



## **REVISED** TORRANCE CITY COUNCIL AGENDA

**Tuesday, August 19, 2025**

**CLOSED SESSION  
5:00 P.M.**

**REGULAR MEETING  
6:30 P.M.**

**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://www.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, August 18, 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 **revised** agenda was posted on the Public Notice Board at 3031 Torrance Blvd and on the City's Website on **Friday, August 15, 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.**

**\*Denotes that an agenda item was added on Friday, August 15, 2025.**

#### **1. CALL TO ORDER/ROLL CALL**

## 2. FLAG SALUTE/NON-SECTARIAN INVOCATION

Flag Salute – Councilmember Kalani  
Invocation – Councilmember Lewis

## 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS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

## 6. COMMUNITY MATTERS

6A. **RESOLUTION NO. 2025-50** honoring Police Chief Jeremiah Hart upon his retirement from the City of Torrance after twenty-eight years of service (For Adoption Only).

6B. Proclamation honoring Torrance Centenarian Billy Slonecker.

6C. Community Services – Appoint Members of the 2025-2026 Torrance Youth Council. Expenditure: None.

6D. Community Services – Torrance Art Museum’s Exhibition Opening August 23, 2025: SUR BIENNIAL

## 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. SECOND AND FINAL READING OF ORDINANCE NO. 3953

Second and Final Reading of ORDINANCE NO. 3953 amending Sections 13.1.1(c), 13.2.1, 13.3.1, 13.4.1, 13.5.1, 13.9.1, 13.10.1, 13.11.1, 13.15.1, 13.16.1, 13.18.1, 13.20.010, and 13.21.020 all titled “Created, Composition, Compensation, and Qualifications” of the Torrance Municipal Code relating to Compensation of Commissioners and approval of the Ordinance Summary for publication. This item is for consideration of adoption of the ordinance only. The item was previously discussed, and action was taken at a prior council meeting.

### 8B. SECOND AND FINAL READING OF ORDINANCE NO. 3954

Second and Final Reading of ORDINANCE NO. 3954 amending Torrance Municipal Code Chapter 2, Article 2 of Division 9 by amending Section 92.2.10; and amending Chapter 2, Article 2 of Division 9 by deleting Section 92.2.11 regarding junior accessory dwelling units and approval of the Ordinance Summary for publication. This item is for consideration of adoption of the ordinance only. The item was previously discussed, and action was taken at a prior council meeting.

### 8C. Measure SST Citizens’ Oversight Committee and Finance – Accept and File Fiscal Year 2024-25 Measure SST Citizens’ Oversight Committee Annual Report. Expenditure: None.

Recommendation of the Measure SST Citizens’ Oversight Committee and Finance Director that City Council accept and file the fiscal year 2024-25 Measure SST Citizens’ Oversight Committee annual report.

**8D. Community Services — Approve Second Amendment to Contract Services Agreement for Encampment Prevention Overnight Security Guard Services. Expenditure: Not-to-Exceed \$200,000 (General Fund-Measure SST Fund).**

Recommendation of the Community Services Director that City Council approve a second amendment to the contract services agreement with Absolute International Security, Inc. of Irwindale, CA (C2023-124), in the amount of \$200,000, for a new not-to-exceed amount of \$619,912.32, to provide encampment prevention overnight security guard services at various city parks and facilities and extend the contract term for a one-year period beginning September 12, 2025 and ending September 11, 2026.

**8E. Community Services – Approve Second Amendment to Contract Services Agreement for Shelf-Ready Library Materials. Expenditure: Not-to-Exceed \$80,000 (General Fund).**

Recommendation of the Community Services Director that City Council approve a second amendment to the contract services agreement with Ingram Library Services, LLC of La Vergne, TN (C2020-070), in the amount of \$80,000, for a new not-to-exceed amount of \$980,000, to provide shelf-ready library materials.

**8F. Community Services – Authorize Torrance Youth Council to Conduct an Annual Workshop at THE ATTIC, a Torrance Teen Center. Expenditure: None.**

Recommendation of the Community Services Director that the City Council authorize the Torrance Youth Council to conduct their annual workshop on Monday, August 25, 2025, at THE ATTIC, a Torrance Teen Center located at 2320 West Carson Street.

**8G. Public Works – Approve Third Amendment to Agreement for Usage of Recycled Water at the Torrance Refinery. Expenditure: Not-to-Exceed \$6,000,000 (Non-General Fund).**

Recommendation of the Public Works Director that the City Council approve a third amendment to a tri-party agreement (C2021-027) with the Torrance Refining Company, LLC (TORC) of Torrance, CA and West Basin Municipal Water District for an additional amount of \$6,000,000 in Fiscal Year 2025-26, for a new not-to-exceed amount of \$46,000,000, for the usage of recycled water at the TORC Refinery during the contract period, which extends the contract term for an additional five-month period beginning September 1, 2025 and ending January 31, 2026.

**8H. Fire – Accept and Appropriate 2024 Urban Area Security Initiative (UASI) Grant Program Subrecipient Agreement and Associated Funding. Expenditure: None.**

Recommendation of the Fire Chief that City Council accept and appropriate the Fiscal Year 2024 Urban Area Security Initiative (UASI) Grant Program award in the amount of \$458,032.

**8I. General Services – Approve Agreement to Promote Torrance Cultural Arts Center. Expenditure: \$338,800 (General Fund: \$169,400 Annually).**

Recommendation of the General Services Director that City Council approve an agreement with the Torrance Cultural Arts Foundation of Torrance, CA, in the amount of \$338,800, to promote the Torrance Cultural Arts Center for a two-year period beginning July 1, 2025 and ending June 30, 2027.

## 9. HEARINGS

- 9A. Planning Commission and Community Development – Conduct Public Hearing and Adoption of RESOLUTIONS For Denial of an Appeal of the Planning Commission’s Approval of Conditional Use Permits (CUP24-00012, CUP24-00013) to Allow the Construction of Two Industrial Buildings Totaling 276,300 Square Feet on a 14.02-Acre Site, in Conjunction with a Division of Lot (DIV24-00004) to Consolidate Three Existing Parcels into Two Parcels, and Adoption of Mitigated Negative Declaration (EAS24-00001) on Property Located in the Heavy Manufacturing District (M-2 Zone) at 2160 West 190th Street (APNs 7352-016-001, 7352-016-002, and 7352-016-003); and Deny the Appeal, Adopt RESOLUTIONS, Upholding the Planning Commission’s Actions, and Affirming the Adoption of Mitigated Negative Declaration (EAS24-00001). 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 **RESOLUTIONS** denying the appeal and upholding the Planning Commission's approval of CUP24-00012, CUP24-00013, and DIV24-00004, and affirming the adoption of a Mitigated Negative Declaration (EAS24-00001), in accordance with Division 9, Chapter 5, Article 1 and Division 9, Chapter 2, Article 29 of the Torrance Municipal Code (TMC), to allow the construction of two industrial buildings totaling approximately 276,300 square feet on a 14.02-acre site and the consolidation of three existing parcels into two.

- 9B. Planning Commission and Community Development – Conduct Public Hearing and Consider Adoption of RESOLUTION for Denial of an Appeal of Planning Commission’s Approval of Conditional Use Permit (CUP24-00028) and Development Permit (DVP24-00004) on Property Located within the Hawthorne Boulevard Corridor Specific Plan-Del Amo Business Sub District Two (H-DA2 Zone) at 3475 Torrance Boulevard (APN 7524-014-110) 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 a public hearing; and
2. Deny the appeal; and
3. Adopt a **RESOLUTION** denying the appeal and upholding the Planning Commission's approval of CUP24-00028 and DVP24-00004 as provided for in Division 9, Chapter 5, Article 1 and Division 9, Chapter 2, Article 36 of the Torrance Municipal Code (TMC) to allow the demolition of the existing medical office building and the construction of a new mixed-use development consisting of 106 residential units and 12,226 square feet of medical office floor area, on property located in the Del Amo Business District (H-DA2 Zone) ; and
4. Determine a Categorical Exemption from California Environmental Quality Act (CEQA); Article 19, Section 15332 (In-Fill Development).

- 9C. Planning Commission and Community Development – Conduct a Public Hearing and Consider Adoption of RESOLUTION for the Denial of a Modification (MOD23-00010) of a Previously Approved Division of Lot (DIV14-00006) to Amend an Open Space Easement (Note A) for Purposes Related to Solar Panels and Associated Equipment and Perimeter Fencing, on Property Located within the Hillside Overlay in the Open Area – Planting – Parking District (P-1) Zone at 2550 Pacific Coast Highway and Determine a Statutory Exemption from the California Environmental Quality Act (CEQA). Expenditure: None.**

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

1. Conduct a public hearing; and
2. Adopt a **RESOLUTION** for the denial of MOD23-00010 of previously approved DIV14-00006 to amend an open space easement (Note A) for purposes related to solar panels and associated equipment and perimeter fencing, on property located within the Hillside Overlay in the P-1 Zone at 2550 Pacific Coast Highway; and
3. Determine a Statutory Exemption for denial of MOD23-00010 in accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 18, Section 15270 (Projects Which Are Disapproved).

## 10. ADMINISTRATIVE MATTERS

- 10A. Community Development - Request to Set Date for a Public Hearing on Proposed Local Amendments to the 2025 California Building Code. Expenditure: None.**

Recommendation of the Community Development Director that City Council set the date of September 9, 2025 for a public hearing to consider a proposed Urgency Ordinance and regular Ordinance adopting the 2025 California Building Code with Local Amendments.

- 10B. Community Services – Accept and File Columbia Park Community Engagement and Concept Design Project Report. Expenditure: None.**

Recommendation of the Community Services Director that City Council accept and file the Columbia Park Community Engagement and Concept Design Project Report.

- 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: N/E Crenshaw and Del Amo Boulevards (APN: 7352-007-900)  
Agency Negotiator: Aram Chaparyan  
Negotiating Parties: City of Torrance and West Basin Municipal Water District  
Under Negotiation: Price and terms and conditions of property use agreement
2. Property: 3301 Airport Drive, Torrance, CA 90505 (APN: 7377-005-906)  
Agency Negotiator: Aram Chaparyan  
Negotiating Parties: City of Torrance and Sling Pilot Academy  
Under Negotiation: Price and terms and conditions of license agreement
3. Property: 2655 Pacific Coast Highway, Torrance, CA 90505 (APN: 7377-005-906)  
Agency Negotiator: Aram Chaparyan  
Negotiating Parties: City of Torrance and Schwartz Investment Company  
Under Negotiation: Price and terms and conditions of lease

#### 13B. CONFERENCE WITH LABOR NEGOTIATOR (California Government Code § 54957.6): Agency Negotiator: Aram Chaparyan Employee Organization/Association:

1. Certain Full-Time Salaried and Hourly Employees
2. Certain Part-Time Hourly Employees
3. Crossing Guards
4. Elected Officials
5. Engineers and Torrance Fiscal Employees Association
6. Executive & Management Employees
7. Police & Fire Trainees
8. Safety Management Employees
9. Torrance City Employees Association
10. Fire Safety Management
11. Torrance Fire Fighters Association
12. Torrance Library Employees Association
13. Torrance Municipal Employees/AFSCME Local 1117 AFL-CIO
14. Torrance Police Commanders Association (TPCA)
15. Torrance Police Officers Association
16. Torrance Professional Parks & Recreation Employee Organization
17. Torrance Professional & Supervisory Association
18. Torrance Recurrent Recreational Employees Organization
19. City Treasurer
20. City Attorney
21. City Manager

#### 13C. PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE (California Government Code § 54957)

#### 13D. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (Initiation of Litigation Pursuant to California Government Code § 54956.9(d)(4)):

One case

**13E. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
(Significant Exposure to Litigation Pursuant to California Government Code  
§ 54956.9(d)(2)):**

One case

**14. ADJOURNMENT**

Adjournment of City Council meeting to **Tuesday, September 9, 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, August 26, 2025 and Tuesday, September 02, 2025 are City Council Dark Nights.