Public Notice

P-34—3090

ORDINANCE NO. 1581
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING ARTICLE VII ENTITLED "GRADING OF CHAPTER 25 OF "THE CODE OF THE CITY OF TORRANCE, 1954" AND ADDING A NEW CHAPTER 37 RELATING TO THE SAME SUBJECT; REQUIRING A PERMIT FOR GRADING OR STOCKPILING SOIL ON REAL PROPERTY; ESTABLISHING FEES, BONDS AND OTHER QUALIFICATIONS FOR A PERMIT; PROVIDING CONDITIONS AND LIMITATIONS OF THE PERMIT; ESTABLISHING SPECIAL REGULATIONS FOR EXCAVATIONS, SLOPES AND FILLS AND FOR SUPERVISED GRADING.

The City Council of the City of Torrance does ordain as follows:
SECTION 1.
That Article VII entitled "Grading" of Chapter 25 of "The Code of the City of Torrance, 1954" is hereby repealed in its entirety.
SECTION 2.
That Chapter 37 entitled "Grading" is hereby added to "The Code of the City of Torrance, 1954" to read in its entirety as follows:

"CHAPTER 37
GRADING

Article I. Purpose and Scope.

Sec. 37.1. Purpose.
The purpose of this chapter is to safeguard life, limb, property and public welfare by establishing minimum requirements for regulating grading and procedures by which these requirements may be enforced.

Sec. 37.2. Scope.
This chapter sets forth rules and regulations to control excavation, grading, and earthwork construction, including fills or embankments; establishes the administrative procedure for issuance of permits; and provides for the supervision of the execution of grading construction.

Article II. Definitions.

Sec. 37.10. Bedrock.
Bedrock is the solid, undisturbed rock in place either at the ground surface or beneath superficial deposits of gravel, sand, or soil.

Sec. 37.11. Certify or certification.
Certify or certification shall mean the specific inspections and tests where required have been performed and that such tests comply with the applicable requirements of this chapter.

Sec. 37.12. Engineering geology.
Engineering geology is the application of geological data and principles to engineering problems dealing with naturally occurring rock and soil for the purpose of assuring that geological factors are recognized and adequately interpreted in engineering practice.

Sec. 37.13. Existing grade.
Existing grade is the vertical location of the existing ground surface prior to excavating or filling.

Sec. 37.14. Fill.
Fill is deposits of soil, rock, or other materials placed by man.

Sec. 37.15. Finish grade.
Finish grade is the final grade or elevation of the building site.

Sec. 37.16. Grading.
Grading is any excavating or filling or combination thereof.

Sec. 37.17. Rough grade.
Rough grade is an approximate elevation of the ground surface conforming to the proposed design.

Sec. 37.18. Site.
Site is any lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted.

Sec. 37.19. Soil.
Soil is all earth material of whatever origin that overlies bedrock.

Sec. 37.20. Soils engineering.
Soils engineering shall mean the application of the principles of soils mechanics in the investigation and analysis of the engineering properties of earth materials.

Sec. 37.21. Acceptable soil engineer.
Acceptable soil engineer shall mean a civil engineer registered with the State of California and acceptable to the city engineer as an expert in soil engineering.

Sec. 37.22. Stockpile.
Stockpile is any amount of material stored upon a lot not in compliance with the grading provisions of this chapter.

ARTICLE III. Permits.

Sec. 37.30. Permit required for grading.
A. Except as provided in Section 37.31 herein, no person shall grade or cause to be graded any real property in the City without first having obtained from the city engineer a permit therefor which is in effect at the time of such grading.
B. No person owning or controlling any real property in the City shall permit or allow any grading to be done on such property except as provided in Section 37.31 herein, without a permit therefor, first having been obtained from the city engineer, which permit is in effect at the time of such grading.
C. No person shall grade or cause to be graded any real property in the City in any manner other than as provided in such permit.

Sec. 37.31. Exceptions.
Except as provided in section 37.10.1 nothing in this article shall apply to the following work:
A. An excavation which is less than two feet in depth, or which does not create a cut slope greater than five feet in height and steeper than one and one-half horizontal to one vertical, which slope involves the movement of less than one hundred cubic yards of material.
B. The mining, quarrying, excavating, processing or stockpiling of rock, sand, gravel, aggregate, clay, or top soil for commercial use where permitted by the City, provided lateral support of contiguous property is not affected.
C. The depositing of rubbish and other material at any dump operated by the City or operated lawfully by any other person.
D. A fill which does not exceed eighteen inches in vertical depth at its deepest point, and is placed on undisturbed earth with a slope flatter than five horizontal to one vertical, which fill does not have any slope at any point steeper than two horizontal to one vertical, or is not intended to support structures, which involves the movement of less than one hundred cubic yards of material.
E. Work done on the streets of the City pursuant to a permit granted under other provisions of this Code.
F. An excavation below finished grade for basements and footings of a building, retaining wall, or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation nor exempt any excavation having an unsupported height greater than five feet after the completion of such structure.

Sec. 37.32. Requirement for permit.
The city engineer, before issuing a permit, shall require that there be filed with him a written application, plans and specifications, and may require engineering geological reports and may require a soils report, as hereinafter provided.

Sec. 37.33. Written application.
In the written application the applicant shall set forth among other things:
1. His name, residence and business address.
2. The location and area of each excavation, fill or other grading work intended to be performed and of each structure intended to be erected.
3. Proof that the applicant possesses a valid license issued by the State of California to perform such grading or excavation work accomplished under the provisions of section 37.165.

Sec. 37.34. Plans and specifications.
The applicant shall submit four sets of plans and specifications prepared and signed by a civil engineer licensed by the State of California and shall show the following:
1. A vicinity sketch or other data adequately indicating the site location.
2. Property lines of the property upon which the work is to be performed.
3. Location of any buildings or structures existing and/or proposed to be constructed on the property where the work is to be performed and the location of any structure on land of adjacent property owners whose lateral support may be affected by the proposed work.
4. Accurate contours showing the topography of the existing ground on the property where the work is to be performed and on the property adjacent thereto for a distance of approximately twenty-five feet.
5. Elevations, dimensions, location, extent and slopes of all proposed grading shown by contours and other means.
6. A certification of the quantity of excavation and fill involved and estimated starting and completion dates.
7. Detailed plans of all drainage devices, walls, cribbing, dams or other protective devices to be constructed in connection with or as a part of the proposed work, together with a map showing the drainage area and estimated runoff of the area served by any drains.
8. Any additional plans, drawings or calculations required by the city engineer.
9. Payment of the fees as required by Article IV, and posting of the bonds as required by Article V.

Sec. 37.35. Engineering geological report.
Prior to issuance of a grading permit, the city engineer may require an engineering geological investigation based on the most recent grading plan. The engineering geological report shall include an adequate description of the geology of the site and conclusions and recommendations regarding the effect of geologic conditions on the proposed development.
All reports shall be subject to approval by the city engineer, and supplemental reports and data may be required as he may deem necessary. Recommendations included in the report and approved by the city engineer shall be incorporated in the grading plan.

Sec. 37.36. Soils engineering report.
The city engineer may require a soils engineering investigation, based on the most recent grading plan. Such reports shall include data regarding the nature, distribution, and strength of existing soils, conclusions and recommendations for grading procedures, and design criteria for corrective measures. Recommendations included in the report and approved by the city engineer shall be incorporated in the grading plan or specifications.

Article IV. Fees.

Sec. 37.50. Plan check fee.
Where plans or plans and specifications are required, the city engineer shall collect a plan check fee. Such fee shall be in an amount equal to ten percent of the permit fee recovered in this article, but shall not be less than ten dollars.

Sec. 37.51. Permit fee.
Before issuing a grading permit, the city engineer shall collect as a fee therefor and to cover the costs of inspection thereof the following amounts, based on the number of cubic yards of material to be moved:
100 cubic yards or less—$10.00.
101—1000 cubic yards—$10.00 + $2.00/100 cubic yards or major fraction thereof for each 100 cubic yards in excess of 100 cubic yards.
1001 — 5000 cubic yards—$28.00 + $1.20/100 cubic yards or major fraction thereof for each 100 cubic yards in excess of 1000 cubic yards.
5001 — 100,000 cubic yards—$68.00 + $.50/100 cubic yards or major fraction thereof for each 100 cubic yards in excess of 5000 cubic yards.
More than 100,000 cubic yards—$543.00 + $.25/100 cubic yards or major fraction thereof for each 100 cubic yards in excess of 100,000 cubic yards.

Article V. Bonds.

Sec. 37.60. Bond required.
Before a grading permit is issued which involves the movement of five hundred cubic yards or more of material, the applicant shall file with the city engineer a bond executed by the applicant or the owner of the property where the work is to be undertaken and by a corporate surety licensed to do business as a surety in the State of California, in the amount and on the terms as hereinafter specified, or in lieu thereof, the applicant shall file with the city engineer a deposit in money or negotiable bonds of the kind authorized for such bond accompanied by a deposit of cash in the amount of the bond.

Sec. 37.61. Conditions of bond.
The bond shall contain the conditions that the permittee shall:
1. Comply with all of the provisions of the laws of the City and of the State of applicable laws.
2. Comply with all of the terms and conditions of the permit to the satisfaction of the city engineer.
3. Complete all of the work contemplated under the permit within the time limit specified therein and that the city engineer for sufficient cause shown may extend the time limit specified in the permit, but no such extension shall release the surety upon the bond.

Sec. 37.62. Term of bond.
The surety on each bond shall begin upon the date of its filing with the city engineer and shall remain in effect until the completion of the work to the satisfaction of the city engineer; provided, however, that an annual bond may be filed with the City as provided in section 37.63.

Sec. 37.63. Failure to complete work satisfactorily.
In the event of failure to complete the work or failure to comply with all of the terms and conditions and terms of the permit, the city engineer may order the work to be completed as required by the permit and to his satisfaction. In such event the surety executing such bond or the person making such demand shall continue to be liable for the payment of all necessary costs and expenses that may be incurred or expended by the City in causing the work and all of such required work to be done, and said surety or depositor assents to any lawful extensions of time within which to construct and complete such work.

Sec. 37.64. Amount of bond.
The amount of the bond shall be equal to the total cost of the work required to be done under the permit. For the purpose of this section, the cost of the grading work shall be based upon the number of cubic yards of material in both excavation and fill. Such cost shall be computed as the figure filed with his written application, plans and specifications, and may require engineering geological reports and may require a soils report, as hereinafter provided.

Sec. 37.33. Written application.
In the written application the applicant shall set forth among other things:
1. His name, residence and business address.
2. The location and area of each excavation, fill or other grading work intended to be performed and of each structure intended to be erected.
3. Proof that the applicant possesses a valid license issued by the State of California to perform such grading or excavation work accomplished under

Public Notice

$1,500.00 plus $.20 per cubic yard for each additional cubic yard in excess of 10,000.
Over 100,000 cubic yards — $31,500.00 plus $.20 per cubic yard for each additional cubic yard in excess of 100,000.
Fill:
500 to 5000 cubic yards—$1.00 per cubic yard.
5001 to 10,000 cubic yards—$5,000.00 plus $.75 per cubic yard for each additional cubic yard in excess of 5000.
10,001 to 100,000 cubic yards—$8,750.00 plus $.50 per cubic yard for each additional cubic yard in excess of 10,000.
Over 100,000 cubic yards — $53,750.00 plus $.25 per cubic yard for each additional cubic yard in excess of 100,000.

Sec. 37.65. Annual bond.
In lieu of the bond required by section 37.60 the applicant may file with the city engineer an annual bond in any amount and for any one year period as determined by the applicant. The term of an annual bond shall remain in effect until the completion of all work for which the bond has been filed. If the amount of such annual bond is equal to, or in excess of, the amount of the bond required for the work to be done under the permit applied for and in addition thereto the amount of the bond or bonds required for the work being done by the applicant under any other grading permits of the City shall be deemed an annual bond shall satisfy the requirements of said section 37.60.

Sec. 37.66. Release of bond.
The city engineer may require an inspection prior to the release of the bond or the return of the cort deposit that the permittee file with him the following instruments:
1. A certificate signed by an acceptable soil engineer which states that such engineer has examined the work done under such permit and that the work has been completed in accordance with all the terms and conditions of the permit, and with the provisions of this article and other applicable laws.
2. A table and plat showing the relative density of the fill as determined by an appropriate number of representative tests.
3. If buildings are to be erected upon a fill constructed under the permit, an analysis by such engineer of the soil bearing capacity of the fill.
4. A final contour map.

Article VI. Supervised Grading.

Sec. 37.70. Supervised grading.
Whenever the applicant shall furnish proof to the city engineer that grading will be actively supervised by a civil engineer, the applicant shall be required to pay for a grading permit only one-fourth the permit fee set forth in section 37.51 herein.

Sec. 37.71. Supervised grading requirements.
For supervised grading it shall be the responsibility of the civil engineer to supervise and coordinate all site inspection and testing during grading operations. Soils and geology reports shall also be required as specified in sections 37.35, 37.36. All necessary reports, compaction data, and soils engineering and engineering geological recommendations shall be submitted to the city engineer by the supervising civil engineer.

Sec. 37.72. Notification of noncompliance.
If in the course of fulfilling his responsibility under this article, the supervising civil engineer finds that the work is not being done in conformance with this article or the plans approved by the city engineer, or in accordance with accepted practices, he shall immediately notify the person in charge of the grading work and the city engineer in writing of the noncompliance and of the corrective measures to be taken.

Sec. 37.73. Additional permit fee.
In the event such supervision by a civil engineer is terminated prior to completion, such quarter-fee permit shall automatically expire and a new permit shall be issued only in compliance with the fee provisions of section 37.51 herein, in which case the applicant shall receive credit for fees paid for such quarter-fee permit.

Article VII. Permit Limitations and Conditions.

Sec. 37.80. Permit limitations and conditions.
Every grading permit shall expire and be void:
1. Sixty days after the date of the permit unless the work to be done thereunder shall have been commenced.
2. One year after the date of the permit unless the work to be done thereunder shall have been completed.
3. Whenever the work to be done thereunder shall have been suspended for other than as provided in Article X herein for a period of sixty days or more.

Sec. 37.81. Extensions of time.
The city engineer may grant extensions of time on grading permits for periods not to exceed sixty days whenever, in his opinion, good cause exists therefor.

Sec. 37.82. Renewal of permit.
After a permit has expired, no further work shall be done thereunder unless it has been renewed. The fee required for renewal shall be the fee required for the original permit.

Sec. 37.83. General.
The issuance of a grading permit shall constitute an authorization to do only that work which is described or illustrated on the application for the permit, on the site plans and specifications approved by the city engineer.

Sec. 37.84. Jurisdiction of other agencies.
Permits issued under the requirements of this Code shall not relieve the owner of responsibility for securing required permits for work to be done which is regulated by any other code, department or division of the city of state.

Sec. 37.85. Storm damage precautions.
All persons performing any grading operations shall put into effect all safety precautions which are necessary in the opinion of the city engineer and shall remove all loose dirt and debris from the grading site and provide adequate siltation and/or drainage deflection barriers or other safety devices to protect the life, limb, health, and welfare of private and public property of others from damage of any kind.

Article VIII. Conditions of Permit.

Sec. 37.90. Conditions of permit.
In granting a grading permit, the city engineer may impose such conditions thereon. In addition to those otherwise provided herein, as are reasonably necessary to prevent the proposed operations from being conducted in such a manner as to constitute or create a hazard to life or property. Such conditions shall include, but shall not be limited to:
1. Designation of a reasonable time limit for the completion of the grading work.
2. Limitations upon the hours of the day, days of the week and the seasons of the year for conducting grading operations.
3. The dedication of roads along which earth, sand, gravel or similar materials shall be transported where the grading permit is for more than five hundred cubic yards.
4. Restrictions as to size, type and number of pieces of equipment to be used including trucks, which the grading permit is for more than five hundred cubic yards.
5. Provisions for erosion control planting.
6. A provision that the applicant carry a policy of insurance insuring the city and the public against any loss or damage to the persons or property resulting from the work to be performed under said permit, in an amount not to exceed Fifty Thousand Dollars or double the amount of the bond required thereto, whichever sum is the greater.
7. Provisions regulating the maximum height of slopes.
8. Requirements for fencing of excavations or fills which would otherwise be hazardous.

Sec. 37.91. Hazardous grading.
The city engineer shall not issue a permit in any case where he finds that the work as proposed by the applicant is liable to cause injury to such that further work as authorized by an existing permit is likely to endanger any property or cause, in the city engineer may require as a condition of allowing the work to be done, that such reasonable safety precautions be taken as he considers advisable to avoid such likelihood of danger. Safety precautions may include, but shall not be limited to, specifying a flatter exposed slope, construction of additional drainage facilities, berms, terracing, compaction or cribbing.

Sec. 37.115. Design standards for setbacks.
The setbacks given in this section are minimum and may be increased by the city engineer if deemed necessary for safety or stability or to prevent possible damage from water, soil, or debris.
A. Cuts and fills shall be set back from property lines and buildings shall be set back from cut or fill slopes in accordance with the "Design Standards for Setbacks" of the U.B.C.
B. Fill placed on or above the top of an existing or proposed cut or natural slope steeper than three horizontal to one vertical shall be set back from the edge of the slope a minimum distance of six feet.
C. Building foundations shall be set back from the top of slope a distance of six feet for all cuts slopes steeper than two horizontal to one vertical. No buildings shall be constructed on cut or fill slopes steeper than two horizontal to one vertical.

Sec. 37.116. Planting.
The face of all cut and fill slopes shall be planted and maintained with a ground cover approved by the city engineer to protect the slopes against erosion as soon as practical and prior to the final approval of the grading. Where cut slopes are not subject to erosion due to their rocky character, this requirement may be waived by the city engineer.

Sec. 37.117. Irrigation system.
The city engineer may require an irrigation system or watering facilities to maintain plantings on the face of all cut and fill slopes as required in section 37.116.

Article X. General.

Sec. 37.130. Compliance with provisions of ordinance.
A. Grading permits shall be presumed to incorporate the condition that the applicant, his agent, employees, or contractors shall carry out the proposed work in accordance with the approved plans and will all requirements of the Code of the City and any other laws or regulations applicable thereto. Nothing herein contained shall relieve or exonerate any person from the responsibility of complying with the provisions of this Code.
B. The permittee or his agent shall notify the city engineer:
1. When the permittee is ready to begin grading work. Such notice shall be given at least two days before any grading is done.
2. When all rough grading has been completed.
3. When all work, including installation of all drainage structures and other protective devices, has been completed.
C. The city engineer shall immediately approve the work inspected and shall issue permittee or owner wherein he fails to comply with the law. Any portion of the work which does not comply with the law shall be corrected.
D. If the city engineer finds the soil or other conditions to be other than stated in the application for a grading permit, he may refuse to approve further work until approval is obtained for a revised grading plan which will conform to the existing conditions.
E. If any grading work shall fail to conform to the provisions of the permit under which it is done, and unless prior consent thereto has been obtained from the city engineer, the city engineer shall notify the permitee of such defective condition and shall suspend the permit, thereafter no work shall be done under the permit except that which is necessary to correct such defective condition. If such defective condition is not corrected to the satisfaction of the city engineer within the period of time specified in said notice, the city engineer may revoke the permit.

Sec. 37.131. Protection of utilities.
During grading operations the permittee shall be responsible for the prevention of damage to any public utilities or services. This responsibility applies within the limits of grading along any route of travel of equipment.

Sec. 37.132. Protection of adjacent property.
The permittee is responsible for the prevention of damage to adjacent property and no person shall excavate or place a fill on land sufficiently close to the property line to endanger adjoining public street, sidewalk, alley, or other public or private property without supporting and protecting such property from settling, cracking, erosion, or other damage which might result.

Sec. 37.133. Access to premises.
A. The city engineer, the superintendent of building inspection, the surety and their authorized representatives shall have access to the premises described in the grading permit and to any building thereon for the purpose of inspecting the progress of the work.
B. In the event of default in the performance of any term or condition of any grading permit the city engineer, the surety, or their authorized representatives and any persons employed or engaged in their behalf, shall have access to the premises and to any buildings thereon in order to complete the required work.
C. No person shall in any way hinder, prevent or interfere with the city engineer, the superintendent of building inspection, the surety, their authorized representatives or any person employed or engaged in their behalf in the exercise of the rights conferred by this section 37.133.

Sec. 37.134. Alteration of drainage.
Notwithstanding any other provisions of this chapter, no person shall alter or cause to be altered any drainage on any lot or parcel of land without first having secured the approval of the city engineer. The city engineer shall refuse to grant such approval if in his opinion such alterations will be lovely to cause material damage to either real property or will be likely to be injurious to the public health, safety or welfare. The city engineer may require plans to be submitted for such determination.

Sec. 37.135. Stockpile permit.
A. The city engineer may issue a permit to stockpile soil on a lot upon the submission by the owner of such lot or his authorized agent of a sketch of the lot showing the area in which the stockpile is to be

Public Notice

placed and the approximate amount of soil to be stockpiled.
B. The permit fee for stockpiling shall be Ten Dollars.
C. The city engineer shall inform the superintendent of building inspection of any lot upon which a stockpile permit has been issued.
D. The city engineer may make the issuance of a stockpiling permit subject to such other conditions as he deems necessary.

Sec. 37.136. Modification of approved plans.
A. All modifications of the approved grading plans must be approved by the city engineer. All necessary soils and geological reports shall be submitted with the plans.
B. No grading work in connection with the proposed modifications will be permitted without the approval of the city engineer. If, in the opinion of the city engineer, the strict enforcement of section 37.83 will create an undue hardship on the permittee, or a hazard to the safety of operations, this requirement may be waived. Such waiver shall not relieve the permittee of responsibility for compliance with the design standards of this Code.
C. Modifications which affect basic tract design or land use must have the approval of the appropriate control agency.

Sec. 37.137. Completion of work.
A. Upon completion of the work, the city engineer may require the following reports:
1. The supervising civil engineer shall certify that all grading, lot drainage, and drainage facilities have been completed in conformance with the approved plans and this chapter and shall furnish a final contour map of the completed work.
2. The soils engineering report shall include certification of soil bearing capacity, summaries of field and laboratory tests, locations of tests, and shall show limits of compacted fill on an "as built" plan.
3. The engineering geology reports shall be based on the final contour map and shall include specific appraisal of the grading as affected by geological factors. Where necessary, a revised geologic map and cross sections, and any recommendations regarding building restrictions or foundation setbacks shall be submitted.
B. Notification of Completion. The permittee or his agent shall notify the city engineer when the grading operation is ready for final inspection. Final approval shall not be given until all work, including installation of all drainage structures and their protective devices, has been completed and the final contour map and required reports have been submitted.

SECTION 3.
That Article VII, Chapter 25 of "The Code of the City of Torrance, 1954" shall remain in effect with regard to any violations occurring prior to the effective date of this ordinance.

SECTION 4.
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 Press-Herald, a semiweekly newspaper of general circulation, published and circulated in the City of Torrance.
Introduced and approved this 23rd day of February, 1965.
Adopted and passed this 2nd day of March, 1965.

/s/ Albert Isen
Mayor of the
City of Torrance

ATTEST:
/s/ Vernon W. Coil
City Clerk of the
City of Torrance
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss
CITY OF TORRANCE)

I, VERNON W. COIL, 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 held on the 23rd day of February, 1965, adopted and passed at a regular meeting of the said Council held on the 2nd day of March, 1965, by the following roll call vote:
AYES: COUNCILMEN: Beasley, Lyman, Miller, Olson, Sciarrotta, Vio and Isen.
NOES: COUNCILMEN: None.
ABSENT: COUNCILMEN: None.
(SEAL)

/s/ Vernon W. Coil
City Clerk of the
City of Torrance

APPROVED AS TO FORM:
STANLEY E. REMELMEYER,
City Attorney
By /s/ Richard L. Knickerbocker
Richard L. Knickerbocker,
Deputy City Attorney
S—March 14, 1965

PH—3053

NOTICE OF TRUSTEE'S SALE
T.O. No. 64-7812

On Thursday, March 25, 1965, at 11:00 A.M. TITLE INSURANCE AND TRUST COMPANY, as duly appointed Trustee under and pursuant to Deed of Trust dated August 23rd 1962 executed by JOE F. McPHERSON and GERALDINE F. McPHERSON, his wife and recorded August 29, 1962, as instr. No. 787 in book T2568, page 513, of Official Records in the office of the County Recorder of LOS ANGELES County, California, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States) at the entrance of the Los Angeles county courthouse, at 501 West First Street, Los Angeles California, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as:
Lot 33 of Tract 13328 as per map recorded in Book 333 pages 7 to 11 of Maps, in the office of the county recorder of said county.
Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the principal sum of the note secured by said Deed of Trust, to-wit: $2,500.00, with interest from June 22, 1964, as in said note provided, advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.
The beneficiary under said Deed of Trust, by reason of a breach or default in the obligations secured thereby, heretofore declared and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written notice of default and election to cause the undersigned to sell said property to satisfy said obligations, and thereafter, on November 19, 1964, the undersigned caused said notice of default and election to be recorded in book M1680, page 795, of said Official Records.
TITLE INSURANCE AND TRUST COMPANY as said Trustee,
Date: February 21, 1965
By RICHARD A. WALTER
Assistant Secretary
755 EJ
S—Feb. 28, March 7 and 14, 1965.

PH—3091

CITY OF TORRANCE
CALIFORNIA
NOTICE TO CONTRACTORS

Sealed bids on the IMPROVEMENT OF ANZA AVENUE FROM DEL AMO BLVD. TO TORRANCE SLIP, (STORM DRAIN INSTALLATION) STREET IMPROVEMENT PLANS SD-174 AND ST-72 will be received in the City Clerk's office, City Hall — 2031 Torrance Blvd., until 2:00 P.M. on March 30, 1965, and will be publicly opened and read in the Council Chambers at 2:30 P.M. on the same date. Engineer's estimate: $18,486.92. Plans and specifications available in Engineering Dept. above address upon payment of $10.00 (not refundable).
VERNON W. COIL,
City Clerk
By order of Edward J. Ferraro, City Manager
Dated March 11, 1965
(Seal)
Publish: Press-Herald
SW—March 14, 17, 1965

Public Notice

mum grade of one percent. The lot shall be graded to drain to the adjacent street(s).
If the natural grade of any lot slopes away from the adjacent street at an average grade greater than two percent or if the grade of adjacent lots causes adherence to the provisions of this section to be an undue hardship, then the city engineer may allow a deviation from the requirement to drain all lots to the adjacent streets.
E. No building permit shall be issued for any lot, unless the existing grade and terrain of such lot conforms to the requirements of this article, or a grading plan for such lot has been approved by the city engineer and a permit has been issued therefor.

Sec. 37.114. Safety precautions.
If at any stage of the work on an excavation or fill, the city engineer believes that the nature of the foundation is such that further work as authorized by an existing permit is likely to endanger any property or cause, in the city engineer may require as a condition of allowing the work to be done, that such reasonable safety precautions be taken as he considers advisable to avoid such likelihood of danger. Safety precautions may include, but shall not be limited to, specifying a flatter exposed slope, construction of additional drainage facilities, berms, terracing, compaction or cribbing.

Sec. 37.115. Design standards for setbacks.
The setbacks given in this section are minimum and may be increased by the city engineer if deemed necessary for safety or stability or to prevent possible damage from water, soil, or debris.
A. Cuts and fills shall be set back from property lines and buildings shall be set back from cut or fill slopes in accordance with the "Design Standards for Setbacks" of the U.B.C.
B. Fill placed on or above the top of an existing or proposed cut or natural slope steeper than three horizontal to one vertical shall be set back from the edge of the slope a minimum distance of six feet.
C. Building foundations shall be set back from the top of slope a distance of six feet for all cut slopes steeper than two horizontal to one vertical. No buildings shall be constructed on cut or fill slopes steeper than two horizontal to one vertical.

Sec. 37.116. Planting.
The face of all cut and fill slopes shall be planted and maintained with a ground cover approved by the city engineer to protect the slopes against erosion as soon as practical and prior to the final approval of the grading. Where cut slopes are not subject to erosion due to their rocky character, this requirement may be waived by the city engineer.

Sec. 37.117. Irrigation system.
The city engineer may require an irrigation system or watering facilities to maintain plantings on the face of all cut and fill slopes as required in section 37.116.

Article X. General.

Sec. 37.130. Compliance with provisions of ordinance.
A. Grading permits shall be presumed to incorporate the condition that the applicant, his agent, employees, or contractors shall carry out the proposed work in accordance with the approved plans and will all requirements of the Code of the City and any other laws or regulations applicable thereto. Nothing herein contained shall relieve or exonerate any person from the responsibility of complying with the provisions of this Code.
B. The permittee or his agent shall notify the city engineer:
1. When the permittee is ready to begin grading work. Such notice shall be given at least two days before any grading is done.
2. When all rough grading has been completed.
3. When all work, including installation of all drainage structures and other protective devices, has been completed.
C. The city engineer shall immediately approve the work inspected and shall issue permittee or owner wherein he fails to comply with the law. Any portion of the work which does not comply with the law shall be corrected.
D. If the city engineer finds the soil or other conditions to be other than stated in the application for a grading permit, he may refuse to approve further work until approval is obtained for a revised grading plan which will conform to the existing conditions.
E. If any grading work shall fail to conform to the provisions of the permit under which it is done, and unless prior consent thereto has been obtained from the city engineer, the city engineer shall notify the permitee of such defective condition and shall suspend the permit, thereafter no work shall be done under the permit except that which is necessary to correct such defective condition. If such defective condition is not corrected to the satisfaction of the city engineer within the period of time specified in said notice, the city engineer may revoke the permit.

Sec. 37.131. Protection of utilities.
During grading operations the permittee shall be responsible for the prevention of damage to any public utilities or services. This responsibility applies within the limits of grading along any route of travel of equipment.

Sec. 37.132. Protection of adjacent property.
The permittee is responsible for the prevention of damage to adjacent property and no person shall excavate or place a fill on land sufficiently close to the property line to endanger adjoining public street, sidewalk, alley, or other public or private property without supporting and protecting such property from settling, cracking, erosion, or other damage which might result.

Sec. 37.133. Access to premises.
A. The city engineer, the superintendent of building inspection, the surety and their authorized representatives shall have access to the premises described in the grading permit and to any building thereon for the purpose of inspecting the progress of the work.
B. In the event of default in the performance of any term or condition of any grading permit the city engineer, the surety, or their authorized representatives and any persons employed or engaged in their behalf, shall have access to the premises and to any buildings thereon in order to complete the required work.
C. No person shall in any way hinder, prevent or interfere with the city engineer, the superintendent of building inspection, the surety, their authorized representatives or any person employed or engaged in their behalf in the exercise of the rights conferred by this section 37.133.

Sec. 37.134. Alteration of drainage.
Notwithstanding any other provisions of this chapter, no person shall alter or cause to be altered any drainage on any lot or parcel of land without first having secured the approval of the city engineer. The city engineer shall refuse to grant such approval if in his opinion such alterations will be lovely to cause material damage to either real property or will be likely to be injurious to the public health, safety or welfare. The city engineer may require plans to be submitted for such determination.

Sec. 37.135. Stockpile permit.
A. The city engineer may issue a permit to stockpile soil on a lot upon the submission by the owner of such lot or his authorized agent of a sketch of the lot showing the area in which the stockpile is to be

Public Notice

placed and the approximate amount of soil to be stockpiled.
B. The permit fee for stockpiling shall be Ten Dollars.
C. The city engineer shall inform the superintendent of building inspection of any lot upon which a stockpile permit has been issued.
D. The city engineer may make the issuance of a stockpiling permit subject to such other conditions as he deems necessary.

Sec. 37.136. Modification of approved plans.
A. All modifications of the approved grading plans must be approved by the city engineer. All necessary soils and geological reports shall be submitted with the plans.
B. No grading work in connection with the proposed modifications will be permitted without the approval of the city engineer. If, in the opinion of the city engineer, the strict enforcement of section 37.83 will create an undue hardship on the permittee, or a hazard to the safety of operations, this requirement may be waived. Such waiver shall not relieve the permittee of responsibility for compliance with the design standards of this Code.
C. Modifications which affect basic tract design or land use must have the approval of the appropriate control agency.

Sec. 37.137. Completion of work.
A. Upon completion of the work, the city engineer may require the following reports:
1. The supervising civil engineer shall certify that all grading, lot drainage, and drainage facilities have been completed in conformance with the approved plans and this chapter and shall furnish a final contour map of the completed work.
2. The soils engineering report shall include certification of soil bearing capacity, summaries of field and laboratory tests, locations of tests, and shall show limits of compacted fill on an "as built" plan.
3. The engineering geology reports shall be based on the final contour map and shall include specific appraisal of the grading as affected by geological factors. Where necessary, a revised geologic map and cross sections, and any recommendations regarding building restrictions or foundation setbacks shall be submitted.
B. Notification of Completion. The permittee or his agent shall notify the city engineer when the grading operation is ready for final inspection. Final approval shall not be given until all work, including installation of all drainage structures and their protective devices, has been completed and the final contour map and required reports have been submitted.

SECTION 3.
That Article VII, Chapter 25 of "The Code of the City of Torrance, 1954" shall remain in effect with regard to any violations occurring prior to the effective date of this ordinance.

SECTION 4.
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 Press-Herald, a semiweekly newspaper of general circulation, published and circulated in the City of Torrance.
Introduced and approved this 23rd day of February, 1965.
Adopted and passed this 2nd day of March, 1965.

/s/ Albert Isen
Mayor

ATTEST:
/s/ Vernon W. Coil
City Clerk of the City of Torrance
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss
CITY OF TORRANCE)

I, VERNON W. COIL, 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 held on the 23rd day of February, 1965, adopted and passed at a regular meeting of the said Council held on the 2nd day of March, 1965, by the following roll call vote:
AYES: COUNCILMEN: Beasley, Lyman, Miller, Olson, Sciarrotta, Vio and Isen.
NOES: COUNCILMEN: None.
ABSENT: COUNCILMEN: None.
(SEAL)

/s/ Vernon W. Coil
City Clerk of the City of Torrance

APPROVED AS TO FORM:
Stanley E. Remelmeyer,
City Attorney
By /s/ Richard L. Knickerbocker
Deputy City Attorney
S—MARCH 14, 1965

PH—3035
73363

NOTICE TO CREDITORS
No. 480999

Superior Court of the State of California, for the County of Los Angeles. In the Matter of the Estate of EMMA A. OHLY aka EMMA OHLY, Deceased.
Notice is hereby given to creditors and contingent creditors of the above-named decedent to file said claims in the office of the clerk of the above-named court, or to present them to the undersigned at the office of Clifford J. Peterson, 2271 Torrance Blvd., in the City of Torrance, Calif., 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.
Feb. 15, 1965
FRANK ROBERT OHLY
Executor of the will of
CLIFFORD J. PETERSON
Attorney-at-Law
2271 Torrance Blvd.,
Torrance, Calif.
S—Feb. 21, 28, Mar. 7, 14, 1965.

PH—3047

CERTIFICATE OF BUSINESS, FICTITIOUS NAME

The undersigned do certify they are conducting a business at 20855 Hawthorne Blvd., Torrance, California, under the fictitious firm name of TORRANCE AUTO SALES and that said firm is composed of the following persons, whose names and places of residence are as follows: DONALD D. WILSON, 2106 Reynolds Drive, Torrance, California, and ROBERT M. BERRY, 436 S. Sepulveda Blvd., Los Angeles, California.
Dated February 15, 1965.
DONALD D. WILSON
ROBERT M. BERRY
State of California, Los Angeles County:
On February 18, 1965 before me, a Notary Public in and for said State, personally appeared Donald D. Wilson and Robert M. Berry known to me to be the persons whose names are subscribed to the within instrument and acknowledged they executed the same.
(SEAL) Dorothy M. Samowski
Notary Public
My Commission Expires
Apr. 4, 1965
S—Feb. 21, 28, March 7, 14, 1965.

PH—3087

ORDINANCE NO. 1579
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING SECTION 51 I 6 TO APPENDIX I (THE OFFICIAL LAND USE ORDINANCE) OF "THE CODE OF THE CITY OF TORRANCE, 1954" TO PROVIDE PARKING LOT IMPROVEMENT STANDARDS.
The City Council of the City of Torrance does ordain as follows:
SECTION 1.
That Section 51 I 6 is hereby added to Appendix I (The Official Land Use Ordinance) of "The Code of the City of Torrance, 1954" to read in its entirety as follows:
6. All land used for off-street parking (hereinafter in this section 51 I 6 called parking lot) shall conform to the following improvement standards:
(a) All parking spaces shall be striped.
(b) Bumper guards shall be provided where needed as determined by the planning director.
(c) Except for driveways and other entrances, parking lots shall be enclosed with a decorative masonry wall as follows:
1. Where a parking lot abuts property in a residential zone or property used for residential purposes, a decorative masonry wall six feet in height shall be erected along said abutting property line. Such wall shall not be less than four feet in height above the surface of the adjoining property; provided, however, that such walls shall u