPOSED SUBDIVISIONS OUTSIDE JURISDICTIONAL BOUNDARY LINE OF THE CITY OF TORRANCE

Whenever the City Council of the City of Torrance desires to inspect and make recommendations concerning the map or maps of any proposed subdivision of property adjacent to but outside of its jurisdictional boundary line, the City Council may file with the City Clerk of any city joining city having jurisdiction a map or an amended map of territory within the said adjoining mentioned city in which territory the said City Council is interested in proposed subdivision and which territory does not extend a distance of more than three (3) miles from the common boundary line of the cities.

The City Clerk of the City of Torrance, in such event, shall request the City Clerk of the city having jurisdiction to issue a receipt for such territorial map transmitted by the requesting City of Torrance, requesting an acknowledgment of the receipt of said map, and that the receipt thereof be transmitted by United States mail within three (3) days after such request; that such request shall refer and be for one (1) copy of such tentative map of any subdivision located wholly or partially within the territory outlined on the map submitted, and that such contemplated or existing subdivision; and the City Council of the City of Torrance requesting the return of said tentative map shall make its recommendations, if any, to the Clerk of the City of Torrance, to all of which from whom the tentative map was requested within fifteen (15) days after receipt thereof. Said application shall contain a recommendation that the governing body of the city having jurisdiction take under consideration the request of the said City of Torrance before any action is taken upon said tentative map.

It shall be the duty of the City Engineer of the City of Torrance to make such detailed examination of final maps and record of survey maps and such field check, if any, as may be necessary to enable him to make the certificate required by subsection (c) of Section 11576 and by Section 11593 of the Business and Profession Code of the State of California, and a proper and reasonable fee may be collected and required to be paid from the subdivider for such examination as shall be deemed necessary in regard to the examination of final maps and record of survey maps and such field check by the City Engineer of the City of Torrance before any further action in the discretion of the City Council of the City of Torrance may be taken. A recordation of a certified copy of any ordinance, or amendment thereto, relative and pertaining to the above and foregoing, shall be recorded in the office of the County Recorder of the County of Los Angeles and it is hereby made the duty of the City Clerk of the City of Torrance to carry out the necessary action for the recordation of said certified copy.

SECTION VIII. EXTENSION OF TIME LIMIT

The time limits for acting and reporting on tentative maps, as specified in this ordinance, may be extended by mutual consent of the subdivider and the City Council of the City of Torrance, as the case may be.

If no action is taken within the time limits specified and set forth in this ordinance, the tentative map as filed shall be deemed to be approved and it shall be the duty of the City Clerk of the City of Torrance to certify such approval.

SECTION IX. MAPS

A. Preparation of Maps and Filing Data.

The initial action in connection with the making of any subdivision shall be the preparation of a tentative map and the filing of same and of data accompanied by such data as is specified in this ordinance.

The subdivider shall submit copies of the tentative map or maps with the Planning Commission of the City of Torrance.

The Planning Commission of the City of Torrance, upon the receipt of the tentative map or maps insofar as Section VII is concerned, shall comply with the provisions of same.

B. Survey and Preparation of Final Map or Sale by Metes and Bounds: Extension of Time.

Within one (1) year after approval or conditional approval of the tentative map or maps heretofore mentioned in this ordinance, the subdivider may cause the subdivision, or any part thereof, to be surveyed and a final map to be prepared in accordance with the tentative map as approved, or he may proceed with the sale by metes and bounds or other similar descriptions of the land, or parcels, or parts thereof, as shown on an approved record of survey map. Upon application of the subdivider, an extension of not exceeding one (1) year may be granted by the City Council of the City of Torrance.

C. Failure to Record a Final Map.

Any failure to record a final map or to file a record of survey map within one (1) year from the approval or conditional approval of the tentative map, or within any extension thereof granted by the City Council of the City of Torrance, shall terminate all proceedings. Before a final map may thereafter be recorded, approved record of survey map filed or any sale made, a new tentative map shall be submitted to the City Council for its approval or rejection.

D. Compliance with Provisions of this Ordinance.

In case the subdivider desires to record a final map under the provisions of this ordinance, he shall comply with all the provisions of this ordinance.

The survey and final map shall be made by a registered civil engineer or licensed surveyor. He shall set sufficient durable monuments so that another engineer or surveyor may readily retrace the survey. Monuments need not be set at the time the survey is made if satisfactory assurance is given to the City Council or their being set later.

E. Form and Requisites of a Final Map.

The final map shall conform to all of the following provisions:

(a) (Data, drawing and legible) drawn in black waterproof India ink upon good tracing cloth, but affidavits, acknowledgments and endorsements may be stamped or printed upon the map with opaque ink.

(b) The size of each sheet shall be 18" x 26". A marginal line shall be drawn completely around each sheet leaving an entirely blank margin of 1".

(c) It shall show all surveys and mathematical information and data necessary to locate all monuments and to locate and retrace any and all interior and exterior boundary lines appearing thereon, including bearings and distances of street lines, the radii and arc length of all curves, and such information as may be necessary to determine the location of the center of curves.

(d) Each block shall be numbered or lettered in each block. Each street shall be named.

(e) The exterior boundary of the land included within the subdivision shall be indicated by a colored border. The exact length and bearing of the location of the subdivision, and particularly its relation to surrounding surveys.

(f) It shall also satisfy any additional survey and map requirements of this ordinance.

F. Record of Survey.

The "record of survey maps" shall be prepared and recorded in accordance with the provisions of and shall conform to the Subdivision Map Act as contained in the Business and Professions Code of the State of California and this ordinance.

If the subdivider does not elect to prepare and record a final map, then, before proceeding with the sale of any part of the subdivision, he shall file in the office of the County Recorder a record of survey map conforming, in respect to design, to the approved tentative map or maps.

In this event the City Council may require only such street grading and erection of such improvements as reasonably necessary for road access and local neighborhood traffic and drainage needs.

G. Certificates on Record of Survey Map.

The following certificates shall appear on the record of survey map:

(a) A certificate for execution by the City Clerk of the City of Torrance that the City Council caused to be approved the map or maps for subdivision purposes in accordance with the conditional approval of the tentative map.

(b) A certificate by the City Engineer of the City of Torrance, or the surveyor responsible for the survey, giving the date of the survey and stating that the survey was made by him or under his direction and setting forth the name of the owner who authorized him to make the survey, and that the monuments are of the character and occupy the positions indicated or that they will be set in such positions and on such time as is stipulated in the Section 11566 of the Business and Professions Code of the State of California. This certificate shall also state that the monuments are, or will be, sufficient to enable the survey to be retraced.

(c) A certificate, or certificates, of the City Engineer relating to the examination of the map such as is required by law and by this ordinance.

H. Certificate Offering Parcels for Dedication.

In the event of dedication, there is hereby required a certificate signed and acknowledged by such persons having any record title interest in the land subdivided, offering parcels of land for dedication for certain specified public uses, subject to any such reservations as may be contained in any such offer. The certificate, however, may state that certain parcels of land shown on said map are not offered for dedication, provided, however, that the City Council may require as a condition precedent to the approval of any final map that any or all of the parcels of land shown on said map and intended for any public use shall be offered for dedication for public use except those parcels, other than streets, intended for the exclusive use of lot owners in the subdivision, their licensees, visitors, tenants and servants, provided, however, that the City Council should require, as a condition precedent to the approval of any final map, that a reasonable time, also acceptance of the offer of dedication and may, as a condition precedent to the acceptance of any streets or easements, require that the subdivider, at his option, either improve or agree to improve said streets or easements.

I. Sales in Disregard of Map.

Conveyances of property which disregard the delineation of streets as set forth upon an unrecorded map constitute a withdrawal of an offer of dedication, if such map may be considered as an offer to dedicate.

J. Transmittal of Final Map to Recorder.

In the event any subdivision lies entirely within the City of Torrance subsequent to the approval of the final map by the City Council of the City of Torrance, the City Clerk of the City of Torrance shall thereupon transmit the map to the Clerk of the County Board of Supervisors.

SECTION X. BOND OF DEPOSIT SECURING AGREEMENT FOR IMPROVEMENTS OF STREETS OR EASEMENTS

In the event that an agreement for the improvement of the streets or easements is entered into, the City Council may require that the agreement shall be secured by a good and sufficient bond, or said Council may accept in lieu thereof a cash deposit, which bond or cash deposit shall be in an amount not in excess of the estimated cost of the improvement as determined by the City Engineer of the City of Torrance, provided, however, that the subdivider, at his option, in lieu of the agreement to construct improvements, and the bond or cash deposit to secure it, may enter into a contract with the City Council, secured by a faithful performance bond or cash deposit, which bond or deposit the said Council, the same to be in an amount not to exceed the estimated cost of the improvement by which he, the said subdivider, agrees, within such time as may be provided in the contract, to initiate and to consummate proceedings under an appropriate special assessment act for the formation of a special assessment district covering the subdivision or part thereof, for the financing and construction of designated improvements upon the streets or easements dedicated by the map. Any such agreement or contract shall, by its terms, provide for the acceptance of the work as it progresses and for partial withdrawal of the deposit in money or bonds upon the certificate of the City Engineer of the City of Torrance, duly authorized to perform such function, in a manner and similar to cash payments under cash contracts and under rules established by the City Council, provided, however, that in lieu of any bond mentioned in this paragraph, a deposit may be made, either with the City of Torrance by and through its City Council or a responsible escrow agent or trust company approved by the City Council, of money or negotiable bonds of the kind approved for securing deposits of public money. Upon the execution by the subdivider of said one of the agreements or contract and the posting of the required bond, or the deposit of the required money or negotiable bonds, the map of such subdivision shall forthwith be approved and accepted for recordation.

SECTION XI. PASSAGE OF TITLE TO DEDICATED PROPERTY

Title to property, the dedication of which is accepted, shall not pass until the final map is duly recorded under the provisions of this ordinance provided, however, that if at any time the final map is approved and any streets are rejected, the offer of dedication shall remain open and the City Council of the City of Torrance may, by resolution at any later date and without further action by the subdivider, rescind its action and accept and open the streets for public use, which acceptance shall be recorded in the office of the County Recorder of the County of Los Angeles. Provided, further, that if the re-subdivision or reversion to acreage of the land is subsequently filed for approval, any offer of dedication previously rejected shall be deemed to be terminated upon the approval of the map by the City Council of the City of Torrance.

SECTION XII. WHEN OFFICIAL MAP TO BE MADE OF SUBDIVISION

Whenever a subdivision of land is platted or divided into lots or blocks, or whenever any addition to the City of Torrance is laid out into lots or blocks for the purpose of sale or transfer, the City Engineer of the City of Torrance, under the direction and with the approval of the City Council may cause an official map of such subdivision, giving to each block on the map a number and to each lot or subdivision in the block a separate number or letter, and giving names to such streets, avenues, courts, places or parks, as may be deemed advisable upon the official map. The City Engineer, under the direction and with the approval of the City Council, may compile the map from maps on file or may resurvey or re-number the blocks, or renumber or letter the lots in the blocks, or change the names of streets. Each and every map made and adopted under this subdivision of this ordinance shall be certified under the hands of a majority of the members of the City Council and the presiding officer and the City Clerk and official seal of the authority adopting the same. The certificate shall set forth in full the resolution adopting the map, with the date of adoption. The map so certified shall be filed with and filed in the office of the County Recorder of the County of Los Angeles.

Whenever the City Council of the City of Torrance adopts a map prepared under this subdivision of this ordinance as the official map of the subdivision of the City of Torrance, it shall be lawful and sufficient to describe the lots or blocks in deeds, conveyances, contracts or obligations affecting any of the lots or blocks as it appears on the official map, a reference sufficient for the identification of the map being coupled with the description.

All surveys and the field notes thereof made by any engineer or surveyor, or the City Engineer of the City of Torrance under the provisions of this ordinance, or in surveying officially any lots or parts of lots in the City of Torrance for the purpose of any map under this ordinance, shall be filed in the office of the City Engineer of the City of Torrance and shall become a part of the public records of the City of Torrance.

SECTION XIII. SALE

It shall be unlawful for any person, firm or corporation, or trust as principal agent, employee or otherwise, to hereafter sell or offer for sale, or cause or permit to be sold or offered for sale any portion of any subdivision or re-subdivision of land in the City of Torrance until a map, as herein provided, for the subdivision has been made, certified, endorsed, acknowledged and recorded in accordance with the provisions of this ordinance in all respects, except, however, any portion of any subdivision or re-subdivision of land which has been made, certified, endorsed, acknowledged and recorded in accordance with the provisions of this ordinance in all respects, except, however, any portion of any subdivision or re-subdivision of land made prior to the effective date of this ordinance, and which complied with, or was exempt from, the provisions of Chapter 837, Statutes of 1929; provided, however, that nothing herein contained shall require the recordation or filing of a map showing the property sold or contracted for sale by metes and bounds or by reference to an unrecorded map, prior to the effective date of the subdivision Map Act as a condition precedent to the conveyance thereof. All surveys and maps shall be made to conform to the requirements of the State of California, as amended, respecting the same.

SECTION XIV. SUBDIVISION STANDARDS

The City Engineer of the City of Torrance shall prepare, for the approval of the City Council of the City of Torrance, a set of rules, regulations and standards pertaining to the engineering, scientific and engineering data as may be required to assist the employees employed in the City Engineer's office of the City of Torrance in the promulgation of plans and specifications incidental to the accomplishment of the various and things set forth in this ordinance and which will be of benefit to the City of Torrance and which, when so approved by the City Council of the City of Torrance, shall be and become a part and parcel of this ordinance to all intents and purposes as if same were herein set forth in verbatim. Said data, among other matters, shall contain plans, profiles and typical cross sections of proposed alleys and other required improvements, primary streets, secondary streets, local streets, half-width streets, alignment, grades, curves and tangents, street intersections, effect on adjoining property, dead-end streets, block corners, private streets, future street or alley provisions, alleys, service roads, walkways, easements, auto parking areas, lot dimensions, frontage and side lines, blocks, improvements, improvements required, minimum requirements of curbs, gutters and sidewalks, combination curbs and gutters, exceptions, curb armor, paving, fire hydrants, monuments and bench marks, subgrades, pavement, water distribution system and supply, existing and other improvements, land subject to inundation or flood hazard, deed restrictions, rezoning, area calculations, fees, tentative map checking fees, final subdivision map fee, plan check and inspection deposits and such other data as may be conducive and applicable in the science of the subdivision of property within the city limits of the City of Torrance.

SECTION XV. VARIATIONS

The City Council may, upon recommendation of the City Engineer, or in the exercise of sound, reasonable judgment, grant such variations as it determines warranted or required by reason of the size, use, physical or other conditions or circumstances of the type of subdivision; provided, however, that no variations may be made of any of the requirements imposed by the Subdivision Map Act, or amendments thereto, as contained in the Business and Professions Code of the State of California.

SECTION XVI. CONSTITUTIONALITY OF ORDINANCE

If any section, subsection, 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 Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more of other subsections, clauses or phrases thereof be declared invalid or unconstitutional.

SECTION XVII. TITLE: AUTHORITY: AFFECT ON OTHER ORDINANCES

This ordinance may be cited as the "SUBDIVISION MAP ACT".

The provisions contained in this ordinance governing the design, improvement and survey data of subdivisions and the form and content of tentative record of survey and final maps thereof, and the procedure to be followed in securing official approval by the City Council of the City of Torrance, shall be governed by this ordinance and the authority granted the City Council by the provisions of the article on "Subdivision Maps and Administration" contained in the applicable article in the Business and Professions Code of the State of California, as amended, and save and except as to those specifically distinguished refers to subdivisions of land or parcels thereof that have been within the corporate limits of the City of Torrance.

The definitions in this ordinance contained apply to the provisions of this ordinance only and do not affect any other provisions of any other ordinance of the City of Torrance.

NOW THEREFORE, BE IT RESOLVED:

That the City Clerk of the City of Torrance shall certify to the adoption of this ordinance and shall cause the same to be published once in the Torrance Herald, a weekly newspaper printed, published and circulated in the City of Torrance, and thirty (30) days after the publication thereof the same shall be in full force and effect.

Adopted this 9th day of November, 1948.

J. HUGH SHERFEY, JR.
Mayor of the City of Torrance

ATTEST:
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 at a Regular Meeting of the City Council of the City of Torrance, on the 26th day of October, 1948, and adopted on the 9th day of November, 1948 at a Regular Meeting of the said City Council by the following roll call vote:

AYES: COUNCILMEN: Drale, Haggard, Jackson, Powell and Sherfey.
NOES: COUNCILMEN: None
ABSENT: COUNCILMEN: None

A. H. BARTLETT
City Clerk of the City of Torrance

SEAL
Nov. 18

"Public Notices"

TORRANCE HERALD
ORDINANCE NO. 436

The City Council of the City of Torrance does ordain as follows:

That the public convenience and necessity require that a municipal bus stop zone be established on the Northwest corner of Pacific Coast Highway and Neece Avenue in the City of Torrance.

IT IS FURTHER ORDERED that the Chief of Police of the City of Torrance be and he is hereby, authorized and directed to erect such sign or signs, and paint such curb, as will show the restrictions imposed by this Ordinance and to enforce the same. Said sign may require that the above and foregoing provision shall not apply to any motor vehicle owned by the State of California. It shall be unlawful for any person, firm or corporation to park at any time of the day or night any motor vehicle, or other vehicle, excepting a municipal bus and/or state vehicle, in said zone. Any such violation shall be a misdemeanor and shall be punished as such.

The City Clerk shall certify to the passage and adoption hereof in the records of the proceedings of said City of Torrance in the minutes of the meeting at which the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption hereof, cause the same to be published once in the Torrance Herald, a weekly newspaper of general circulation, published and circulated in said City which is hereby designated for that purpose.

This Ordinance shall take effect and be in full force thirty (30) days from and after the date of the final passage and adoption thereof.

Adopted this 9th day of November, 1948.

J. HUGH SHERFEY, JR.
Mayor of the City of Torrance

ATTEST:
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 at a Regular Meeting of the City Council of the City of Torrance, on the 26th day of October, 1948, and adopted on the 9th day of November, 1948 at a Regular Meeting of the said City Council by the following roll call vote:

AYES: COUNCILMEN: Drale, Haggard, Jackson, Powell and Sherfey.
NOES: COUNCILMEN: None
ABSENT: COUNCILMEN: None

A. H. BARTLETT
City Clerk of the City of Torrance

SEAL
Nov. 18

"Public Notices"

"Public Notices"

"Public Notices"

Classified Ads

Cemeteries 4

"A LOCAL INSTITUTION SERVING LOCAL NEEDS"

PACIFIC CREST

182nd ST. & INGLEWOOD AVE.

FRONTIER 2338

Lost and Found 6

LOST at Farmers Market November 6, mixed German Shepherd puppy 6 months old, female, wearing green harness. Answers to the name of Tippy. Ph. Menlo 4-3315 or Plymouth 5-7402.

LADY'S PINK GOLD Perfecta watch. Pink gold band. Lost Sunday Morning, 1221 El Prado, Apt. 29, Torrance, before 3 p.m.

LOST tan billfold Tuesday morning with cash and check. Reward. Finder return to C. F. Fiesel, 1442 Carson St., Torrance.

Personals 10

IN MEMORIAM

In loving memory of our dear husband and dad, William T. Walker, who passed away one year ago, Nov. 17, 1947.

Some may think we have forgoten,
When sometimes they see us smile;
But, they little know the heartaches,
That are hidden all the while.
His face is a beautiful memory,
His absence a silent grief;
He sleeps in God's beautiful garden
In the sunshine of perfect peace.

His loving wife and children, Virginia, Margaret, Bill and grandchildren, Donna, Margaret, Billie and Linda.

ALCOHOLICS ANONYMOUS

If you have an alcoholic problem, write Alcoholics Anonymous, P. O. Box 435, or come to our meetings at the Woman's Club, 1422 Engracia, Torrance, every Saturday evening at 8:30 p.m.

TIRED OF IRONING? Sit down to iron . . . free instructions in using the new Thor Gladiron. Rent a Gladiron for only $1.50 for 24 hours. Call Torrance 1560-J for delivery service.

Used car prices will never be as high again. Why don't you sell yours now while you can get a good price for it? A 60c ad will bring buyers to your door. Just phone Torrance 444 or Lomita 84. We'll take care of the rest.

Professional Services 12

GENERAL INSURANCE

WE WRITE ALL NATIONALITIES
NO LIMIT TO AGES

Fire, Trucks, Automobile, Public Liability and Bonds

PERCY and VAUGHN
Investment Corp.

2091 Torrance Blvd.
Torrance 2836

1747 Pacific Coast Hiway
Lomita 2249

When Thinking of Insurance Consider

W. E. BOWEN

1327 Post Torrance 215

Alfred Overacker
PHYSICAL THERAPIST
Specializing In
CORRECTIVE MASSAGE
1308 Sartori Ave., Suite 14
Torrance 2801

HOWARD G. LOCKE

Auto — INSURANCE — Fire

1824 Andreo Avenue
Phone Torrance 366-R

Telephone 701-667
Evenings by Appointment

DR. IRVING M. MADOFF
Chiropractor and Physiotherapist
Member California and National Chiropractic Associations
2073 Santa Fe Ave. Long Beach, 10

Transportation 24

TRANSPORTATION WANTED—Torrance to Inglewood. Between 8 and 9 week. Before 5 call Oregon 8-3691, ask for Dick Klein. After 7 call Torrance 2230-R.

LADY wants ride to and from Compton beginning November 22nd. Working hours 8 to 5:30. Phone Torrance 1944-W, leave message.

Where to Eat 28

JIM'S HAMBURGERS ARE NOT SUPER-DUPERS OR POST-WAR OR JUMBOS . . . THEY ARE JUST THE BEST . . . THAT JIM KNOWS HOW TO MAKE.

JIM'S PLACE
2019 Pacific Coast Hiway
Lomita. Phone 273.

Repair Service 34

WASHING MACHINE
REFRIGERATOR
RADIO
And All Small Appliance
REPAIRING
Free Pickup and Delivery
All Work Guaranteed
MOTOR REWINDING
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1639 Cabrillo Ave.
Torrance 430

Custom Made
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Complete Selection of Fabrics and Frames
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B & C
REPAIR SHOP
1733 Pacific Coast Highway
Lomita 1691

TORRANCE CYCLE AND FIXIT SHOP
★ Keys and Lock Service
★ Bicycles and Parts
★ Repairing of All Kinds
★ Lawnmowers
Precision Ground
PAUL & BEN SMITH
1343 EL PRADO
Torrance 382-J

PORT REFRIGERATION SERVICE
Complete Repair & Installation Service
COMMERCIAL & DOMESTIC
Phone TErminal 4-3271 & Lomita 1955

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455 W. Sixth St.—San Pedro
TE 2-5301

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Torrance 1067

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SAW FILING—REPAIRING
LAWN RENOVATORS
FLOOR SANDERS RENTED
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24419 Narbonne Lomita
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Torrance Cycle Shop
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Phone Torrance 382-J

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