



TORRANCE CITY COUNCIL AGENDA

Tuesday, September 09, 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, September 8, 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, September 3, 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**
Flag Salute – Councilmember Lewis
Invocation – Councilmember Mattucci

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 **ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**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. **Community Services – Torrance Rose Float Association.**
- 6B. **Recognition of Torrance Girl's 12U All Star Softball Team.**
- 6C. **Recognition of Volunteerism Benefitting City Parks by World Mission Society Church of God.**

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

This portion of the meeting is reserved for comments 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. Time starts when you step up to the microphone. If presenting handout material to Council, please provide 11 copies to the City Clerk before speaking. Handouts will be distributed while you speak.

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 July 22, 2025 and August 5, 2025.
- 8B. **Public Works – Authorize a Sole Source Purchase Order to Furnish Water Treatment Chemicals for the North Torrance Well Field Facility. Expenditure: Not-to-exceed \$500,000 (Non-General Fund).**
Recommendation of the Public Works Director that City Council authorize a sole source purchase order with Carus Corporation of Peru, Illinois, for a total not-to-exceed amount of \$500,000, to furnish water treatment chemicals for the North Torrance Well Field Facility for a one-year period beginning October 1, 2025 and ending September 30, 2026.
- 8C. **General Services and Fire – Authorize Purchase Order for Two (2) 1500 GPM Triple Combination Pumpers as a Cooperative Purchase with Sourcewell. Expenditure: \$2,782,005.62 (Non-General Fund).**
Recommendation of the General Services Director and Fire Chief that City Council authorize a purchase order with South Coast Fire Equipment Inc. of Corona, CA, in the amount of \$2,649,529.16, plus a 5% contingency in the amount of \$132,476.46, for a total not-to-exceed amount of \$2,782,005.62, for two (2) 1500 GPM Triple Combination Pumpers as a cooperative purchase with Sourcewell.

8D. City Manager – Adopt Categorical Exemption Under California Environmental Quality Act (CEQA) Section 15301 and Approve a First Amendment to Ground Lease (RC93-004) for City-owned Property at 1215 El Prado Avenue. Expenditure: None.

Recommendation of the City Manager that City Council:

1. Adopt a California Environmental Quality Act (CEQA) Categorical Exemption pursuant to Guideline Section 15301 (Existing Facilities); and
2. Approve a First Amendment to Ground Lease (RC93-004) made by and between the City of Torrance, a municipal corporation, and Mar Development Corporation, a California corporation, for City-owned property located at 1215 El Prado Avenue (APN: 7355-027-142).

8E. General Services and Police – Authorize Purchase Order for the Acquisition and Outfitting of Thirteen (13) 2026 Police Interceptors as a Cooperative Purchase with Arizona Department of Transportation. Expenditure: \$1,165,443.12 (Non-General Fund).

Recommendation of the General Services Director and Interim Police Chief that City Council authorize a purchase order with PFVT Motors, LLC of Peoria, AZ, in the amount of \$1,109,946.12, plus a 5% contingency in the amount of \$55,497.00, for a total not-to-exceed amount of \$1,165,443.12, for nine (9) 2026 Explorer Interceptors, three (3) 2026 Explorer Interceptors K9 Patrol, and one (1) 2026 Transit Prisoner Transport as a cooperative purchase with Arizona Department of Transportation.

8F. Human Resources – Approve Insurance Agreement and Rates for Life/Accidental Death and Dismemberment (AD&D), Short-Term Disability (STD), Long-Term Disability (LTD) Insurance, Dental Insurance, Vision Insurance, Employee Assistance Program, Flexible Spending Account, COBRA, and Retiree Administration. Expenditure: Approximately \$3,976,927 (General Fund and Non-General Fund): \$2,413,239 Annually).

Recommendation of the Human Resources Director that City Council:

1. Approve the Standard to provide Term Life/Accidental Death and Dismemberment (AD&D), Short-Term Disability (STD), and Long-Term Disability (LTD) insurance to eligible employees effective January 1, 2026; and
2. Approve the proposed rate of \$0.20 per \$1,000 of payroll for term life insurance and \$0.020 per \$1,000 for AD&D, for a combined rate of \$0.220 per \$1,000 of volume for an estimated total expenditure of \$226,204 per year for a one-year period beginning January 1, 2026 and ending December 31, 2026; and
3. Approve the proposed rate of \$0.710 per \$100 of covered payroll for STD insurance for an estimated total expenditure of \$519,554 per year for a one-year period beginning January 1, 2026 and ending December 31, 2026; and
4. Approve the proposed rate of \$0.546 per \$100 of covered payroll for LTD insurance for employees represented by TME-AFSCME/TLEA, and \$0.278 per \$100 of covered payroll for executive, management, and general employees not represented by TME-AFSCME/TLEA for a combined estimated total expenditure of \$259,610 per year for a one-year period beginning January 1, 2026 and ending December 31, 2026; and
5. Approve the selection of Delta Dental of San Francisco, CA to provide dental insurance at the proposed rates for active employee insurance and group rates for Preferred Provider Organization (PPO) dental coverage at \$35.15 single party, \$70.31 two-party, and \$121.29 family; and Dental Health Maintenance Organization (DHMO) group rates at \$16.60 single party, \$29.96 two-party, and \$44.31 family for a combined estimated total expenditure of \$1,093,381 per year for a two-year period beginning January 1, 2026 and ending December 31, 2027; and
6. Approve the selection of Delta Dental of San Francisco, CA to provide dental insurance at the proposed rates for retiree insurance and group rates for Preferred Provider Organization (PPO) dental coverage at \$50.16 single party, \$100.31 two-party, and \$173.03 family; and DHMO group rates at \$16.60 single party, \$29.96 two-party, and \$44.31 family for a combined estimated total expenditure of \$158,673 per year for a two-year period beginning January 1, 2026 and ending December 31, 2027; and
7. Approve the selection of Anthem Blue Cross of California of Woodland Hills, CA to provide vision insurance at the proposed rates for eligible active employees effective January 1, 2026; and approve an agreement for active employee insurance and group rates for Anthem Blue Cross Base Plan at \$3.06 single party, \$5.78 two-party, and \$8.45 family; and Anthem Buy-Up group rates at \$7.53 single party, \$14.21 two-party, and \$20.80 family for a combined estimated total expenditure of \$110,210 per year for a three-year period beginning January 1, 2026 and ending December 31, 2028; and

8. Approve the selection of Anthem Blue Cross of California of Woodland Hills, CA to provide vision insurance at the proposed rates for eligible retirees effective January 1, 2026; and approve an agreement for retiree insurance and group rates for the Anthem Base Plan at \$3.06 single party, \$5.78 two-party, and \$8.45 family; and the Anthem Buy-Up group rates at \$7.53 single party, \$14.21 two-party, and \$20.80 family for a combined estimated total expenditure of \$9,404 per year for a three-year period beginning January 1, 2026 and ending December 31, 2028; and
9. Approve the selection of Aetna Resources for Living (RFL) of San Diego, CA to provide Employee Assistance Program at the proposed rate for eligible employees including the City's Part Time and Recurrent Employees at \$1.72 per employee per month effective January 1, 2026 for an estimated total expenditure of \$36,203 per year for a three-year period beginning January 1, 2026 and ending December 31, 2028.

8G. Community Services and General Services – Approve Proposed Conceptual Design for Paradise Park Renovation Project, Approve First Amendments to Consulting Services Agreements for On-Call Design and Construction Administration Services and On-Call Construction Management Services, and Authorize Staff to Proceed with Preparation of Construction Plans and Specifications. Expenditure: \$1,000,000 (General Fund and Non-General Fund).

Recommendation of the Community Services Director and General Services Director that City Council:

1. Approve the proposed conceptual design prepared by Black O'dowd and Associates, Inc. dba BOA Architecture for the Paradise Park Renovation project; and
2. Approve a First Amendment to the Consulting Services Agreement with Black O'dowd and Associates, Inc. dba BOA Architecture of Long Beach, CA (C2024-131) in the amount of \$500,000, for a new not-to-exceed amount of \$750,000, to provide on-call design and construction administration services; and
3. Approve a First Amendment to the Consulting Services Agreement with Maestro Development, LLC of Los Angeles, CA (C2024-156) in the amount of \$500,000, for a new not-to-exceed amount of \$750,000, to provide on-call construction management services; and
4. Authorize staff to proceed with the preparation of construction plans, specifications, and opinion of probable cost estimate for construction bid.

8H. General Services and Public Works – Authorize Purchase Order for One (1) BC-3 Asphalt Patcher Mounted on a 2026 Ford F650 Chassis as a Cooperative Purchase with Sourcewell. Expenditure: \$321,058.58 (Non-General Fund).

Recommendation of the General Services Director and Public Works Director that City Council authorize a purchase order with Nixon-Egli Equipment Co. of Ontario, CA, in the amount of \$305,770.58, plus a 5% contingency in the amount of \$15,288, for a total not-to-exceed amount of \$321,058.58, for one (1) BC-3 Asphalt Patcher mounted on a 2026 Ford F650 Chassis as a cooperative purchase with Sourcewell.

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

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

8J. General Services, Public Works, and Community Services – Authorize Purchase Order for the Acquisition of Cab Utility Tractor, Stump Grinder, and Vermeer Chippers as a Cooperative Purchase with Sourcewell. Expenditure: \$339,473.40 (Non-General Fund).

Recommendation of the General Services Director, Public Works Director, and Community Services Director that City Council authorize a purchase order to RDO Equipment Co. of Indio, CA, in the amount of \$323,308.40, plus a 5% contingency in the amount of \$16,165.00, for a total not-to-exceed amount of \$339,473.40, for one (1) Cab Utility Tractor, one (1) Stump Grinder, and three (3) Vermeer Chippers as a Cooperative Purchase with Sourcewell.

- 8K. Community Development – Adopt a RESOLUTION for the Approval 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 Categorical Exemption in accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Expenditure: None.**

Based on the City Council's direction at their meeting date of August 19, 2025, it is the recommendation of the Community Development Director that City Council:

1. Adopt a RESOLUTION for the approval 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
2. Determine a Categorical Exemption for approval of MOD23-00010 in accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15317 (Open Space Contracts and Easements).

- 8L. Community Services – Approve Rotational Library Commission Rotational Meeting Schedule for the 2025-2026 Fiscal Year. Expenditure: None.**

Recommendation of the Community Services Director that City Council approve the proposed Library Commission Rotational Meeting Schedule for the 2025-2026 Fiscal Year.

- 8M. Transit – Approve First Amendment to Contract Services Agreement with Hometown Manufacturing, Inc. for the Purchase of Rubber Wheel Trolleys. Expenditure: None.**

Recommendation of the Transit Director that City Council approve the first amendment to contract services agreement C2024-170 with Hometown Manufacturing Incorporated of Crandon, WI, for the purchase and delivery of ten (10) rubber wheel trolley buses and to extend the term to August 31, 2026.

- 8N. City Manager and Community Services – Approve Amendment #1 to Grant Agreement for World War II Camp Wall Monument Project at Columbia Park. Expenditure: None.**

Recommendation of the City Manager and Community Services Director that City Council approve Amendment #1 to Grant Agreement GF2126-0 with the California Natural Resources Agency to extend the project performance period for the World War II Camp Wall Monument Project at Columbia Park through December 31, 2027.

9. HEARINGS

- 9A. Planning Commission and Community Development – Conduct Public Hearing and Consider Adoption of RESOLUTION for Approval of Variance (VAR24-00001) on Property Located within the Torrance Tract Overlay and Housing Corridor Overlay in the Limited Multiple Family Residential District (R-3) Zone at 1810 Cabrillo Avenue (APN 7357-023-020) 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. Adopt a RESOLUTION approving a Variance (VAR24-00001) request to convert an existing two-unit multifamily residence back to its original development as a four-unit multifamily residence, on property located within the Torrance Tract Overlay and Housing Corridor Overlay in the R-3 Zone at 1810 Cabrillo Avenue; and
3. Determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15303 (Conversion of Small Structures).

9B. Planning Commission and Community Development – Conduct a Public Hearing on Land Use Study 24-00005 Regarding Proposed Amendments to the Torrance Municipal Code Pertaining to Target Density for All Zoning Districts Allowing Residential or Mixed-Use Development, Determine an Exemption from California Environmental Quality Act (CEQA), and Adopt an ORDINANCE Amending the Torrance Municipal Code. Expenditure: None.

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

1. Conduct a Public Hearing on Land Use Study 24-00005 regarding proposed amendments to the Torrance Municipal Code pertaining to Target Density; and
2. Determine an exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15162 (a)(3) Subsequent EIRs and Negative Declarations; and
3. Adopt an **ORDINANCE** amending the Torrance Municipal Code to establish target density for all zoning districts Citywide which allow residential and mixed-use development; and
4. Approve Ordinance Summary for publication.

9C. Community Development – Conduct Public Hearing on Adoption of the 2025 California Building Codes with Local Amendments, Adopt RESOLUTION of Local Amendments to the 2025 California Building Standard Codes, Adopt URGENCY ORDINANCE and ORDINANCE Amending the Torrance Municipal Code, and Determine a Categorical Exemption from the California Environmental Quality Act (CEQA). Expenditure: None.

Recommendation of the Community Development Director that City Council:

1. Conduct a public hearing on the 2025 California Building Standard Codes; and
2. Adopt a **RESOLUTION** with Findings of Fact in support of certain City of Torrance local amendments to the 2025 California Building Standard Codes; and
3. Determine both Ordinances are exempt from California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) of the California Code of Regulations; and
4. Adopt an **URGENCY ORDINANCE** adopting the 2025 California Building Standard Code with local amendments; and
5. Adopt an **ORDINANCE** adopting the 2025 California Building Standard Codes with local amendments; and
6. Approve an Urgency Ordinance Summary for publication; and
7. Approve an Ordinance Summary for publication.

10. ADMINISTRATIVE MATTERS

10A. Community Development – Discuss and Consider Amendment to the Torrance Municipal Code, Determine California Environmental Quality Act (CEQA) Exemption, and Adopt an ORDINANCE adding "Mylar Balloons" to Division 4 of the Municipal Code. Expenditure: None.

Recommendation of the Community Development Director that City Council:

1. Discuss and consider amending the Torrance Municipal Code by establishing a Mylar Balloon Ordinance; and
2. Determine the project is exempt from California Environmental Quality Act pursuant to Sections 15061(b)(3) and Section 15308 of the California Code of Regulations; and
3. Adopt an **ORDINANCE** amending the Torrance Municipal Code to add Chapter 21 entitled "Mylar Balloons" to Division 4 of the Torrance Municipal Code; and
4. Approve Ordinance Summary for publication.

10B. Finance, General Services, and Information Technology – Approve Proposed Program Modifications and Appropriate Funds. Expenditure: None.

Recommendation of the Finance Director, General Services Director, and Information Technology Director that City Council:

1. Approve the proposed program modification in the Information Technology Department's fiscal year 2025-26 General Fund operating budget; and
2. Approve the proposed increase to the Fleet Services Fund's fiscal year 2024-25 operating expenditure budget in the amount of \$550,000; and
3. Approve the proposed increase to the Fleet Services Fund's fiscal year 2025-26 operating expenditure budget in the amount of \$1,000,000; and
4. Approve the proposed increase to the Airport Fund's fiscal year 2024-25 operating revenue budget in the amount of \$15,000,000; and
5. Approve the proposed increase to the Airport Fund's fiscal year 2024-25 operating expenditure budget in the amount of \$15,000,000; and
6. Appropriate \$3,000,000 to OP95-6002-OP0003 – Airport Site Remediation (Hi-Shear) project.

11. AGENCY AGENDAS – None Scheduled.**12. ORAL COMMUNICATIONS #2 (Limited up to a 15-minute period)**

This portion of the meeting is reserved for comments on 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. Time starts when you step up to the microphone. If presenting handout material to Council, please provide 11 copies to the City Clerk before speaking. Handouts will be distributed while you speak.

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

1. Christy Andrews v. City of Lomita, et al.
LASC Case No. 23TRCV00029
2. Clarence Rock, et al. v. City of Torrance, et al.
LASC Case No. 23TRCV02587

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

Three cases

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

1. Property: 1215-1227 El Prado Avenue, Torrance, CA 90501 (APN: 7355-027-142)
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and Mar Ventures, Inc.
Under Negotiation: Price and terms and conditions of ground lease
2. Property: 3511-3525 Pacific Coast Highway, Torrance, CA 90505
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and KLM Madison, LLC
Under Negotiation: Price and terms and conditions of lease
3. Property: 3301 Airport Drive, Torrance, CA 90505 (APN: 7377-006-906)
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and Federal Aviation Administration (FAA)
Under Negotiation: Price and terms and conditions of lease

**13D. 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

14. ADJOURNMENT

Adjournment of City Council meeting to **Tuesday, September 16, 2025**, at 5:00 p.m. for closed session in the LeRoy J. Jackson Council Chamber.