

In compliance with Governor Newsom's Executive Order N-29-20, which suspended portions of the Brown Act, members of the Torrance City Council and staff will participate in this meeting telephonically or otherwise electronically since the City is practicing social distancing to reduce the spread of COVID-19. Members of the public are encouraged to watch the meeting via CitiCABLE Channel 3 (Spectrum) and Channel 31 (Frontier) or Facebook at City of Torrance CA Government.

To submit a comment in writing, please email [TorranceCAMeetingPublicComment@gmail.com](mailto:TorranceCAMeetingPublicComment@gmail.com) and write "Public Comment" in the subject line. In the body of the email include the item number and/or title of the item as well as your comments. All comments emailed by 4:00 p.m. on Tuesday, March 24, 2020 will be included as a "Supplemental" on the City's website prior to the meeting.

During the live broadcast, the public may participate via telephone by calling 310-618-2404.

Direct questions or concerns to the City Council at (310) 618-2801, City Manager at (310) 618-5880, or individual department head prior to submission to the City Council. Parties will be notified if the complaint will be included on a subsequent agenda. City Council meetings are cablecast live Tuesdays on CitiCABLE Channel 3 (Spectrum), and Channel 31 (Frontier).

**TORRANCE CITY COUNCIL AGENDA  
MARCH 24, 2020  
REGULAR MEETING  
5:30 P.M. – CLOSED SESSION  
7:00 P.M. – REGULAR BUSINESS BEGINS  
IN COUNCIL CHAMBER AT 3031 TORRANCE BL.**

**OPENING CEREMONIES**

- 1. CALL MEETING TO ORDER**  
**ROLL CALL:** Councilmembers Chen, Goodrich, Griffiths, Herring, Mattucci, Rizzo, and Mayor Furey
- 2. FLAG SALUTE:** Councilmember Herring  
**NON SECTARIAN INVOCATION:** Councilmember Mattucci
- 3. REPORT OF THE CITY CLERK ON THE POSTING OF THE AGENDA**  
The agenda was posted on the Public Notice Board at 3031 Torrance Bl. and on the City's Website on Friday, March 20, 2020 /s/ Rebecca Poirier  
**MOTION TO WAIVE FURTHER READING OF RESOLUTIONS AND ORDINANCES AFTER NUMBER & TITLE** – See Council Rules of Order Section 2.11 (Resolution 2006-65)
- 4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**
- 5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**
- 6. COMMUNITY MATTERS – None Scheduled.**
- 8. CONSENT CALENDAR – None Scheduled.**

## 9. ADMINISTRATIVE MATTERS

### 9A. Public Works – Approve Categorical Exemption Under California Environmental Quality Act (CEQA) and Award Agreements for Miscellaneous Water Main Replacements, I-153 (Skypark Dr. and Artesia Blvd. Alley). Expenditure: \$1,402,310 (Non-General Fund).

Recommendation of the Public Works Director that City Council:

- 1) Determine that the approval of Miscellaneous Water Main Replacements, I-153 (Skypark Dr. and Artesia Blvd. Alley) (B2020-02) is categorically exempt from environmental review pursuant to Section 15301(b) and Section 15301(c) of the guidelines implementing California Environmental Quality Act (CEQA); and
- 2) Approve the plans and specifications for the Miscellaneous Water Main Replacements, I-153 (Skypark Dr. and Artesia Blvd. Alley) (B2020-02); and
- 3) Award a Public Works agreement to PALP, Inc. dba Excel Paving Company of Long Beach, CA (B2020-02) in the amount of \$1,335,533 and authorize a 5% contingency in the amount of \$66,777 to construct miscellaneous water main replacements, I-153 (Skypark Dr. and Artesia Blvd. Alley) for a two-year term beginning March 17, 2020 and ending March 16, 2022.

### 9B. Public Works – Approve Project, Appropriate Funds, and Approve Cost Sharing Memorandum of Understanding for Beach Cities Green Streets Project. Expenditure: None.

Recommendation of the Public Works Director that City Council:

- 1) Approve the Beach Cities Green Streets Project as part of the adopted FY2019-24 Capital Budget Plan; and
- 2) Approve a cost-sharing Memorandum of Understanding (MOU) with the Cities of Torrance, Hermosa Beach, Manhattan Beach, and Redondo Beach (collectively “Beach Cities”) to provide for design services for the Beach Cities Green Streets Project; and
- 3) Upon execution of the cost-sharing MOU by the Beach Cities, accept a total of \$412,500 of local matching funds from Hermosa Beach, Manhattan Beach and Redondo Beach (\$137,500 from each city) and appropriate said funds to the Beach Cities Green Streets Project; and
- 4) Appropriate \$137,500 from the Torrance Sewer Enterprise Fund Balance to the Beach Cities Green Streets Project as Torrance’s local match; and
- 5) Upon execution of the State Coastal Conservancy and Santa Monica Bay Restoration Commission grant agreement, appropriate \$2,000,000 to the Beach Cities Green Streets Project for a not-to-exceed project budget of \$2,550,000.

### 9C. City Manager and Fire – Update on COVID-19 Pandemic. Expenditure: None.

Recommendation of the City Manager and the Fire Chief that City Council accept and file an update on the COVID-19 pandemic.

### 9D. City Manager – Ratification and Extension of Public Order.

Recommendation of the City Manager that City Council adopt a **RESOLUTION** ratifying and extending the Public Order (now referred to as Public Order No. 2020-1) issued on March 16, 2020.

## 10. HEARINGS – None Scheduled.

## 11. AGENCY AGENDAS – None Scheduled.

## 12. 2ND READING ORDINANCES

**12A. Second and Final reading of ORDINANCE NO. 3866 amending Division 9 of the Torrance Municipal Code to reclassify certain property in the City of Torrance located at 2751 Skypark Drive (APN: 7377-009-019) from P-D (Planned Development District) to M-1 (Light Manufacturing District).**

## 13. ORAL COMMUNICATIONS (Limited to a 30 minute period)

Council Order – Mattucci, Rizzo, Chen, Goodrich, Griffiths, Herring, Mayor Furey

*This portion of the meeting is reserved for comment on items 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 Communication #2 and no longer than 3 minutes per speaker.** Speakers please turn off or leave your cellular phone when you come to the podium to speak. If presenting handout material to Council, please provide 10 copies to the City Clerk before speaking.*

## 14. CLOSED SESSION

### 14A. CONFERENCE WITH LEGAL COUNSEL – THREAT TO PUBLIC SERVICES OR FACILITIES

(California Government Code § 54957):

Consultation with: Torrance Police Department and Police Chief  
Office of City Attorney and City Attorney

### 14B. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

(Significant Exposure to Litigation Pursuant to California Government Code § 54956.9(d)(2)):

One case

### 14C. CONFERENCE WITH LABOR NEGOTIATION

(California Government Code § 54957.6):

Agency Negotiator: LeRoy J. Jackson

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

**14D. REAL PROPERTY – CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

(California Government Code § 54958):

With respect to every item of business listed below to be discussed in closed session pursuant to Section 54956.8, the Agency Negotiator and what is Under Negotiation will remain as follows:

- |                      |  |
|----------------------|--|
| Agency Negotiator:   | LeRoy J. Jackson   |
| Under Negotiation:   | Price and terms and conditions of lease  |
|                      |  |
| 1) Property:         | 1520 Greenwood Avenue, Torrance, CA 90503  |
| Negotiating Parties: | City of Torrance and KinderCare Education, LLC   |
| 2) Property:         | 25924 Rolling Hills Road, Torrance, CA 90505   |
| Negotiating Parties: | City of Torrance and South Bay Tennis Center   |
| 3) Property:         | 4727 Emerald Street, Torrance, CA 90503  |
| Negotiating Parties: | City of Torrance and Sprint PCS Assets, LLC  |
| 4) Property:         | 22780 Lupine Drive, Torrance, CA 90505   |
| Negotiating Parties: | City of Torrance and T-Mobile West Corporation   |
| 5) Property:         | 22520 Ocean Avenue Torrance, CA 90505  |
| Negotiating Parties: | City of Torrance and Torrance HUD Housing Foundation                                     |
| 6) Property:         | 1919 West 237th Street, Torrance, CA 90501   |
| Negotiating Parties: | City of Torrance and Los Angeles SMSA Limited Partnership dba Verizon Wireless           |
| 7) Property:         | Zamperini Field (3301 Airport Drive, Torrance, CA 90505)<br>Near East T-Hangar wash rack |
| Negotiating Parties: | City of Torrance and Los Angeles SMSA Limited Partnership dba Verizon Wireless           |
| 8) Property:         | 20500 Madrona Avenue, Torrance, CA 90503 (City Yard)                                     |
| Negotiating Parties: | City of Torrance and West Basin Municipal Water District                                 |
| 9) Property:         | 3031 Torrance Boulevard, Torrance, CA 90503  |
| Negotiating Parties: | City of Torrance and West Basin Municipal Water District                                 |
| 10) Property:        | 3401 Spencer Street, Torrance, CA 90503  |
| Negotiating Parties: | City of Torrance and West Basin Municipal Water District                                 |
| 11) Property:        | 25225 Crenshaw Boulevard, Torrance, CA 90505   |
| Negotiating Parties: | City of Torrance and Armstrong Garden Centers  |
| 12) Property:        | 25200-25202 Crenshaw Boulevard, Torrance, CA 90505                                       |
| Negotiating Parties: | City of Torrance and Airport Office Plaza  |
| 13) Property:        | Zamperini Field (3301 Airport Drive Torrance, CA 90505)                                  |
| Negotiating Parties: | City of Torrance and California Wing, Civil Air Patrol                                   |
| 14) Property:        | 3311 Pacific Coast Highway, Torrance, CA 90505   |
| Negotiating Parties: | City of Torrance and Carwell, LLC, dba Mercedes-Benz of South Bay                        |
| 15) Property:        | Parking lot at 1940-1960 Torrance Boulevard, Torrance, CA 90501                          |
| Negotiating Parties: | City of Torrance and K's Kitchen, Inc., a California Corporation, dba Yuzu Restaurant    |
| 16) Property:        | 1332 Post Avenue, Torrance, CA 90501   |
| Negotiating Parties: | City of Torrance and Chado Tea Room  |

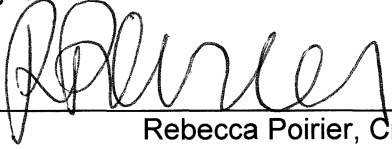
- 17) Property: 2909/2955 Pacific Coast Highway, Torrance, CA 90505  
Negotiating Parties: City of Torrance and DCH California Investments Inc.
- 18) Property: 25311 Aero Way, Torrance, CA 90505  
Negotiating Parties: City of Torrance and Federal Aviation Administration
- 19) Property: 3115 Airport Drive, Torrance, CA 90505  
Negotiating Parties: City of Torrance Federal Aviation Administration
- 20) Property: 1316 Cabrillo Avenue, Torrance, CA 90501  
Negotiating Parties: City of Torrance and Friends of the Torrance Theatre Company
- 21) Property: 1511-1529 Cravens Avenue, Torrance, CA 90501  
Negotiating Parties: City of Torrance and G & W Enterprises, LLC  
dba Restoration Kitchen and Wine
- 22) Property: 2600 Skypark Drive, Torrance, CA 90505  
Negotiating Parties: City of Torrance and Hi-Shear Corporation
- 23) Property: 3301 Airport Drive, Torrance, CA 90505  
Negotiating Parties: City of Torrance and iFly
- 24) Property: 3131 Pacific Coast Highway, Torrance, CA 90505  
Negotiating Parties: City of Torrance and Auto Nation
- 25) Property: 2700 Skypark Drive, Torrance, CA 90505  
Negotiating Parties: City of Torrance and LDC Skypark, LLC
- 26) Property: 1231-1261 Cabrillo Avenue, Torrance, CA 90501  
Negotiating Parties: City of Torrance and Yuzu Restaurant/ K's Kitchen
- 27) Property: 3511/3525 Pacific Coast Highway, Torrance, CA 90505 and  
3445 Pacific Coast Highway, Torrance, CA 90505  
Negotiating Parties: City of Torrance and JAS Madison I, LLC
- 28) Property: 3035/3111 Pacific Coast Highway, Torrance, CA 90505  
Negotiating Parties: City of Torrance and Auto Nation Ford
- 29) Property: 1312 Cabrillo Avenue, Torrance, CA 90505  
Negotiating Parties: City of Torrance and Plaza Del Prado, Inc.
- 30) Property: 25341 Crenshaw Boulevard, Torrance, CA 90505  
Negotiating Parties: City of Torrance and Auto Nation Acura South Bay
- 31) Property: 1339 Post Avenue, Torrance, CA 90501  
Negotiating Parties: City of Torrance and Retired and Senior Volunteer Program of  
South Bay
- 32) Property: 23701 Ocean Avenue, Torrance, CA 90505  
Negotiating Parties: City of Torrance and Riviera Little League
- 33) Property: 2901 Airport Drive, Torrance, CA 90505  
Negotiating Parties: City of Torrance and Robinson Helicopter Company
- 34) Property: 2655 Pacific Coast Highway, Torrance, CA 90505  
Negotiating Parties: City of Torrance and Rolling Hills Plaza, LLC
- 35) Property: 2655 Pacific Coast Highway, Torrance, CA 90505  
Negotiating Parties: City of Torrance and Rolling Hills NCO

- 36) Property: 2655 Pacific Coast Highway, Torrance, CA 90505  
Negotiating Parties: City of Torrance and Schwartz Investment
- 37) Property: 2790 Skypark Drive, Torrance, CA 90505  
Negotiating Parties: City of Torrance and Skypark Atrium, LLC
- 38) Property: Zamperini Field (3301 Airport Dr., Torrance, CA 90505)  
Tie downs 74-80, 93, 93-98, 156-159  
Negotiating Parties: City of Torrance and South Bay Aviation, Inc.
- 39) Property: 3215 Pacific Coast Highway, Torrance, CA 90505  
Negotiating Parties: City of Torrance and SBL Properties, LLC
- 40) Property: 2800 Skypark Drive, Torrance, CA 90505  
Negotiating Parties: City of Torrance and South End Racquet and Health Club, Inc.
- 41) Property: 3401 Airport Drive, Torrance, CA 90505  
Negotiating Parties: City of Torrance and Torrance Airport Hangars, LLC
- 42) Property: 23009 Doris Way, Torrance, CA 90505  
Negotiating Parties: City of Torrance and Torrance American Baseball League
- 43) Property: 3481 Airport Drive #200, Torrance, CA 90505  
Negotiating Parties: City of Torrance and Torrance Flite Park, LLC
- 44) Property: 1740 Plaza Del Amo, Torrance, CA 90501  
Negotiating Parties: City of Torrance and Riviera Little League, Torrance American Boys Baseball, Torrance Little League, and West Torrance Little League
- 45) Property: 2733 Pacific Coast Highway, Torrance, CA 90505  
Negotiating Parties: City of Torrance and Torrance Towne Center Associates, LLC
- 46) Property: 2837 Pacific Coast Highway, Torrance, CA 90505  
Negotiating Parties: City of Torrance and Town & Country Investors, LLC
- 47) Property: 2780 Skypark Drive, Torrance, CA 90505  
Negotiating Parties: City of Torrance and WCCP Airport Atrium, LLC
- 48) Property: A portion of City-owned land generally located at the corner of Crenshaw and Del Amo Boulevards (APN 7352-007-900)  
Negotiating Parties: City of Torrance and West Basin Municipal Water District
- 49) Property: 5500 Towers Street, Torrance, CA 90503  
Negotiating Parties: City of Torrance and West Torrance Field Restoration, Inc.
- 50) Property: Zamperini Field (3301 Airport Drive, Torrance, CA 90505)  
Negotiating Parties: City of Torrance and Southern California Historical Aviation Foundation (Western Museum of Flight)
- 51) Property: 24751 Crenshaw Boulevard, Torrance, CA 90505  
Negotiating Parties: City of Torrance and Debra Adkins-Messenger and Jerry Heuer
- 52) Property: 2200 Crenshaw Boulevard, Torrance, CA 90501  
Negotiating Parties: City of Torrance and Tyler Sports, Inc.

**15. ADJOURNMENT**

**15A.** Adjournment of City Council meeting to Tuesday, April 7, 2020, at 5:30 p.m. for closed session, with regular business commencing at 7:00 p.m. in the Council Chamber.

Tuesday, March 31, 2020 is a Council Dark Night.

 #B8  
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Rebecca Poirier, City Clerk

Visit [www.torranceca.gov/government/city-clerk/request-for-proposals](http://www.torranceca.gov/government/city-clerk/request-for-proposals) to view the City's current bid list.

