



Date: March 24, 2026

To: Honorable Mayor and Members of the City Council

From: Kim Turner, Transit Director

By: Ryan Plumb, Senior Business Manager | RPlumb@TorranceCA.gov

Subject: Transit - **Supplemental Material #1 for Item 8B**

DISCUSSION

A scrivner's error was detected in the signature blocks of ATTACHMENT 2 of Council Agenda Item #8B (page 10 of the staff report). Instead of Mayor Chen, the document mistakenly lists the City Manager as the signator. The signature blocks on the four remaining attachments are correct.

Staff respectfully requests that Your Honorable approve the execution of all five amendments and staff will work with the Metro legal counsel to correct this one error prior to final submission to the Mayor for signing.



Date: March 24, 2026

To: Honorable Mayor and Members of the City Council

From: Hedieh Khajavi, Human Resources Director

By: Anaid Navarro, Principal Human Resources Analyst | ANavarro@TorranceCA.gov

Subject: Civil Service Commission and Human Resources – **Materials Available #1 for Item 8J**

DISCUSSION

At their meeting on March 23, 2026, the Civil Service Commission approved the revised class specification for the Public Works Supervisor position.

ATTACHMENT

1. March 23, 2026 – Civil Service Commission Item – Approve Revised Class Specification for Public Works Supervisor

Commission Meeting
March 23, 2026

Honorable Chair and Members
of the Civil Service Commission
City Hall
Torrance, California

Honorable Members:

SUBJECT: APPROVE REVISED CLASS SPECIFICATION FOR PUBLIC WORKS SUPERVISOR

RECOMMENDATION:

Recommendation of the Human Resources Director that your Honorable Body approve the revised class specification for Public Works Supervisor and forward it to the City Council for approval.

BACKGROUND/ANALYSIS:

The class specification for Public Works Supervisor was last revised in August 2018. Human Resources conducted a review of the classification in coordination with the Public Works Department to ensure the specification reflects current operational needs and aligns with the City's updated format standards.


The following revisions were made:

- **Addition of ISA Certified Arborist Requirement (Streetscape Division Only):** A requirement has been added that Public Works Supervisors assigned to the Streetscape Division possess and maintain an International Society of Arboriculture (ISA) Certified Arborist credential. The division is currently structured to include three Public Works Supervisor positions; two current incumbents hold the certification, and one position is currently vacant. For consistency and to ensure uniform technical qualifications across the supervisory level, this certification is being established as a formal requirement. Due to the vacancy, the Landscape Manager/City Arborist has been performing certain field responsibilities to maintain operational continuity. This change strengthens technical oversight, improves operational efficiency, and enhances risk management within the Streetscape Division.
- **Replacement of "Ability To" Section with Competencies Section:** Consistent with the City's revised classification format, the "Ability To" section has been removed and replaced with a Competencies section identifying the supervisory, operational, administrative, and communication capabilities required for successful performance.
- **Administrative Clarifications:** Duties related to report preparation, documentation, and recordkeeping were incorporated into the Examples of Essential Duties section to better reflect ongoing job responsibilities.

No changes were made to the overall scope, supervisory level, or reporting relationships of the classification.

Respectfully submitted,

HEDIEH KHAJAVI
HUMAN RESOURCES DIRECTOR

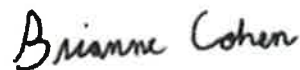
By 
Anaid Navarro
Principal Human Resources Analyst

CONCUR:



Hedieh Khajavi
Human Resources Director

NOTED:



Brianne Cohen
Civil Service Manager

Attachment: A) Revised Class Specification for Public Works Supervisor
B) Existing Class Specification Public Works Supervisor
C) Organizational Chart of the Public Works Department

7A

Public Works Supervisor

Definition

Under direction, supervises assigned programs and/or services in the Sanitation, Street Operations, or ~~Landscape Division~~ Streetscape Divisions of the Public Works Department. Assigned programs and/or services include refuse collection and recycling; street sweeping; storm drain, sewer and pump station maintenance; and/or the maintenance and repair of all roadway improvements and paved surfaces, including tree trimming, removals and landscape median maintenance within the street right-of-way or other easements. Work involves planning, prioritizing and scheduling assigned program and/or services; supervising work crews engaged in daily operations; reviewing and approving completed activity; obtaining, allocating and maximizing resources; and preparing and maintaining operational and administrative records. Performs related activities as required.

Distinguishing Characteristics

Distinguished from the Lead Maintenance Worker in that the Public Works Supervisor is responsible for multiple work crews including the supervision of Lead Maintenance Workers assigned to direct a single crew. Distinguished from the Sanitation Services Manager, Street Operations Manager, and Landscape Manager/City Arborist in that the incumbent is not responsible for managing an entire division within the Public Works Department.

Supervision Exercised/Received

The Public Works Supervisor supervises work crews engaged in daily operations for their assigned division. The Public Works Supervisor reports to a Division Manager (Sanitation Services Manager, Street Operations Manager, or Landscape Manager/City Arborist).

Examples of Essential Duties

The list of essential functions, as outlined herein, is intended to be representative of the tasks performed within this classification. It is not necessarily descriptive of any one position in the class. The omission of an essential function does not preclude management from assigning duties not listed herein if such functions are a logical assignment to the position.

- Plans, coordinates and supervises daily operations and activities of assigned work crews engaged in sanitation, operations, or landscape activities.
- Supervises programs and services including refuse collection and recycling; street sweeping; storm drain, sewer and pump station maintenance; and/or repair of all roadway elements within the street right-of-way or other easements, including roadway improvements and other paved surfaces, curb, gutter, sidewalk, street tree trimming and replacement and maintenance of medians/parkways and other related improvements; plans daily operations; assigns work to crew members.
- Obtains and issues necessary materials, equipment and supplies; and provides direction and instructions to crews; supervises the work of subordinate staff; reviews and evaluates work in progress and upon completion; approves final work product; ensures work adheres to quality standards and safety practices; may provide project parameters and inspect the work of contractors.
- Performs a variety of administrative duties associated with supervising staff including assigning work, providing training and instruction, demonstrating safety practices; evaluating performance reviews, and makes recommendations regarding leaves, disciplinary matters and other personnel actions to division head.
- Conducts inspections of assigned refuse collection routes, City, rights of way, streets and/or landscape; assesses conditions and needs pertaining to assigned programs and services;

completes records of findings; identifies needed sanitation, operations, or landscape work/services as appropriate.

- Prioritizes projects and/or services; estimates costs and needed equipment, materials and manpower; and establishes project and/or service schedules.
- Supervises the maintenance of assigned tools and equipment used in performing daily operations and services; schedules and coordinates preventive maintenance and repair; replaces broken or damaged tools and equipment, ensures tools and supplies are properly cleaned, stored and secured; and prepares requisitions and purchase orders for needed materials and supplies.
- Provides information, assistance and directions to the general public regarding assigned operations, maintenance, services and projects.
- Interprets policies and procedures; investigates complaints; discusses service requests; may discuss City policies, contract requirements, and other project related issues with contractors; and may represent the City in matters pertaining to the performance of contractors on assigned projects.
- Prepares administrative forms, production reports, vehicle maintenance reports, and other program information and submits to division head, director and other City officials as required; and maintains operational records and files.
- Coordinates activities and operations with other department personnel as needed; works with department staff to identify special maintenance and /or service needs; identifies and/or refers issues to other department supervisors as appropriate; and establishes effective working relationships with City personnel and other agencies.

Examples of Other Duties

While the following tasks are necessary for the work of the unit, they are not an essential part of the purpose of this position and may also be performed by other unit members.

- Serves on boards, teams and committees as assigned. May represent the division and/or department at public meetings, etc., as required.
- Performs other duties as assigned.

Qualification Guidelines

Knowledge of:

- Policies, procedures, equipment, materials, techniques and technological aspects pertaining to assigned division programs, activities and services (Sanitation, Street Operations, or **Landscape Division Streetscape Division**s).
- Principles of supervision, training and employee relations.
- Safety hazards and proper safety procedures, protective equipment and policies.
- Basic English, grammar, spelling, punctuation, vocabulary and arithmetic.
- Report writing techniques;
- Software applications currently in use by the Department, including word-processing, spreadsheet and database applications;
- Principles of customer relations.
- City policies and procedures affecting departmental operations.
- General City operations.

Core Competencies: Ability to:

- **Managing Performance - Taking responsibility for improving the effectiveness of others.**
- **Leadership – Guiding and encouraging others to accomplish a common goal.**
- **Developing Others - Enabling the competency growth of others.**
- **Delegating – Sharing responsibility, authority, and accountability.**
- **Self-Management - Being organized, dependable, and following through.**
- **Project Management - Ensuring that projects are on-time, on-budget, and achieve their objectives.**

- Customer Focus - Shows interest and understands the needs, expectations, and circumstances of internal and external customers. Explores options and pursues solutions until customers are satisfied.
 - Professional/Technical Expertise - Mastery of the technical job content
 - Writing & Oral Communication – Communicating effectively verbally and in writing.
 - Relationship Building - Establishing rapport and maintaining working relationships.
 - Safety Focus - Adheres to all safety practices of the trade and workplace. Recognizes potential hazards in the workplace and sees that they are addressed.
 - Organization Design & Structure – Establishing organizational structure and clarifying roles and responsibilities.
-
- ~~Supervise the work of subordinate staff including coordinating, assigning, monitoring and evaluating work, hiring, training, counseling, disciplining staff and handling grievances.~~
 - ~~Operate radios, modern office equipment, computers and software applications.~~
 - ~~Operate assigned tools, equipment and vehicles for the purpose of training staff and demonstrating proper techniques.~~
 - ~~Implement and adhere to City and department rules, regulations and policies that govern assigned services and operations.~~
 - ~~Establish effective working relationships with City officials, contractors, employees and the general public.~~
 - ~~Accurately complete departmental reports, forms and necessary documentation;~~
 - ~~Compose, compile and maintain correspondence, special studies, statistical analyses, and reports.~~
 - ~~Understand and carry out oral and written directions.~~
 - ~~Maintain accurate records of time, materials and equipment.~~

License or Certificate

Must maintain and possess the following:

Requires a valid California commercial driver's license with appropriate endorsements.

If assigned to the Streetscape Division: Must possess and maintain an International Society of Arboriculture (ISA) Certified Arborist credential.

Education and Experience

Any combination of education and experience that provides the knowledge and skills required is qualifying. A typical way to obtain the knowledge and skills would be:

Graduation from high school or equivalent; and three years of progressively responsible experience with at least two of the three years directly related to the assigned area of operation (i.e., sanitation, operations or landscape).

Formal technical training in a relevant field is preferred.

One year of supervisory or lead work experience is preferred.

Special Requirements

Performance of the essential duties of this position includes the following physical demands and/or working conditions:

Physical Ability: Tasks involve the ability to exert physical effort in sedentary work, but which may involve some lifting, carrying, pushing and/or pulling of objects and materials up to 60 pounds. Tasks may involve extended periods of time at a keyboard or workstation.

Sensory Requirements: Some tasks require the ability to perceive and distinguish colors or shades of colors. Some tasks require the ability to perceive and distinguish sounds. Some tasks require visual perception and distinction. Some tasks require oral communications ability.

Environmental Factors: Some tasks may risk exposure to dirt, dust, pollen, odors, wetness, humidity, rain, fumes, and traffic hazards.

Career Ladder Information

Experience gained in this classification in addition to training and course work may serve to meet the minimum requirements for promotion to Sanitation Services Manager, Street Operations Manager or Landscape Manager/City Arborist.

Last revised:

~~August 2018~~ March 2026

Public Works Supervisor

Definition

Under direction, supervises assigned programs and/or services in the Sanitation, Street Operations, or Landscape Divisions of the Public Works Department. Assigned programs and/or services include refuse collection and recycling; street sweeping; storm drain, sewer and pump station maintenance; and/or the maintenance and repair of all roadway improvements and paved surfaces, including tree trimming, removals and landscape median maintenance within the street right-of-way or other easements. Work involves planning, prioritizing and scheduling assigned program and/or services; supervising work crews engaged in daily operations; reviewing and approving completed activity; obtaining, allocating and maximizing resources; and preparing and maintaining operational and administrative records. Performs related activities as required.

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Ability to:

- Supervise the work of subordinate staff including coordinating, assigning, monitoring and evaluating work, hiring, training, counseling, disciplining staff and handling grievances.
- Operate radios, modern office equipment, computers and software applications.
- Operate assigned tools, equipment and vehicles for the purpose of training staff and demonstrating proper techniques.
- Implement and adhere to City and department rules, regulations and policies that govern assigned services and operations.
- Establish effective working relationships with City officials, contractors, employees and the general public.

- Accurately complete departmental reports, forms and necessary documentation;
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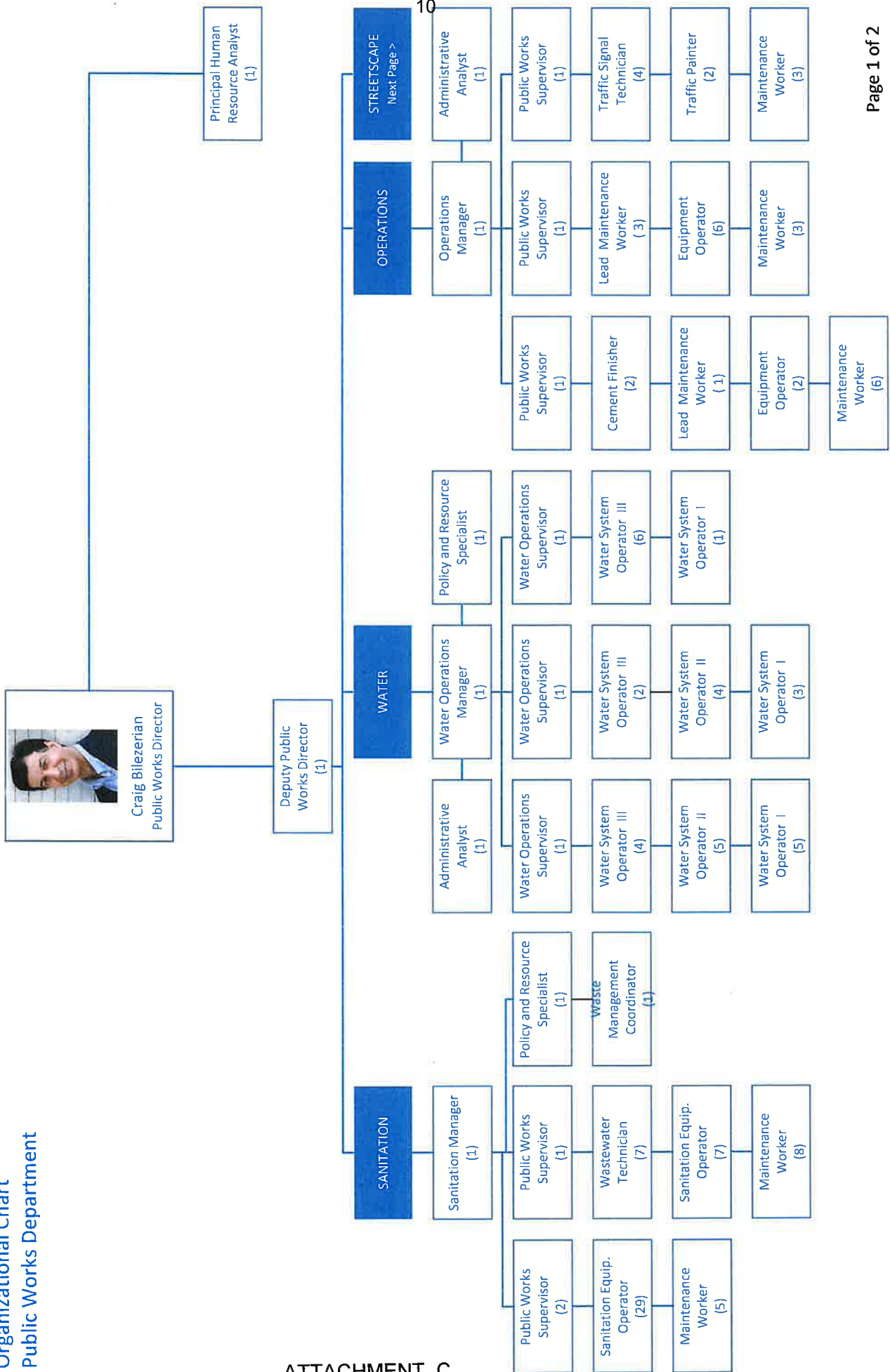
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Career Ladder Information

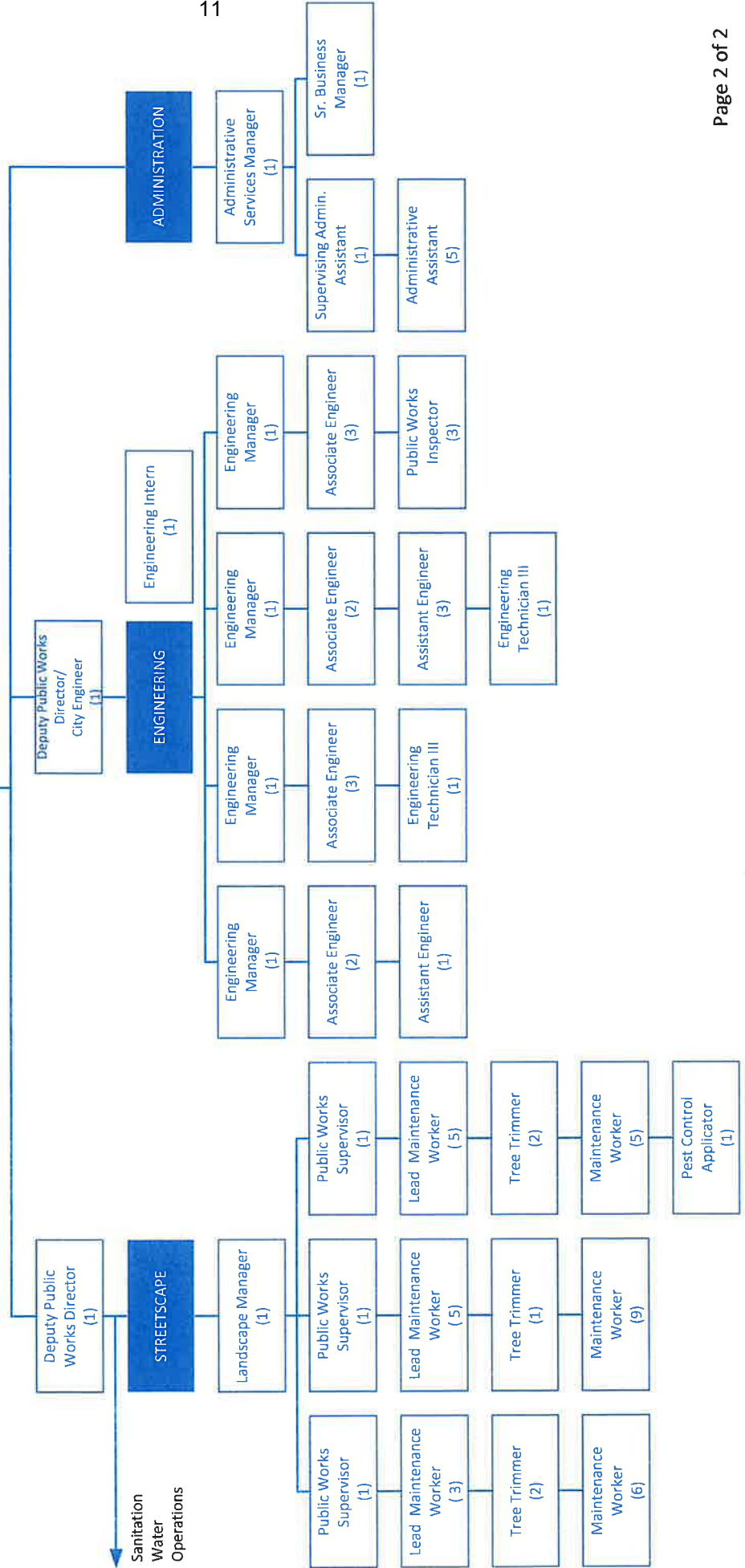
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Last revised:
August 2018

CITY OF TORRANCE
Organizational Chart
Public Works Department



CITY OF TORRANCE
Organizational Chart
Public Works Department





Date: March 24, 2026

To: Honorable Mayor and Members of the City Council

From: Patrick Q. Sullivan, City Attorney

By: Jessica Corona, Law Office Administrator | JCorona@TorranceCA.gov

Subject: City Attorney – Approve Tenth Amendment to Fee Agreement for Legal Services.
Expenditure: None.

RECOMMENDATION

Recommendation of the City Attorney that City Council approve a tenth amendment to the fee agreement with law firm Rutan & Tucker, LLP of Costa Mesa, CA (C2020-038), to increase the attorney cap rate under the fee agreement to \$525 per hour, to cover costs and provide legal services relating to the 2020 Los Angeles Regional Water Quality Control Board Order/Hi-Shear litigation.

FUNDING

None required.

DISCUSSION

On January 1, 2020, the City of Torrance (City) entered into a fee agreement with the law firm of Rutan & Tucker, LLP of Costa Mesa, CA (C2020-038) in the amount of \$165,000 to provide legal services relating to the 2020 Los Angeles Regional Water Quality Control Board Order/Hi-Shear litigation.

On August 25, 2020, City Council approved a first amendment to increase the fee agreement to an amount not-to-exceed \$515,000. On May 25, 2021, City Council approved a second amendment to increase the fee agreement to an amount not-to-exceed \$1,115,000. On May 10, 2022, City Council approved a third amendment to increase the fee agreement to an amount not-to-exceed \$1,765,000. On April 11, 2023, City Council approved a fourth amendment to increase the fee agreement to an amount not-to-exceed \$2,415,000. On October 17, 2023, City Council approved a fifth amendment to increase the fee agreement to an amount not-to-exceed \$4,315,000. On December 19, 2023, City Council approved a sixth amendment to increase the fee agreement by \$1,900,000 to an amount not-to-exceed \$6,215,000. On March 26, 2024, City Council approved a seventh amendment to increase the fee agreement by \$1,758,371.70 to an amount not-to-exceed \$7,973,371.70. On December 17, 2024, City Council approved an eighth amendment to increase the fee agreement by \$1,500,000 to an amount not-to-exceed \$9,473,371.70. On July 8, 2025, the City Council approved a ninth amendment to increase the fee agreement to an amount not to exceed \$15,773,371.70.

The City has been advised by counsel that their attorney cap rate has increased to \$525 per hour to continue supporting the City's response to the Los Angeles Regional Water Quality Control Board Order, including substantial expert and remediation expenses as well as on-going federal litigation against Hi-Shear.

The proposed fee increase for outside counsel is justified by the heightened complexity and stakes of the City's ongoing Federal litigation and necessity to comply with State and Federal environmental statutes, including matters involving intricate regulatory frameworks, technical expert evidence, and significant financial impacts on the City. These matters demand highly specialized attorneys with deep subject-matter expertise in federal environmental law and litigation practice, as well as the capacity to manage large discovery records, coordinate multiple expert witnesses, and navigate evolving State and Federal regulatory and case law developments. Market data indicate that rates for comparably experienced environmental litigators have risen in recent years, particularly for firms with demonstrated success in complex matters.

Retaining counsel at competitive rates assists the City's ability to effectively defend its interests and minimize liability exposure. The requested adjustment aligns the City's compensation for these services with prevailing market conditions and ensures continued access to the level of specialized representation necessary to protect public funds and maintain compliance with environmental requirements.

The approval of the tenth amendment will increase the attorney cap rate under the fee agreement to \$525 per hour.

It is important to note that the City receives reimbursement for legal services and certain expenses related to this matter from Chubb Group of Insurance Companies, Liberty Mutual, Resolute Management, Inc. and Nationwide. The City anticipates that it will continue to receive such reimbursements. Since August 1, 2019, the City has received \$8,334,537.00 in reimbursement proceeds.

ATTACHMENT

1. Tenth Amendment to Fee Agreement (C2020-038)

**TENTH AMENDMENT TO FEE AGREEMENT FOR
LEGAL SERVICES (C2020-038)**

This Tenth Amendment to Fee Agreement for legal services (“Amendment”) is made and entered into as of January 1, 2026, by and between the **CITY OF TORRANCE**, a municipal corporation (“CITY”), and **RUTAN & TUCKER**, a limited liability partnership (“FIRM”).

RECITALS:

- A. CITY and FIRM entered into a Fee Agreement C2020-038 for Legal Services (“Fee Agreement”) on January 1, 2020, in the amount of \$165,000 for services relating to the 2020 Los Angeles Regional Water Quality Control Board Order/Hi-Shear Litigation.
- B. On August 25, 2020, City Council approved an appropriation of \$350,000 from the Airport Fund Balance and approved a First Amendment to increase the Fee Agreement to an amount not to exceed \$515,000.
- C. On May 25, 2021, City Council approved an appropriation of \$600,000 from the Airport Fund Balance and approved a Second Amendment to increase the Fee Agreement to an amount not to exceed \$1,115,000.
- D. On May 10, 2022, City Council approved an appropriation of \$650,000 from the Airport Fund Balance and approved a Third Amendment to increase the Fee Agreement to an amount not to exceed \$1,765,000.
- E. On April 11, 2023, City Council approved an appropriation of \$650,000 from the Airport Fund Balance and approved a Fourth Amendment to increase the Fee Agreement to an amount not to exceed \$2,415,000.
- F. On October 17, 2023, City Council approved an appropriation of \$1,500,000 from the Airport Fund Balance and approved a Fifth Amendment to increase the Fee Agreement to an amount not to exceed \$4,315,000.
- G. On December 19, 2023, City Council approved an appropriation of \$1,900,000 from the Airport Fund Balance and approved a Sixth Amendment to increase the Fee Agreement to an amount not to exceed \$6,215,000.
- H. On March 26, 2024, City Council approved a Seventh Amendment in the amount of \$1,758,371.70, funded by the NONFEAP14 - Airport Soils/Groundwater Remediation Clean-up Project, to increase the Fee Agreement to an amount not to exceed \$7,973,371.70.

- I. On December 17, 2024, City Council approved an appropriation of \$1,500,000 from the Airport Fund Balance and approved an Eighth Amendment to increase the Fee Agreement to an amount not to exceed \$9,473,371.70.
- J. On July 8, 2025, City Council approved a Ninth Amendment to increase the Fee Agreement to an amount not to exceed \$15,773,371.70.
- K. The CITY is satisfied with the level of service provided by FIRM. The City is being reimbursed for expenses with respect to the Fee Agreement by various insurance carriers. The City is also being partially reimbursed for other related environmental costs via various parties to the litigation. The funds in this contract are used for not only attorneys fees, but also significant environmental consultant costs, expert witnesses, and other related costs.
- L. Both parties wish to amend the Fee Agreement to increase the attorney cap rate to \$525 per hour. The not to exceed amount will remain at \$15,773,371.70.

AGREEMENT:

- 1. Services to be Performed by FIRM.
FIRM will continue to provide the services set forth in the Fee Agreement, amendments, and incorporated into this Tenth Amendment by this reference. FIRM warrants that all services set forth in the Fee Agreement and this Amendment will be performed in a competent, professional, and satisfactory manner.
- 2. FIRM's Fee.
For services rendered, FIRM will be paid in accordance with the Fee Agreement. The special attorney cap rate for this complex matter is \$525 per hour. Richard Montevideo and Alan Fenstermacher will be the primary attorneys working on this matter, and their time will be billed at \$525 per hour, however other attorneys may assist in this matter as needed.
- 3. In all other respects, the Fee Agreement and amendments are ratified and reaffirmed and remain in full force and effect.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF TORRANCE,
a municipal corporation

RUTAN & TUCKER,
a limited liability partnership

George K. Chen, Mayor

By: _____
Alan Fenstermacher
Partner

ATTEST:

Rebecca Poirier, MMC
City Clerk

APPROVED AS TO FORM:
PATRICK Q. SULLIVAN
City Attorney

By: _____
Tatia Y. Strader
Assistant City Attorney



Date: March 24, 2026

To: Honorable Mayor and Members of the City Council

From: Michelle Ramirez, Community Development Director

By: Leo Oorts, Senior Planner | LOorts@TorranceCA.gov

Subject: Community Development – **Materials Available #1 for Item 9A**

DISCUSSION

Please find attached the proof of publication made available after preparation of the staff report and posting of the meeting agenda.

ATTACHMENT

1. Proof of Publication

Daily Breeze
2615 Pacific Coast Highway #329
Hermosa Beach, California 90254
(310) 543-6635

0011781624

City of Torrance
3031 Torrance Blvd
Torrance, California 90503

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
County of Los Angeles**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of Daily Breeze, a newspaper of general circulation, printed and published in the City of Torrance*, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of June 15, 1945, Decree No. Pomo C-606. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

03/13/2026

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Hermosa Beach, California

On this 13th day of March, 2026.


Signature

*Daily Breeze circulation includes the following cities: Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Los Angeles, Long Beach, Manhattan Beach, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Rancho Palos Verdes Estates, Redondo Beach, San Pedro, Santa Monica, Torrance and Wilmington

**CITY OF TORRANCE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF TORRANCE WILL CONDUCT A PUBLIC HEARING ON TUESDAY, MARCH 24, 2026, AT 6:30PM IN THE LeROY J. JACKSON COUNCIL CHAMBER LOCATED AT 3031 TORRANCE BOULEVARD, TORRANCE, CALIFORNIA, 90503, ON THE FOLLOWING MATTER:

MHE24-00037 MIKE BOOSLER (SHUJI AND LORI YAMADA): City Council consideration of an appeal of Planning Commission approval of a Minor Hillside Exemption (MHE24-00037) to allow to allow an as-built rear yard deck on property located within the Hillside Overlay in the Single-Family Residential District (R-1) Zone at 5608 White Court and Determine a Categorical Exemption from the California Environmental Quality Act (CEQA): Article 19, Section 15303(e) (New Construction and Accessory Structures).

MEETING INFORMATION

City Council meetings are held monthly on alternate Tuesdays at 6:30pm in the LeRoy J. Jackson Council Chamber located at 3031 Torrance Boulevard, Torrance, CA 90503. A map of City Hall is available on the City webpage at www.blf.ly/TorranceCityCenterMap. The City Council meeting calendar is available on the City webpage at www.torranceca.gov/government/council-agendas-minutes. In compliance with the Americans with Disabilities Act (ADA), if special assistance is needed to participate in the meeting, please contact the City Clerk's Office at (310) 618-2870 or CityClerk@TorranceCA.gov. Notification 48 hours prior to the meeting will enable the City Clerk's Office to make reasonable arrangements to ensure accessibility to the meeting. [28CFR35.102-35.104 ADA Title II]

MEETING AGENDA

The meeting agenda is made available no less than 72 hours before the City Council meeting and posted on the Public Notice Board located at City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, and on the City webpage. The meeting agenda will be made available for review in-person at the City Clerk's Office located at the above referenced address, open 7:30am to 5:30pm, Monday through Thursday, open alternate Fridays. A limited number of meeting agenda copies are made available during the meeting.

PUBLIC COMMENTS

Those people wishing to comment should either attend the public hearing, submit written comment on the OneMeeting Public Portal at <https://torranceca.primegov.com/public/portal?fromiframe=true> or submit written comment to CDDInfo@TorranceCA.Gov. If submitting written comment to CDDInfo@TorranceCA.Gov, please write "Public Comment" in the subject line. In the body of the email include the title of this item "MHE24-00037 MIKE BOOSLER (SHUJI AND LORI YAMADA)". Hard copies of public comment may also be submitted to the City Clerk's Office during regular business hours. All comments submitted before 5:30pm on Monday, March 23, 2026, will be published for public review prior to the meeting. Comments received after 5:30pm, but prior to the adjournment of the meeting will be added to the record.

MEETING BROADCAST

Meetings are broadcast on CitiCABLE Channel 3 (Spectrum) and Channel 31 (Frontier), and live stream on TorranceCA.Gov, [Facebook@City of Torrance CA Government](https://www.facebook.com/CityofTorranceCA), and YouTube Channel [TorranceCitiCABLE](https://www.youtube.com/channel/UCqWz8v8v8v8v8v8v8v8v8v8).

PUBLIC NOTICE

Announcement of the public hearing is made no less than 10 calendar days before the City Council meeting through a public notice mailed to the registered owner of properties located within a 500' radius of the subject property and that is advertised in the local newspaper (The Daily Breeze). A copy of the public notice is also posted at the subject property in a conspicuous location.

PUBLIC RECORDS

Members of the public may review the public record for any items on the meeting agenda by visiting the City Clerk's Office located at City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, open 7:30am to 5:30pm, Monday through Thursday, open alternate Fridays. Members of the public may also submit a public records request for any items on the meeting agenda by contacting the City Clerk's Office at (310) 618-2870 or submitting an online request via the City webpage at www.blf.ly/PublicRecordsCenter.

RESOLUTION NO. 88-19

Any challenge in court to items listed on the meeting agenda may be limited to only those issues raised at the public hearing described in this notice, or in written comments delivered to the City Clerk's Office, prior to the public hearing and further, by the terms of Resolution No. 88-19, and may be limited to 90 days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

CONTACT US

For more information about this item, please contact the Planning Division of the Community Development Department at (310) 618-5990.

**REBECCA POIRIER
CITY CLERK**

**Daily Breeze
Published: 3/13/26**



AGENDA ITEM 9A

MHE24-00037

PRESENTATION OUTLINE

1. Project Location
2. Project Plans
3. Site Photos
4. Hillside Overlay
5. Recommendation

WHITE CT

WAYNE AVE

WHITE CT

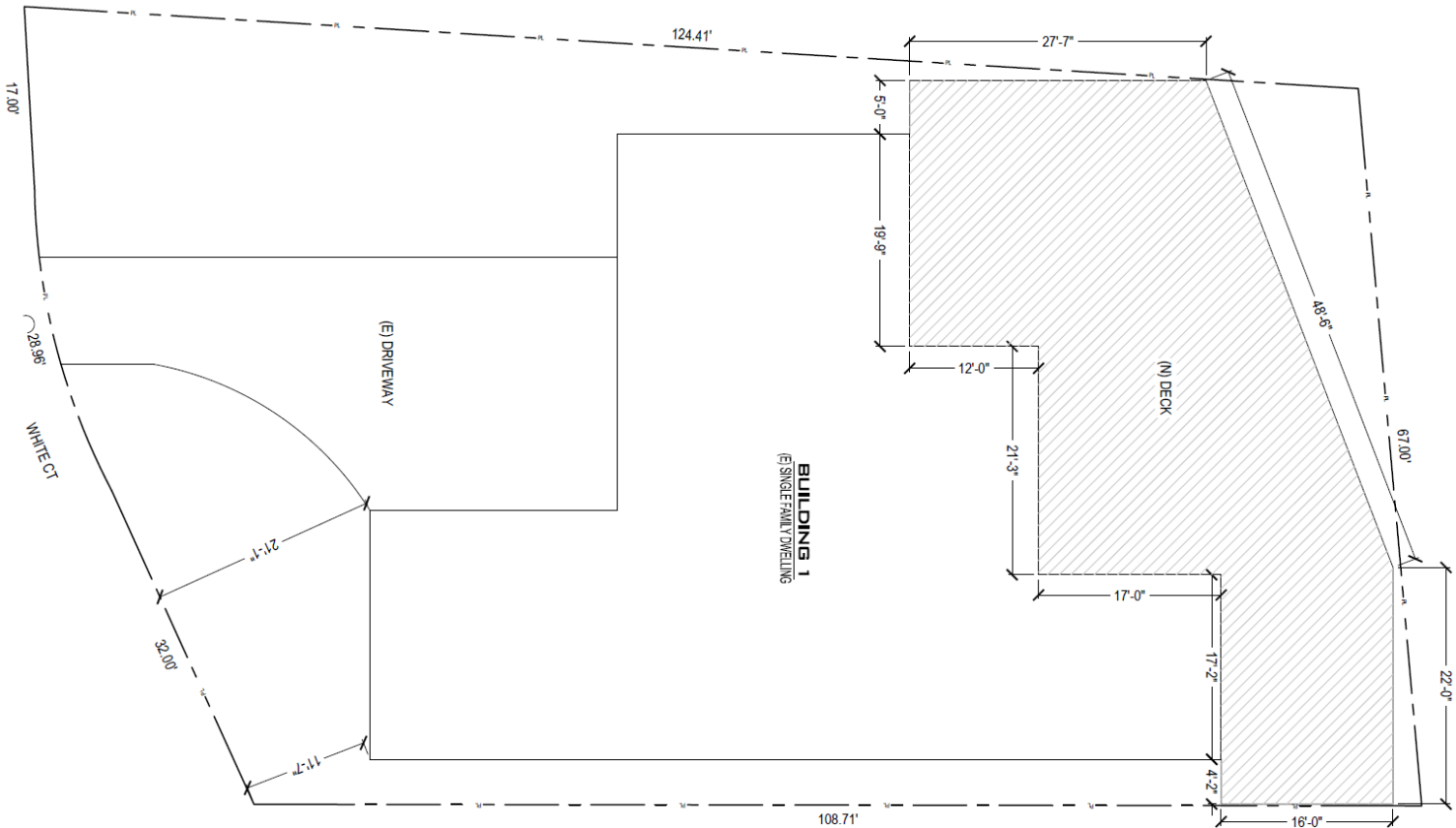
5608

WAYNE AVE

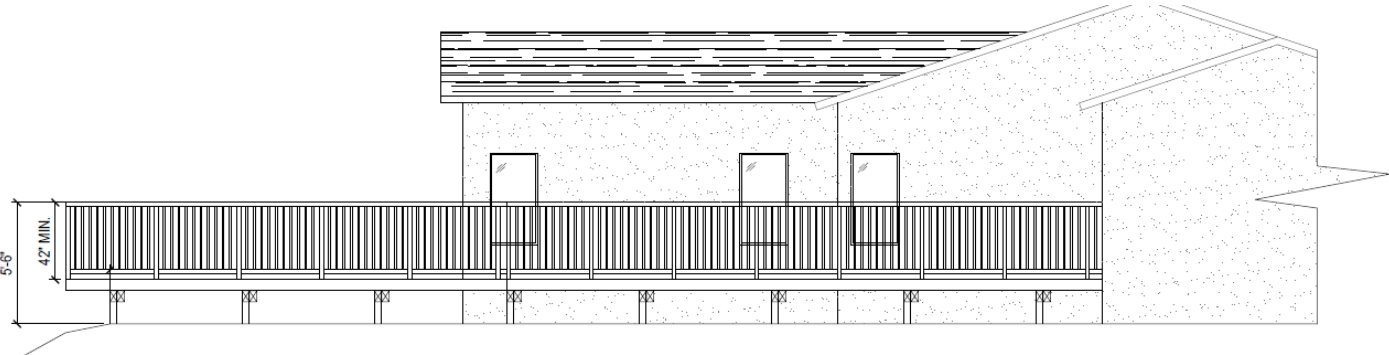


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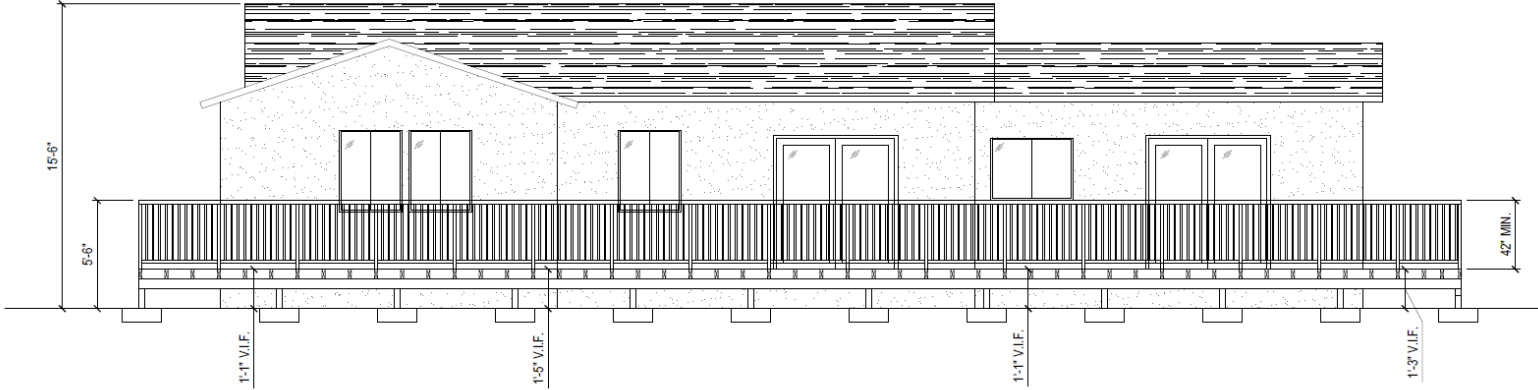
Dr



NORTH VIEW



EAST VIEW





WHITE CT

WAYNE AVE

WHITE CT

5608

20521

20527

20533

WAYNE AVE

DR



6











RECOMMENDATION

Planning Commission and Community Development Director recommend that City Council:

- Adopt a Resolution approving MHE24-00037; and
- Determine a Categorical Exemption for approval of the project.



AGENDA ITEM 9A

MHE24-00037



Date: March 24, 2026

To: Honorable Mayor and Members of the City Council

From: Aram Chaparyan, City Manager

By: Fran Fulton, Economic Development Manager | FFulton@TorranceCA.gov

Subject: City Manager – Accept and File the Economic Development Update and Discuss and Provide Direction on Proposed Economic Development Initiatives.
Expenditure: None.

RECOMMENDATION

Recommendation of the City Manager that City Council:

1. Accept and file the Economic Development update; and
2. Discuss and provide direction on proposed Economic Development initiatives.

FUNDING

None required.

DISCUSSION

Overview

This report and accompanying presentation provide an update on economic indicators and program activity since the last report to City Council on September 23, 2025. The update highlights key initiatives led by the Office of Economic Development and the interdepartmental Economic Development Team focused on business development, retention, assistance, and attraction.

Major program areas include the Business Attraction Incentive to Torrance (BAIT) Program, the Commercial Rehabilitation Rebate Program, Downtown revitalization efforts and the proposed Business Improvement District (BID), retail and automotive sales activity, hospitality and tourism, special events and filming, and international relations.

Torrance continues to maintain a strong balance of industrial, commercial, and residential uses that contribute to the community's high quality of life. Ongoing citywide initiatives, including signage and wayfinding improvements, streetscape enhancements, and downtown revitalization efforts—continue to strengthen Torrance's identity and enhance the City's appeal for both residents and visitors. These improvements also support the City's ability to market Torrance as a desirable destination for tourism, retail activity, and business investment.

Key Industry Clusters in Torrance include Aerospace and Defense, Advanced Manufacturing, Automotive and Mobility, Healthcare/Medical Services and Biotech/Life Sciences, Retail, as well as Logistics and Distribution.

Business license numbers have remained steady over the past five years with the following being the numbers of licensed businesses based in Torrance:

Calendar Year	Torrance Based Businesses	Total Business Licenses	Change in Total Business Licenses
2025	9,627	14,052	65
2024	9,743	13,987	548
2023	9,478	13,439	-200
2022	9,693	13,639	-88
2021	9,847	13,727	5

Staff continue to identify and market available commercial and industrial space within the City and develop promotional material that has been used at industry conferences and speaker panel opportunities. Recent activity indicates a resurgence in aerospace and defense companies seeking locations in Torrance due to the City's strong manufacturing ecosystem, skilled workforce, and proximity to aerospace supply chains. Many of these companies require large warehouse facilities combined with office space to accommodate research, development, headquarters operations, and production. Several examples of new companies to Torrance show that they have outgrown space in neighboring cities and are choosing to come to Torrance and then grow due to the responsive nature of the City.

At a recent business visit it was noted by the founding partners that the main reason they chose to come to Torrance and grow here is the long history of aerospace and defense companies in the region and the related access to talent with the needed skills and training.

Recent companies added to the list in Torrance include:

- Castelion
- Northwood Space
- FlightWave
- Heart Aerospace
- AnySignal
- Gitai
- Antares

These complement existing companies such as Moog, Epirus, Intellisense, Mercury, Stellant, Honeywell, 3DEO, and Hadrian, who recently announced expansions within buildings that are mobilizing shortly in Sares-Regis' 3rd phase of the former Toyota Campus redevelopment.

These companies develop defense systems, satellite and communications systems, drones, anti-drone devices, electric aircraft, robotics, 3D printing, machine-aided mass production, micro reactors, weather sensors, and many more advanced technologies.

Because of this growth there is an ever-increasing need for workforce housing. To address this concern, the Office of Economic Development held a breakfast meeting in December that included large employers such as both Torrance-based hospitals, Honda, Moog, Torrance Refinery, Robinson Helicopter, and the Los Angeles Airforce Base, as well as housing developers representing several of the projects being developed in the city, as well as the school district, El Camino College, and the South Bay Workforce Investment Board. A robust discussion was held, and the group appreciated the City convening the group and desire was expressed to keep the conversation going. To successfully support the recruitment and retention of the advanced workforce needed for the caliber of businesses we are attracting, participants stressed the need for additional housing options for their current and future workforces.

Business Attraction, Retention, and Expansion

The Business Attraction Incentive to Torrance (BAIT) Program continues to be an important tool for attracting high-value businesses to the City. The program was successfully utilized to attract Sony Honda Mobility of America's (SHMA) AFEELA electric vehicle division to Torrance. As a result of that successful attraction the company received expedited permitting, next day and after-hours inspections and facilitation with Southern California Edison (SCE). Special thanks to the Community Development and Fire's Community Risk Reduction staff for their responsiveness in supporting Afeela through the entitlement, plan check and inspection processes. As a result, AFEELA's grand opening ceremony took place on March 21st. Leading up to the grand opening, City staff has held regular check-ins with the company to ensure their progress has been on track. Additionally, the City team attended the Consumer Electronics Show (CES) in Las Vegas.

At CES there were nearly 4,100 exhibitors and an anticipated 142,000 visitors from over 150 countries, so it was a positive opportunity to have Torrance represented throughout the event.

City representatives attended the Sony Honda Mobility press conference, where the AFEELA Prototype 2026 was unveiled which is expected to go to market in 2028. City representatives later joined the SHMA team and their vendor partners for a valuable networking opportunity that included several of their vendors which are already located in Torrance and will be helping support SHMA's vehicles, especially since they will not be operating a traditional dealership full-service center.

The SHMA team voiced their sincere appreciation of the City's support, from the Mayor and Council all the way down to city staff. They repeatedly mentioned how helpful the speed, responsiveness, and attention to detail were in getting their Torrance office open and navigating the process.

In addition, at CES, staff made time to visit Torrance-based companies that were exhibiting, including My Arcade, Alpinestars Inc., Car Mate USA, and Logisteed Solutions. They were genuinely surprised and appreciative that the City stopped by their booths.

A visit to the International Expo also allowed connections with a number of companies from our Friendship Cities of Hwaseong, Tainan, and Changhua that were showcasing. We shared the City's marketing trifold, and a few companies mentioned plans to take their businesses public and potentially expand into the U.S. market down the line.

Another successful way the BAIT program has worked to our advantage is in retaining Hadrian, an advanced manufacturing business that makes precision parts for the Aerospace and Defense industry. The company was considering other locations but made the decision to stay and expand in Torrance. They also secured a \$48,750,000 California Competes tax credit from the State of California. The company's plans include adding the two buildings that will face Western Avenue adjacent to their existing building where they occupy approximately 80,000 square feet at the Sares-Regis Torrance Commerce Center site totaling 260,000 additional square feet. Being that this is their headquarters, they will be adding more office space and increasing the depth of the building foundations to allow for larger Computer Numerical Control (CNC) machines that support their machine aided manufacturing process.

Also at the Torrance Commerce Center, a logistics company will be taking over the north half of the building at Gramercy Place and 195th for their corporate headquarters and adding in their warehouse currently located in Harbor Gateway. There will be a few available spaces for marketing to advanced manufacturing and research and development companies interested in coming into Torrance.

The Commercial Rehabilitation Rebate Program has approved one project since the last update: a \$4,718 rebate for exterior painting and façade improvements at The Children's Place School located at 1215 Crenshaw Boulevard.

Staff continue to evaluate this program to determine if it should continue, be modified or be sun-setted given previously expressed concerns with prevailing wage requirements. The current program consists of three tiers with a 50% match with thresholds of \$1000, \$20,000, or \$40,000. These efforts are supported by the Economic Assistance Fund that is supported by the General Fund.

Options to modify the program significantly would most likely require an infusion of much more funding and staff to manage. Possible improvements that could be considered include the following:

1. Modify the grant tiers to increase the funding cap for larger projects. This could allow for more substantial improvements that have a greater visual and economic impact while broadening business interest.
2. Transition the program to exclusively cover City permit fees and pre-development costs such as project design and planning expenses.
3. Provide vendor resources for applicants that have been vetted by the City such as design professionals and contractors that are familiar with the City permitting and design standards. Although the participating business would select and contract with their chosen vendor from this list directly for what type of work, some or all of the payment for said work would be covered by the City.

Direction is being sought from City Council on whether to continue the program, to make changes to the program or to bring back a separate Council item for further discussion and determination on the future of this program.

Business Engagement, Visitations, and Assistance

In addition to attraction efforts, ongoing business assistance remains a core function of the Office of Economic Development. Staff regularly conduct business outreach and site visits, assist with permitting and regulatory processes, coordinate ribbon cuttings and grand openings, and connect businesses with local, regional, and state partners. Assistance includes support with site selection, workforce recruitment and training, financing opportunities, tax credits, marketing, and other resources tailored to the needs of the individual businesses.

Since the last Council update, staff have assisted or met with a wide range of businesses across multiple sectors including advanced manufacturing, aerospace, retail, hospitality, and technology. The aim is to visit at least two businesses a month. Visits since September include: JaZoo retail, Rexford Industrial new light industrial building, Netslyce security systems, Mom Said Yes Restaurant, Heart Aerospace, FlightWave, drone manufacturer, Grocery Outlet, Divergent 3D, Hadrian manufacturing, Celestron manufacturing, GKY Dental Arts, GL Events meeting, Fracht Group logistics, and NetPay payroll system company, among others.

As “ombudsman” to the business community, Economic Development provides assistance in coordinating with Community Development staff on permitting requirements, providing letters of support for program applications such as the California Competes tax credit, and referring to resources such as the SBDC and SCORE for small business support. In addition, the City team utilized the Placer AI tool to assist the ownership of Torrance Star Plaza with identifying visitation information to help them with their tenant mix, future uses, and when and where to make changes.

Another form of business assistance that took place during this last period was to provide a grant/loan for \$5,000 to PEL spiral coil manufacturing company. This small amount was able to help them with updating their marketing efforts via their website to take advantage of an opportunity in the marketplace when their biggest competitor shuts down. The company anticipates being able to increase their workforce as they realize more business through improved marketing.

Several businesses have recently opened or are preparing to open in Torrance, including FlightWave drone manufacturing company, which held its grand opening on March 9, 2026, and Castelion defense systems, which staff visited on March 13, 2026. Additional visits and outreach efforts are planned with companies such as Northwood Space specializing in ground infrastructure, Heart Aerospace electric aircraft developer, and AnySignal satellite communications company.

Downtown Revitalization

Efforts to establish a Downtown Torrance Business Improvement District (BID) have not advanced at this time. In the interim, the Downtown Torrance Association (DTA) which has successfully established nonprofit status allowing for the pursuit of grant and foundation funding, continues to partner with the City to support programming and marketing initiatives such as upcoming efforts that include two World Cup watch parties planned to be held in Downtown Torrance on June 13 and July 11. The DTA will be instrumental in ensuring the success of the watch parties planned for the area. Additionally, the American Cancer Society’s Relay for Life will return in Downtown on May 9th and the Historical Society’s Rock Around the Block is slated for July 16th.

Since the last update, a new Downtown banner program has been implemented. Currently a generic design is featured but soon there will be added banners in between those already hung that will feature a rotating design theme that highlights seasonal and community events. A version of the 250th birthday design will be next to be added.

Retail and Local Spending

Retail activity continues to evolve citywide. Del Amo Fashion Center's newest tenants include Aritzia women's fashion, Mumu Hot Pot, Origami Handroll, Bacio de Latte, BYLT Premium Basics men's clothing, Pop Mart toys, ThirdLove lingerie, and several additional retailers and restaurants. Although the retail sector remains dynamic nationwide, Torrance continues to attract high-performing retailers due to its strong regional demographics and central South Bay location. Staff continue to communicate with and support mall management and property owners to attract additional higher-end and specialty retail brands.

Automotive sales remain an important contributor to local revenue. For the period of September through February, the average monthly auto sales for 2024–2025 were approximately 1,271 vehicles, compared to approximately 1,189 vehicles for the same period in 2025–2026. While auto sales showed a slight increase in 2025 over 2024 there appears to be a slowing in sales and it is anticipated that these will drop more in 2026. Increased vehicle and unit prices are some commonly attributed indicators with auto sales.

Hospitality and Tourism

The California Welcome Center in Torrance continues to attract approximately 6,500 visitors annually. While hotel occupancy rates have slightly declined compared to the previous two years, key revenue indicators continue to improve.

Current hotel performance metrics are as follows:

<u>Calendar Year</u>	<u>Occupancy Rate</u>	<u>Average Daily Rate</u>	<u>Revenue Per Available Room</u>
<u>2026</u>	<u>80.7%</u>	<u>\$166.90</u>	<u>\$134.76</u>
<u>2025</u>	<u>81.1%</u>	<u>\$163.34</u>	<u>\$132.55</u>
<u>2024</u>	<u>81.3%</u>	<u>\$160.37</u>	<u>\$130.35</u>

Visitation to Torrance is holding steady. While we are now receiving monthly reports from Placer AI on travel and tourism, this only tracks national visitors, not international, which is something we have built momentum on. Discover Torrance does market to various regions in the country, so it is good to see the results of that. Phoenix and Las Vegas have been cities that have ranked high on visitation to Torrance. Staff will be monitoring the forecasted uptick in visitors to Retailers and Hospitality sectors as the World Cup approaches.

Special Events and Filming

Since the previous Council update, 26 film permits have been issued in Torrance. Productions included commercials for Nike, Buffalo Wild Wings, Jollibee, Wendy's, and Aldi, as well as television and film productions such as *Property Brothers*, *Storage Wars*, and the Netflix film *The Fifth Wheel*. Revenues for the period totaled \$110,246.00! Last period fees totaled \$31,913.00. The recent increase in revenues can be attributed to filming activity in general picking up in our region as well as the bump in City fees being charged, which include a student film fee which we did not have in the past. Torrance is a popular location for filming due to the diversity of location options and for our responsiveness in permit processing.

Upcoming and planned events include the American Cancer Society Relay for Life in Downtown Torrance on May 9th, and a Nike Half Marathon planned for October anticipated to include activity within the Riviera neighborhood. More information on the Nike event will be brought to Council as soon as the event organizers determine the run route and staff can assess the impacts on the community.

International Economic Partnerships and Global Sporting Events Opportunities

International outreach continues to strengthen Torrance's global business connections. Recent engagements included meetings and events with representatives from Japan, both a high school and business group, France – with attendance at the Consul General's residence, Germany – for a holiday networking event, Australia – to welcome the Consul General to Torrance, and Taiwan for business group visitations and to show the Taiwan Olympic committee representatives what Torrance has to offer.

Notably, as approved by Council, a delegation of approximately 50 members of Taiwan's National Olympic Committee is planning to stay in Torrance during the 2028 Olympic Games and utilize City facilities for training and preparation. We continue to engage with other countries to bring their delegations, athletes, and nation houses to Torrance.

Staff continue to participate in LA County 88 for 28 meetings to collaborate as a region on the opportunities presented by these large international sporting events.

Staff have also participated in FIFA World Cup host city coordination meetings in preparation for the 2026 tournament and met with the FIFA Host City Director to introduce her to Torrance. Torrance will be one of the locations where FIFA teams will stay for the matches being played at SoFi Stadium.

As a result of meeting with the Spanish Consul General last year and subsequent follow up, the possibility of adding a friendship city in Spain is being explored.

Regional Economic Development Partnerships

Economic Development staff continue to promote Torrance through industry events, presentations, and partnerships. Since the last update, staff have participated in numerous events and forums including:

- A Placer.ai Southern California user group presentation highlighting Torrance retail analytics and attraction strategies
- The Torrance Tech Committee meeting hosted at Zoller to explore innovative partnerships with Torrance Unified School District
- The California State Treasurer's Golden State Manufacturing Forum at California State University, Los Angeles where the Assistant City Manager participated on a leadership panel
- Presentations to Leadership Torrance and the Management Aide, USC, and City County Management Fellowship networking event

Staff also participated in regional economic forums and community events including the Los Angeles Economic Development Corporation's (LAEDC) Future Forum on Artificial Intelligence, the LAEDC Economic Forecast, and the South Bay Economic Forecast that was held at California State University Dominguez Hills.

Development Pipeline and Future Opportunities

- Passport Program promoting local dining
- FUSUS program with Police Department to partner with businesses with security camera systems
- Vacant space inventory and target marketing to backfill
- Breakfast meetings focused on Aerospace and Defense, Sports/Martial Arts
- Los Angeles County Department of Economic Opportunity Small Business event

Please accept and file the Economic Development Update and discuss and provide direction on proposed Economic Development initiatives.



Date: March 24, 2026

To: Honorable Mayor and Members of the City Council

From: Aram Chaparyan, City Manager
Ian Dailey, Finance Director

By: Eirene O'Neill, Staff Assistant | EONeill@TorranceCA.gov

Subject: **Materials Available #1 for Agenda Item 10B**

DISCUSSION

Please find the following attachments which were not available at the time of posting the City Council Meeting:

1. RESOLUTION - Oppose Essential Services Restoration Act

ATTACHMENT

1. RESOLUTION - Oppose Essential Services Restoration Act

RESOLUTION NO. 2026-XX**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE OPPOSING THE ESSENTIAL SERVICES RESTORATION ACT, LOS ANGELES COUNTY GENERAL SALES TAX MEASURE AND OPPOSING ASSEMBLY BILL 1768 COUNTY OF LOS ANGELES TRANSACTIONS AND USE TAX.**

WHEREAS, on February 10, 2026, the Los Angeles County Board of Supervisors voted to place the one Essential Services Restoration Act on the June 2, 2026, Statewide Primary Election ballot; and

WHEREAS, the proposed measure would impose an additional half-cent (0.5%) general sales tax throughout Los Angeles County for a period of five years, projected to generate approximately \$1.0 billion annually; and

WHEREAS, revenues generated from the proposed general tax measure would be deposited into the County's General Fund and could be used for any lawful County purpose at the discretion of the Los Angeles County Board of Supervisors' and

WHEREAS, the proposed measure would increase the overall sales tax rate in the City of Torrance from 10.25% to 10.75% through October 1, 2031; and

WHEREAS, Torrance voters approved Measure SST in 2022, which was presented as a locally controlled revenue source to maintain essential City services within the statutory limit on combined local transactions and use taxes; and

WHEREAS, the State Legislature has previously modified the statutory cap on transactions and use taxes in Los Angeles County, allowing the cap to be exceeded beyond those previously contemplated by local voters; and

WHEREAS, the Assembly Bill 1768, introduced on February 9, 2026, proposed to override the combined rate of local sales taxes in Los Angeles County to exceed the statutory limit of two percent (2%); and

WHEREAS, the proposed tax measure has broad and unspecified purposes, limited local authority, and would place additional financial burdens on residents and businesses in Torrance; and

WHEREAS, shifting the financial impact of federal funding reductions to local taxpayers through additional taxes raises concerns regarding long-term fiscal responsibility and the protection of local revenue authority.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Torrance, hereby find, determine and resolve as follows:

SECTION 1. The City Council opposes the Essential Services Restoration Act, on the proposed Los Angeles County general sale tax measure appearing on the June 2, 2026, Statewide Primary Election ballot.

SECTION 2. The City Council finds that the proposed measure would increase the overall sales tax rate within the City of Torrance, exceeding previously established limits on local sales tax rates, and imposing additional burdens on Torrance residents and businesses without sufficient local benefit.

SECTION 3. The City Council hereby expresses its opposition to Assembly Bill 1768 (2025-2026), which would authorize the combined rate of local transactions and use taxes in Los Angeles County to exceed the statutory limit.

SECTION 4. The Mayor is hereby authorized to execute letters on behalf of the City Council, expressing the City's opposition to Assembly Bill 1768 and the proposed Essential Services Restoration Act.

INTRODUCED, APPROVED AND ADOPTED this 24th day of March 2026.

APPROVED AS TO FORM:
PATRICK Q. SULLIVAN, City Attorney

by _____
Tatia Y. Strader, Assistant City Attorney

Mayor George K. Chen

ATTEST:

Rebecca Poirier, City Clerk



Date: March 24, 2026

To: Honorable Chair and Members of the Public Housing Agency

From: Michelle Ramirez, Public Housing Agency Deputy Executive Director

By: Gloria R. Thomas, Housing Supervisor | GThomas@TorranceCA.gov

Subject: **Supplemental Material #1 for Agenda Item 11A**

DISCUSSION

Attached herewith is an updated HUD-50077-LS Form, as the original form inadvertently had a wrong date listed within it.

ATTACHMENT

1. HUD-50077-LS Form



Date: March 24, 2026

To: Honorable Mayor and Members of the City Council

From: Michelle Ramirez, Community Development Director

By: Leo Oorts, Senior Planner | LOorts@TorranceCA.gov

Subject: Community Development – **Supplemental Material #1 for Item 9A**

DISCUSSION

Please find attached correspondence related to Item 9A that was received after preparation of the staff report and posting of the meeting agenda.

ATTACHMENT

1. Correspondence

**Shuji & Lori Yamada, 5608 White Ct,
City of Torrance Recommendation Minor
Hillside Exemption, MHE24-00037**

Attachemnt 1:

City of Torrance Community Development Department email to uphold appeal and to approve the Minor Hillside Exemption for the as-built deck.

Attachemnt 2:

Photo documentation of as built deck construction.

5608 White Ct, City of Torrance Recommendation Minor Hillside Exemption, MHE24-00037

From: **Oorts, Leo** <LOorts@torranceca.gov>
Date: Tue, Dec 30, 2025 at 10:49 AM
Subject: RE: 5608 White Ct, City of Torrance Recommendation Minor Hillside Exemption, MHE24-00037
To: Shuji Mitchell Yamada
Cc: MG Construction , Shuji & Lori Yamada , Lori Yamada

Hi Shuji and Lori,

As discussed, during a site visit performed on August 7, 2025, I observed the as-built deck does not have the potential to cause a significant adverse impact to privacy for the residential properties located below along Wayne Avenue due to the existing hillside topography as well as the design of the as-built deck that matches the floor level of the residence and does not extend significantly above nor beyond the top edge of the hillside. Unfortunately, former staff did not complete a site visit at your residence, which would have made this observation. Therefore, I will be preparing a recommendation to City Council to uphold the appeal and to the approve the Minor Hillside Exemption for the as-built deck.

The appeal hearing is tentatively scheduled for City Council on Tuesday, March 24. City Council meetings are held at 6:30pm in the Council Chambers located at 3031 Torrance Boulevard, Torrance, CA 90503. It is the same location where the Planning Commission meeting was held. For reference, provided is a hyperlink to the [Civic Center Map](#).

Please expect to receive a follow up email in late February to confirm the hearing date and to answer any questions that you may have. As always, I can be reached by email or telephone directly at (310) 618-5925.

LEO OORTS

Senior Planner - Community Development Department
310-618-5925 | LOorts@TorranceCA.Gov

[TorranceCA.Gov](https://www.torranceca.gov) | [Facebook](#) | [X \(Formerly Twitter\)](#) | [Instagram](#)

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Photo 1A: 5608 White Ct before remodel.



Photo 1B: 5608 White Ct after remodel before deck construction.



Photo 1C: 5608 White Ct during deck construction.



Photo 1D: 5608 White Ct after deck construction. Note: appealing 10' setback from blue line toward the rear property line.



Photo 2A: 5608 White Ct before remodel.



Photo 2B: 5608 White Ct during deck construction. Note: ground is level beyond cinder block wall to property line.

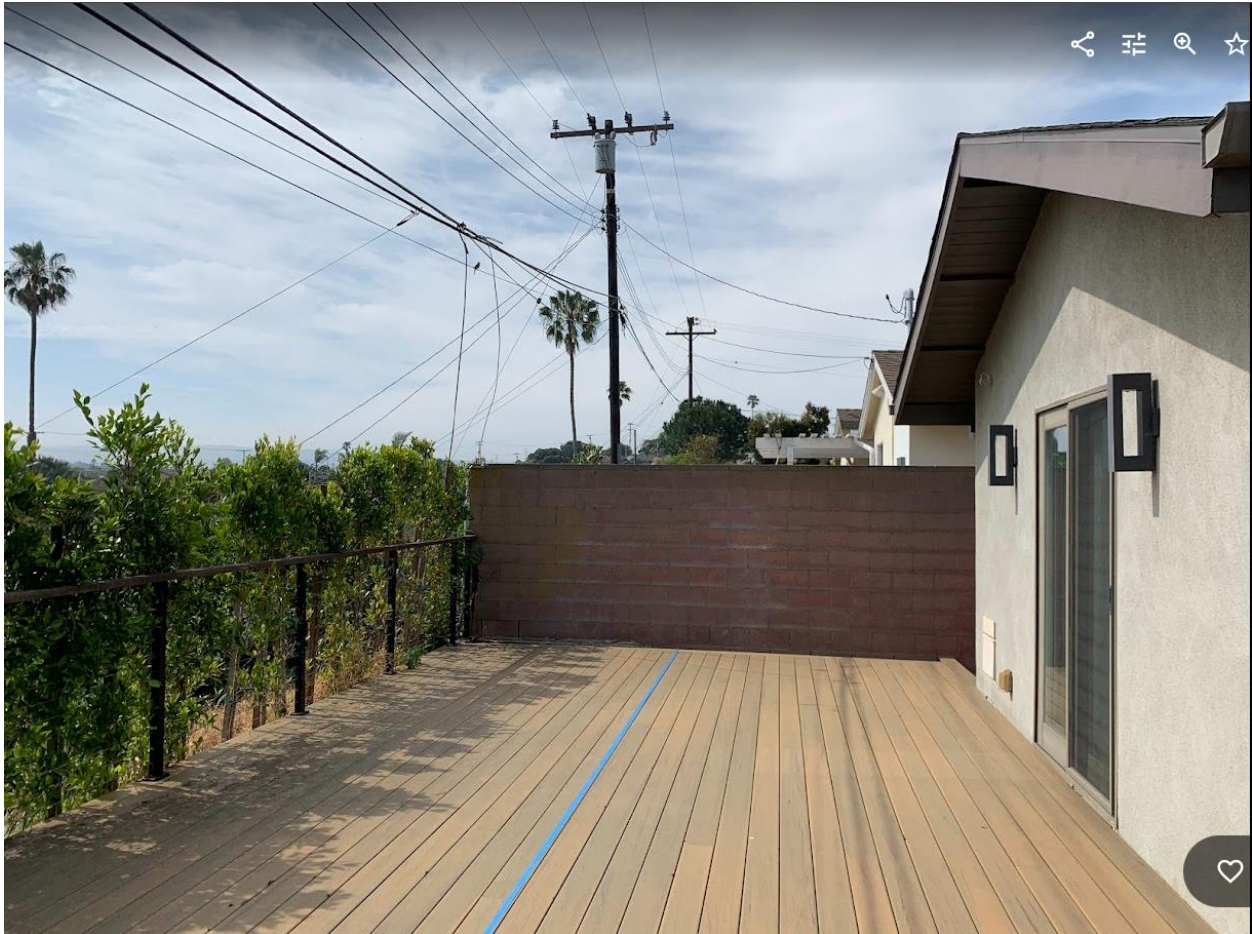


Photo 2C: 5608 White Ct after deck construction. Note: appealing 10' setback from blue line toward the property line.

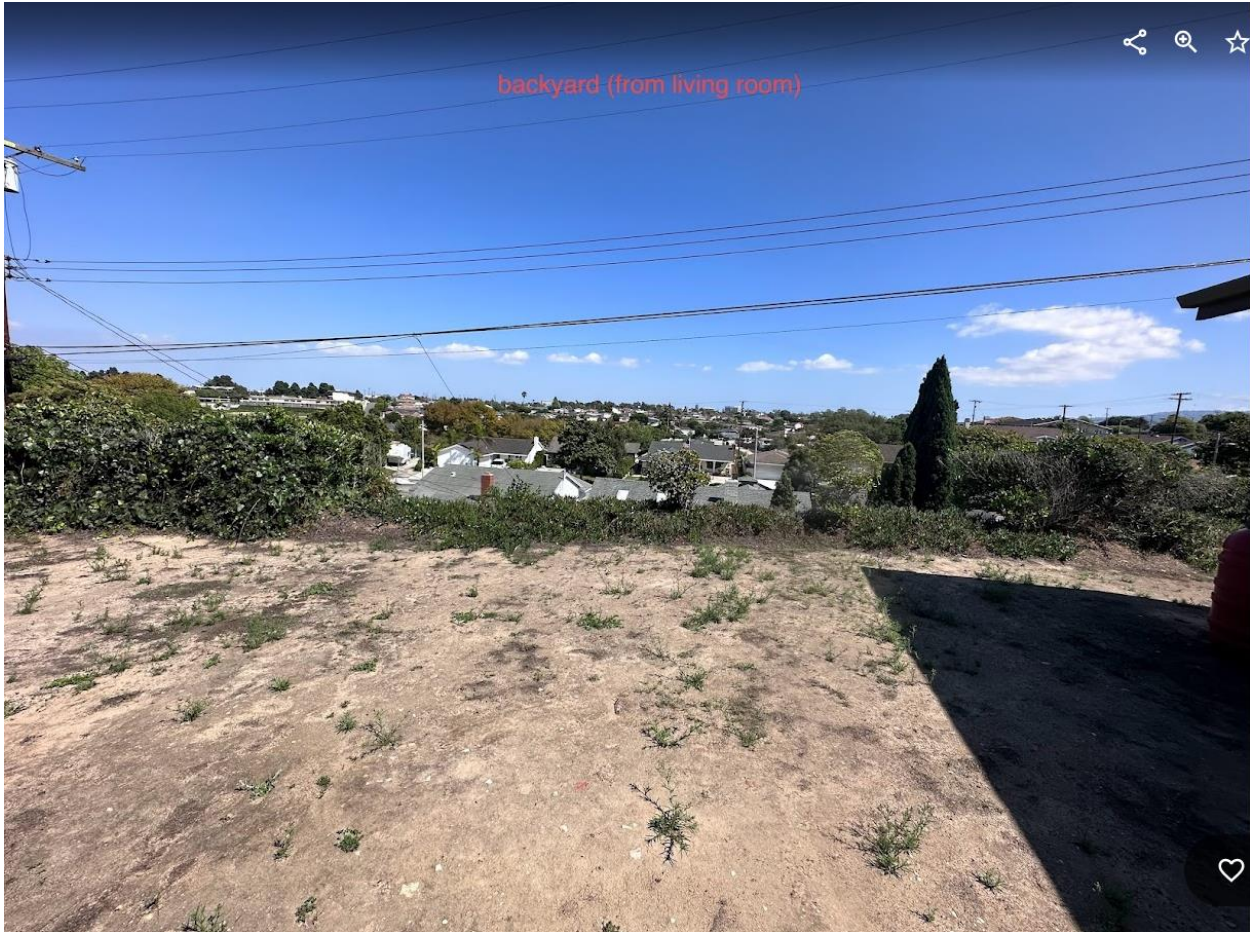


Photo 3A: 5608 White Ct before deck construction. Note: area greater than 10' and not part of 10' setback.



Photo 3B: 5608 White Ct during deck construction. Note: area greater than 10' and not part of 10' setback.



Photo 3C: 5608 White Ct before deck construction. Note: area greater than 10' and not part of 10' setback.