



REVISED
TORRANCE CITY COUNCIL
AGENDA

Tuesday, September 23, 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://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 22, 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 **Thursday, September 18, 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 or modified on Thursday, September 18, 2025.**

1. CALL TO ORDER/ROLL CALL

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  [Facebook](https://www.facebook.com/torranceca) |
  [X \(Formerly Twitter\)](https://twitter.com/torranceca) |
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SEE WHAT TORRANCE IS DOING

2. FLAG SALUTE/NON-SECTARIAN INVOCATION

Flag Salute – Councilmember Sheikh
Invocation – Councilmember Gerson

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**4.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**

Torrance Refining Company
Monthly Community Alert Siren Testing
Wednesday, October 1, 2025 at 11:30 a.m.
For more information contact (310) 212-1852

6. COMMUNITY MATTERS

- 6A. RESOLUTION NO. 2025-56** honoring Police Officer **Claude Fierro** upon his retirement from the City of Torrance after twenty-three years of service (For Adoption Only).
- 6B. PROCLAMATION** declaring October 5, 2025 through October 11, 2025 as **Fire Prevention Week** in the City of Torrance, California.
- 6C. City Clerk – Appoint Members to Fill Commission Vacancies on Commission on Aging, Environmental Quality and Energy Conservation Commission, and Historic Preservation Commission. Expenditure: None.**

***The following item was added on Thursday, September 18, 2025.**

***6D. Torrance Theatre Company’s 2025 Season Kick-Off in Downtown Torrance.**

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 August 12, 2025.

- 8B. SECOND AND FINAL READING OF ORDINANCE NO. 3952 and Determination that the Ordinance is Exempt from the California Environmental Quality Act (CEQA). Expenditure: None.**
Second and Final Reading of ORDINANCE NO. 3952 amending Section 415.1.040(b) “Operating Standards” and repealing Section 415.1.050 “Pilot Program” of Division 4 “Public Health and Welfare”, Chapter 15 “Cottage Food” of the Torrance Municipal Code and approval of the Ordinance Summary for publication. Additionally, the City Council finds and determines that the Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15378 and 15061(b)(3) of Title 14 of the California Code of Regulations as described in Section 6 of the Ordinance. 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. SECOND AND FINAL READING OF ORDINANCE NO. 3955**
Second and Final Reading of ORDINANCE NO. 3955 amending Chapter 1, Article 3 of Division 9 of the Torrance Municipal Code by adding a new Section 91.3.4 pertaining to target residential density 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.
- 8D. SECOND AND FINAL READING OF ORDINANCE NO. 3957**
Second and Final Reading of ORDINANCE NO. 3957 amending Chapter 1, 2, 3, 9, 12 and 13 of Division 8 of the Torrance Municipal Code to adopt and amend the 2025 edition of the California Building Code Volumes 1 and 2 with appendices, the 2025 edition of the California Electrical Code, the 2025 edition of the California Plumbing Code with appendices, the 2025 edition of the California Mechanical Code with appendices, the 2025 edition of the California Residential Code with appendices, and the 2025 edition of the California Green Building Standards Code 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.

***The following item was added on Thursday, September 18, 2025.**

- *8E. Fire – Ratify Fiscal Year 2024 Urban Area Security Initiative (UASI) Grant Program Subrecipient Agreement. Expenditure: None.**
Recommendation of the Fire Chief that City Council ratify the Fiscal Year 2024 Urban Area Security Initiative (UASI) Grant Program Subrecipient Agreement approved on August 19, 2025.
- 8F. Traffic Commission and Public Works – Accept and File 2024-25 Traffic Commission Annual Report. Expenditure: None.**
Recommendation of the Traffic Commission and Public Works Director that City Council accept and file the 2024-25 Traffic Commission Annual Report.
- 8G. City Treasurer – Approve Amendment and Adopt RESOLUTION Approving Amendment to 401(a) Defined Contribution Plan for Fire Plan 98215-03. Expenditure: None.**
Recommendation of the City Treasurer that City Council approve an amendment and adopt a RESOLUTION approving an amendment to the 401(a) Defined Contribution Plan for Fire Plan 98215-03 to allow participant Roth contributions effective October 7, 2025.
- 8H. City Treasurer – Accept and File Investment Report for the Month of July 2025. Expenditure: None.**
Recommendation of the City Treasurer that City Council accept and file the Investment Report for the month of July 2025.
- 8I. Finance – Adopt RESOLUTION Amending Resolution No. 2023-11 Section 2(3) Relating to Compensation of Measure SST Citizens’ Oversight Committee Members. Expenditure: \$210 (General Fund).**
Recommendation of the Finance Director that City Council adopt a RESOLUTION amending Resolution No. 2023-11 Section 2(3) titled “Composition, Compensation, and Qualifications” relating to compensation of Measure SST Citizens’ Oversight Committee members.

8J. Transit – Approve Submission of the Transit Department’s Annual Public Transportation Agency Safety Plan. Expenditure: None.

Recommendation of the Transit Director that City Council approve the submission of the Transit Department’s Annual Public Transportation Agency Safety Plan as required by the Federal Transit Administration.

9. HEARINGS – None Scheduled.

10. ADMINISTRATIVE MATTERS

10A. Finance – Adopt ORDINANCE Amending Torrance Municipal Code (TMC) to Establish Administrative Remedies Procedure for Challenges to Property-Related Fees, Charges, and Assessments. Expenditure: None.

Recommendation of the Finance Director that City Council:

1. Adopt an ORDINANCE amending the Torrance Municipal Code to establish an administrative remedies procedure for challenges to city-imposed fees, charges, and assessments on real property; and
2. Approve an Ordinance Summary for publication.

10B. Fire – Set Date of October 21, 2025 for a Public Hearing on the Proposed Local Amendments to the 2025 California Fire Code. Expenditure: None.

Recommendation of the Fire Chief that City Council set a date of October 21, 2025 for a public hearing on the proposed local amendments to the 2025 California Fire Code.

10C. Fire – Accept and File Update on the Public Access Defibrillator (PAD) Program. Expenditure: None.

Recommendation of the Fire Chief that City Council accept and file an update on the Public Access Defibrillator (PAD) Program.

10D. City Manager – Accept and File Economic Development Update and Consider and Provide Direction on Proposed Economic Development Initiatives. Expenditure: None.

Recommendation of the City Manager that City Council:

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

10E. City Manager and City Attorney – Reconsideration of a Council Action to Deny an Appeal and Uphold a Planning Commission’s Approval of a 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). Expenditure: None.

Recommendation of the City Manager and the City Attorney that the City Council consider a motion to reconsider a Council Action to Deny an Appeal and Uphold a Planning Commission’s Approval of a 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).

It is further recommended that in the event the City Council decides to reconsider their prior Council action, that the matter be brought back to the City Council at a future date.

***The following item was modified on Thursday, September 18, 2025.**

***10F. Community Services — Accept and File Coyote Management Plan Update and Provide Direction on Continuing Coyote Abatement Services. Expenditure: None.**

Recommendation of the Community Services Director that City Council:

1. Accept and file the Coyote Management Plan update; and
2. Provide direction on continuing coyote abatement services.

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. Monique Happy v. City of Torrance, et al.
LASC Case No. 24TRCV00381

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

One case

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

One case

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

1. Property: 20780-20810 Madrona Avenue, Torrance, CA 90503 (APN: 7352-010-018)
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and CDC Madrona, LLC
Under Negotiation: Price and terms and conditions of lease and/or acquisition
2. Property: 3006 182nd Street, Torrance, CA 90504 (APN: 4095-020-903)
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and Champion Ventures, LLC
Under Negotiation: Price and terms and conditions of lease
3. Property: 3006 182nd Street, Torrance, CA 90504 (APN: 4095-020-903)
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and KBS Holdco, LLC
Under Negotiation: Price and terms and conditions of lease
4. Property: 3006 182nd Street, Torrance, CA 90504 (APN: 4095-020-903)
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and OUTFRONT Media, LLC
Under Negotiation: Price and terms and conditions of lease
5. Property: 3006 182nd Street, Torrance, CA 90504 (APN: 4095-020-903)
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and Haha, Inc.
Under Negotiation: Price and terms and conditions of lease
6. Property: 3141 Torrance Boulevard, Torrance, CA 90503 (APN: 7353-001-905)
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and State of California
Under Negotiation: Price and terms and conditions of acquisition
7. Property: 3525 Torrance Boulevard, Torrance, CA 90503 (APN: 7524-014-115)
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and BRE ESA P Portfolio, LLC
Under Negotiation: Price and terms and conditions of acquisition

**13E. 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, October 07, 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, September 30, 2025 is a City Council Dark Night.