



TORRANCE CITY COUNCIL AGENDA

Tuesday, March 25, 2025

CLOSED SESSION
5:00 PM

REGULAR MEETING
6:30 PM

LeROY J. JACKSON COUNCIL CHAMBER
3031 TORRANCE BLVD.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Manager's office at (310) 618-5880. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title II]

Direct questions or concerns to the City Council at (310) 618-2801, City Manager at (310) 618-5880, or the individual department head prior to submission to the City Council. Parties will be notified if the complaint will be included on a subsequent agenda.

VIEW THE MEETING via CitiCABLE Channel 3 (Spectrum) and Channel 31 (Frontier), streaming on [TorranceCA.Gov](https://torranceca.gov), Facebook @ City of Torrance CA Government, and YouTube Channel TorranceCitiCABLE.

PARTICIPATE BEFORE THE MEETING by submitting a public comment on the OneMeeting Public Portal at <https://torranceca.primegov.com/public/portal?fromiframe=true>. Hard copies of public comment may be submitted to the City Clerk's Office during regular business hours. All comments submitted before **5:30 p.m.** on **Monday, March, 24, 2025**, will be published for public review prior to the meeting. Comments received after 5:30 p.m., but prior to the adjournment of the meeting will be added to the record.

The agenda was posted on the Public Notice Board at 3031 Torrance Blvd and on the City's Website on **Wednesday, March 19, 2025** /s/ Rebecca Poirier

ORDER OF BUSINESS

The City Council meeting begins with Closed Session at 5:00 p.m. and then regular session at 6:30 p.m. **The City Council may take action on any item listed on the agenda.**

1. CALL TO ORDER/ROLL CALL

2. FLAG SALUTE/NON-SECTARIAN INVOCATION

Councilmember Lewis	Flag Salute
Councilmember Mattucci	Invocation

- 3. **ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**
- 4. **MOTION TO WAIVE FURTHER READING OF RESOLUTIONS AND ORDINANCES AFTER NUMBER AND TITLE**
- 5. **COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Citizen Development and Enrichment Committee
 Chair: Councilmember Bridgett Lewis
 Date: Wednesday, March 26, 2025
 Time: 4:00 p.m.
 Location: LeRoy J. Jackson Council Chamber

6. **COMMUNITY MATTERS**

6A. **2024 Year in Review**

6B. **Stay Connected with Us – Update from the Communications Division**

6C. **City Clerk – Appoint Members to Fill Commission Vacancies on Civil Service Commission and Commission on Aging. Expenditure: None.**

7. **ORAL COMMUNICATIONS #1 (Limited up to a 15-minute period)**

This portion of the meeting is reserved for comment on items under the Consent Calendar or items that are not on the agenda. Under the Ralph M. Brown Act, City Council cannot act on items raised during public comment but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. Speakers under Orals are limited to either Oral Communications #1 or Oral Communications #2 and no longer than 1 minute per speaker. If presenting handout material to Council, please provide 11 copies to the City Clerk before speaking.

8. **CONSENT CALENDAR**

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be pulled by a Councilmember from the Consent Calendar and considered separately.

8A. **City Clerk – Approve City Council Minutes. Expenditure: None.**

Recommendation of the City Clerk that City Council approve the City Council minutes of February 25, 2025 and March 5, 2025.

8B. **Community Development - Accept and File 2024 Housing Element Annual Progress Report and Authorize Submission to the California Department of Housing and Community Development and Governor's Office of Planning and Research. Expenditure: None.**

Recommendation of the Community Development Director that City Council:

1. Accept and file the 2024 Housing Element Annual Progress Report; and
2. Authorize staff to submit the 2024 Housing Element Annual Progress Report to the California Department of Housing and Community Development; and
3. Authorize staff to submit the 2024 Housing Element Annual Project Report to the Governor's Office of Planning and Research.

8C. Community Services – Adopt RESOLUTION Approving Blanket Authority to File Applications for Grant Funds from Los Angeles County Regional Park and Open Space District for Measure A Funding and Authorize the City Manager to Execute and Submit All Grant-Related Documents. Expenditure: None.

Recommendation of the Community Services Director that City Council:

1. Adopt a **RESOLUTION** approving the blanket authority to file applications for grant funds from the Los Angeles County Regional Park and Open Space District for Measure A funding for projects and programs; and
2. Authorize the City Manager to negotiate, execute, and submit all grant-related documents.

8D. City Treasurer – Accept and File Investment Report for the Month of January 2025. Expenditure: None.

Recommendation of the City Treasurer that City Council accept and file the Investment Report for the month of January 2025.

9. HEARINGS

9A. Community Development – Conduct Public Hearing to Consider Appeal of Planning Commission’s Approval of a Precise Plan of Development (PRE24-00012) to Allow One and Two-Story Additions to an Existing One-Story Single-Family Residence, in Conjunction with a Waiver (WAV24-00007) of the Setback Requirements, on Property Located within the Hillside Overlay in the R-1 Zone at 671 Calle Miramar (APN 7514-019-013), Adopt RESOLUTIONS and Determine a Categorical Exemption from the California Environmental Quality Act (CEQA). Expenditure: None.

Recommendation of the Planning Commission and Community Development Director that City Council:

1. Conduct public hearing; and
2. Deny the appeal; and
3. Adopt a **RESOLUTION** approving a Precise Plan of Development as provided for in Division 9, Chapter 1, Article 41 of the Torrance Municipal Code to allow one and two-story additions to an existing one-story single-family residence on property located within the Hillside Overlay in the R-1 Zone at 671 Calle Miramar; and
4. Adopt a **RESOLUTION** approving a Waiver as provided for in Division 9, Chapter 4, Article 2 of the Torrance Municipal Code to allow a reduction of the setback requirements on property located within the Hillside Overlay in the R-1 Zone at 671 Calle Miramar; and
5. Determine a Categorical Exemption from the California Environmental Quality Act (CEQA); Article 19, Sections 15301 (Existing Facilities) and 15305 (Minor Alterations).

9B. Public Works – Conduct Public Hearing, Approve Engineer’s Report and Adopt RESOLUTION Establishing Underground Utility District No. 21. Expenditure: None.

Recommendation of the Public Works Director that City Council:

1. Conduct a public hearing to determine whether public necessity, health, safety or welfare requires the removal of poles, overhead wires, associated overhead structures and the underground installation of wires and facilities for supplying electric, communication or similar services in Underground Utility District (UUD) No. 21 – Madrona Ave from Civic Center Dr to Torrance Blvd; and
2. Approve the Engineer’s Report; and
3. Adopt a **RESOLUTION** establishing UUD No. 21.

10. ADMINISTRATIVE MATTERS – None Scheduled

11. AGENCY AGENDAS – None Scheduled

12. ORAL COMMUNICATIONS #2 (Limited up to a 15-minute period)

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13. CLOSED SESSION**13A. REAL PROPERTY – CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(California Government Code § 54956.8):**

1. Property: Arnold Elementary School, 4100 W. 227th Street, Torrance, CA 90505
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and Torrance Unified School District
Under Negotiation: Price and terms and conditions of lease and/or use agreement
2. Property: Carr Elementary School, 3404 W 168th Street, Torrance, CA 90504
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and Torrance Unified School District
Under Negotiation: Price and terms and conditions of lease and/or use agreement
3. Property: Edison Elementary School, 3800 182nd Street, Torrance, CA 90504
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and Torrance Unified School District
Under Negotiation: Price and terms and conditions of lease and/or use agreement
4. Property: Victor Elementary School, 4800 Spencer Street, Torrance, CA 90503
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and Torrance Unified School District
Under Negotiation: Price and terms and conditions of lease and/or use agreement
5. Property: Walteria Elementary School, 24456 Madison Street, Torrance, CA 90505
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and Torrance Unified School District
Under Negotiation: Price and terms and conditions of lease and/or use agreement
6. Property: Anza Elementary School, 21400 Ellinwood Drive, Torrance, CA 90503
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and Torrance Unified School District
Under Negotiation: Price and terms and conditions of lease and/or use agreement
7. Property: Hickory Elementary School, 2800 W. 227th Street, Torrance, CA 90505
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and Torrance Unified School District
Under Negotiation: Price and terms and conditions of lease and/or use agreement
8. Property: Bert Lynn Middle School, 5038 Halison Street, Torrance, CA 90503
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and Torrance Unified School District
Under Negotiation: Price and terms and conditions of lease and/or use agreement
9. Property: Madrona Middle School, 21364 Madrona Avenue, Torrance, CA 90503
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and Torrance Unified School District
Under Negotiation: Price and terms and conditions of lease and/or use agreement

10. Property: Richardson Middle School, 23751 Nancy Lee Lane, Torrance, CA 90505
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and Torrance Unified School District
Under Negotiation: Price and terms and conditions of lease and/or use agreement
11. Property: Seaside Elementary School, 4651 Sharynne Ln, Torrance, CA 90505
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and Torrance Unified School District
Under Negotiation: Price and terms and conditions of lease and/or use agreement
12. Property: Fern Elementary School, 1314 Fern Ave, Torrance, CA 90503
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and Torrance Unified School District
Under Negotiation: Price and terms and conditions of lease and/or use agreement

**13B. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(California Government Code § 54956.9(d)(1)):**

1. City of Torrance v. Hi-Shear Corporation
USDC Case No. 2:17-cv-07732-DSF-JPR
2. California Regional Water Quality Control Board
Order No. R4-2020-0003 June 13, 2020
3. California Regional Water Quality Control Board
Order No. R4-2021-0079 June 18, 2021

14. ADJOURNMENT

Adjournment of City Council meeting to **Tuesday, April 8, 2025**, at 5:00 p.m. for closed session, with regular business commencing at 6:30 p.m. in the LeRoy J. Jackson Council Chamber.

Tuesday, April 1, 2025 is a City Council Dark Night.