

Pursuant to Assembly Bill 361, the City Council and staff may participate in this meeting in person or via teleconference or other electronic means. The Council Chamber is closed to the public in the interest of maintaining appropriate social distancing and in order to reduce the risk of spreading COVID-19. The public can view the meeting and participate in the meeting as outlined below.

**VIEW THE MEETING** via CitiCABLE Channel 3 (Spectrum) and Channel 31 (Frontier), streaming on TorranceCA.Gov, Facebook @ City of Torrance CA Government, and YouTube Channel TorranceCitiCABLE.

**PARTICIPATE BEFORE THE MEETING** by emailing CouncilMeetingPublicComment@TorranceCA.Gov and write "Public Comment" in the subject line. In the body of the email include the item number and/or title of the item with your comments. All comments emailed by 2 p.m. on Tuesday, April 26, 2022 will be included as a "Supplemental" on the City's website prior to the meeting. Comments received after 2 p.m., but prior to the end of the meeting will be added to the record.

**PARTICIPATE DURING THE MEETING** by calling 310-618-2404.

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 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).

**\*REVISED TORRANCE CITY COUNCIL AGENDA  
APRIL 26, 2022  
REGULAR MEETING  
5:30 P.M. – CLOSED SESSION  
6:30 P.M. – REGULAR BUSINESS BEGINS  
IN COUNCIL CHAMBER AT 3031 TORRANCE BL. AND  
VIA TELECONFERENCE OR OTHER ELECTRONIC MEANS**

**THE COUNCIL CHAMBER WILL REMAIN CLOSED TO THE PUBLIC**

**CITY COUNCIL MAY TAKE ACTION ON ANY ITEM LISTED ON THE AGENDA**

\*Denotes the item was added after posting of the agenda.

- 1. CALL MEETING TO ORDER**  
**ROLL CALL:** Councilmembers Ashcraft, Chen, Griffiths, Kalani, Mattucci, Walsler, and Mayor Furey
- 2. FLAG SALUTE:** Councilmember Chen  
**NON SECTARIAN INVOCATION:** Councilmember Griffiths
- 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 Monday, April 18, 2022 /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

Torrance Refining Company  
Monthly Community Alert Siren Testing  
 Wednesday, May 4, 2022 at 11:30 a.m.  
 For more information contact (310) 212-1852

## 6. COMMUNITY MATTERS

- 6A. **RESOLUTION NO. 2022-35** honoring **Police Sergeant Kelly Yokoe** upon his retirement from the City of Torrance after twenty-six years of service. (For Adoption Only)
- 6B. **RESOLUTION NO. 2022-36** honoring **Ted Symons** of the Community Development Department upon his retirement from the City of Torrance after twenty-four years of service. (For Adoption Only)
- 6C. **RESOLUTION NO. 2022-37** honoring **Police Officer Philip Yapelli** upon his retirement from the City of Torrance after twenty-one years of service. (For Adoption Only)
- 6D. **RESOLUTION NO. 2022-38** honoring **Police Lieutenant Patrick Ghesquiere** upon his retirement from the City of Torrance after twenty years of service. (For Adoption Only)
- 6E. **PROCLAMATION** declaring May 3, 2022 as **National Teacher Day** in the City of Torrance.
- 6F. **PROCLAMATION** declaring May 1-7, 2022 as **Public Service Recognition Week** in the City of Torrance.
- 6G. **PROCLAMATION** declaring May 1-7, 2022 as **Municipal Clerks Week** in the City of Torrance.
- 6H. **PROCLAMATION** declaring May 7-14, 2022 as **Paint the Town Purple Week** in the City of Torrance.
- 6I. **PROCLAMATION** declaring May 1-7, 2022 as **National Small Business Week** in the City of Torrance.
- 6J. **PROCLAMATION** declaring May 2022 as **California Travel and Tourism Month** in the City of Torrance.
- 6K. **Recognition of Hometown Heroes Banner Recipients for 2022.**
- 6L. **Fire – Community Driven Strategic Plan Announcement.**

## 7. ORAL COMMUNICATIONS #1 (Limited 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 Communication #2 and no longer than 1 minute per speaker.** Speakers please turn off the volume on any City Council meeting broadcast you may have in the background when 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 removed 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 March 29, 2022 and April 1, 2022.

### 8B. Communications and Information Technology – Authorize Purchase Order to Complete the Replacement of Local Government Radio Field Equipment. Expenditure: Not-to-Exceed \$143,800 (Non-General Fund).

Recommendation of the Communications and Information Technology Director that City Council authorize a purchase order with CommLine, Inc. of Gardena, CA for an amount not-to-exceed \$143,800 for the purchase of sixty (60) P25 Trunked mobile radios and related accessories.

### 8C. Transit – Approve Agreement for Selling and Loading of Transit Access Pass (TAP) Fare. Expenditure: None.

Recommendation of the Transit Director that City Council approve an agreement between the Los Angeles County Metropolitan Transportation Authority and the City of Torrance to sell and load Transit Access Pass (TAP) fare products beginning October 7, 2021.

### 8D. Police, Fire, and Communications & Information Technology – Authorize Payment for Annual Maintenance of Public Safety Information System. Expenditure: \$144,702.35 (General Fund).

Recommendation of the Police Chief, Fire Chief, and Communications & Information Technology Director that City Council authorize payment to Motorola Solutions of Chicago, IL in the amount of \$144,702.35 for annual maintenance of the Public Safety Information System for a one-year period retroactively beginning February 1, 2022 and ending January 31, 2023.

### 8E. Transit – Appropriate Funds and Award Contract Services Agreement for Purchase and Installation of an Audio Visual System for Regional Transit Center. Expenditure: Not-to-Exceed \$127,981.04 (Non-General Fund).

Recommendation of the Transit Director that City Council:

- 1) Appropriate \$127,981.04 of Municipal Operator Service Improvement Program Grant fund to FEAP 764; and
- 2) Award a contract services agreement to Golden Star Technology of Cerritos, CA (B2022-02) for an amount not-to-exceed \$127,981.04 for the purchase and installation of an audio visual system for the Mary K. Giordano Regional Transit Center from April 26, 2022 to September 30, 2022.

### 8F. Public Works – Approve Categorical Exemption Under California Environmental Quality Act (CEQA) and Award Public Works Agreement for Arterial Roadway Striping, T-190. Expenditure: \$393,472 (Non-General Fund).

Recommendation of the Public Works Director that City Council:

- 1) Adopt finding of a categorical exemption per staff determination, pursuant to Section 15301(c) of the guidelines implementing California Environmental Quality Act (CEQA) for Arterial Roadway Striping, T-190; and
- 2) Approve the plans and specifications for Arterial Roadway Striping, T-190 (B2021-27) project; and
- 3) Award a public works agreement to Sterndahl Enterprises, Inc. of Sun Valley, CA (B2021-27) in the amount of \$342,150, and authorize a 15% contingency in the amount of \$51,322, for construction of Arterial Roadway Striping, T-190 for a two-year period beginning April 26, 2022 and ending April 25, 2024.

**8G. Public Works – Appropriate Transportation Impact Fee Funds and Award Consulting Services Agreement for Pacific Coast Highway and Crenshaw Boulevard Intersection Improvements, T-143. Expenditure: \$271,567 (Non-General Fund).**

Recommendation of the Public Works Director that City Council:

- 1) Appropriate \$578,000 in Transportation Impact Fee (TIF) funds to the Pacific Coast Highway and Crenshaw Boulevard Intersection Improvements, T-143 for a new not-to-exceed project budget of \$1,078,000; and
- 2) Award a consulting services agreement to Psomas of Los Angeles, CA (RFP B2021-35) in the amount of \$271,567 for preparation of a Project Study Report for the Pacific Coast Highway and Crenshaw Boulevard Intersection Improvements, T-143 for a two-year period beginning April 26, 2022 and ending April 25, 2024.

**8H. Community Development – Accept Substitution of Subdivider Agreement from Storm Properties to Lennar Homes of California, LLC for Tract Map No. 82897 and Accept Subdivision Agreement from Lennar Homes of California, LLC. Expenditure: None.**

Recommendation of the Community Development Director that City Council:

- 1) Accept substitution of subdivider agreement from Storm Properties to Lennar Homes of California, LLC for Tract Map No. 82897; and
- 2) Accept a substitute subdivision agreement and subdivision bonds from Lennar Homes of California, LLC to guarantee completion of the public improvements for a one-year period beginning April 4, 2022 and ending April 3, 2023.

**9. ADMINISTRATIVE MATTERS**

**9A. City Manager – Provide COVID-19 Recovery Update and Determine Direction on Orders from the County of Los Angeles and the State of California Regarding COVID-19. Expenditure: None.**

Recommendation of the City Manager that City Council:

- 1) Receive COVID-19 Recovery Update (for Discussion Only); and
- 2) Determine whatever action deemed appropriate for responding to Orders from the County of Los Angeles and the State of California Regarding COVID-19.

**9B. City Manager and City Attorney – Adopt RESOLUTION Authorizing Virtual City Council, Commission, Committee, Board, and Other City Bodies Meetings Under AB 361. Expenditure: None.**

Recommendation of the City Manager and City Attorney that City Council:

- 1) Adopt a RESOLUTION making findings and determinations under AB 361 for the continuation of virtual meetings and authorizing virtual City Council, Commission, Board, and other City meetings pursuant to AB 361; and
- 2) Approve continuation of waiver to conduct virtual meetings; and
- 3) Report 30 days findings to continue virtual meetings in compliance with AB 361.

**9C. Community Services – Accept and File Updates on Coyote Management Plan and Coyote Abatement Six-Month Interval Report. Expenditure: None.**

Recommendation of the Community Services Director that City Council accept and file updates on the Coyote Management Plan and coyote abatement six-month interval report.

**9D. City Manager – Provide Public Health Department Research Update. Expenditure: None.**

Recommendation of the City Manager that City Council receive Public Health Department Research Update.

**9E. City Attorney – Adopt ORDINANCE Amending Section 45.6.6 of Division 4 of the Torrance Municipal Code Related to Anti-Camping. Expenditure: None.**

Recommendation of the City Attorney that City Council:

- 1) Adopt an ORDINANCE amending Division 4 by amending Section 45.6.6 of the Torrance Municipal Code to clarify the punishment for camping in public places; and
- 2) Approve an Ordinance Summary for publication.

**9F. Community Development – Accept and File Report and Provide Direction Regarding Consideration to Accept Funding Under HOME Investment Partnerships Program. Expenditure: None.**

Recommendation of the Community Development Director that City Council:

- 1) Accept and file the report on the HOME Investment Partnerships Program; and
- 2) Provide direction regarding the consideration to accept Fiscal Year 2022-23 funding allocation in the approximate amount of \$512,936 under the HOME Investment Partnerships Program.

**9G. City Manager – Review and Determine City’s Position on Items to be Voted on at the 2022 Southern California Association of Governments General Assembly. Expenditure: None.**

Recommendation of the City Manager that City Council approve City's position on the following:

- 1) Consideration of Proposed Amendments to the Southern California Association of Governments (SCAG) Bylaws; and
- 2) Adoption of Fiscal Year 2022-23 General Fund Budget and Membership Assessment Schedule; and
- 3) Ratification of 2022-23 Slate of Elected SCAG Officers.

**9H. Police – Commence Approval Process for Military Equipment Use Policy. Expenditure: None.**

Recommendation of the Chief of Police that City Council commence the approval process for the military equipment use policy in accordance with Government Code section 7071.

**9I. Community Development – Accept and File Report and Provide Direction Regarding Rent Stabilization Options for Tenants of Mobile Home Parks. Expenditure: None.**

Recommendation of the Community Development Director that City Council:

- 1) Accept and file the report on Rent Stabilization Options for Tenants of Mobile Home Parks; and
- 2) Provide direction regarding Rent Stabilization Options for Tenants of Mobile Home Parks.

**9J. City Manager – Approve First Amendment to Subscription Agreement for Electronic Agenda Management Software and Video Streaming Services. Expenditure: None.**

Recommendation of the City Manager that City Council approve the first amendment to subscription agreement with eScribe Software Ltd. of Markham, Ontario, Canada (C2021-005) to reflect the addition of the Public Speakers Module.

**9K. City Manager – Approve Side Letter Agreement between Engineers/Torrance Fiscal Employees Association (TFEA) and Management for Senior Account Clerk. Expenditure: Estimated Cost of \$85,520 (General Fund).**

Recommendation of the City Manager that City Council approve the Side Letter Agreement between the Engineers/Torrance Fiscal Employees Association (TFEA) and Management, for an estimated cost of \$85,520, to update job classification titles and adjust pay ranges for Senior Account Clerk.

## 10. HEARINGS

- 10A. Community Development – Consider Appeal of Planning Commission Adoption of Mitigated Negative Declaration, and Approval of Conditional Use Permit to Allow Construction of Five Light Industrial Buildings, in Conjunction with Division of Lot to Allow Subdivision into Five Parcels, on Property Located in the M-2 Zone Bounded to the North by 190th Street, to the East by Western Avenue, to the South by 195th Street, and to the West by Gramercy Place (APNs 7352-016-040, 7352-016-042, and 7352-016-044). The Request is referred to as “Torrance Gateway Project.” EAS21-00002, CUP21-00022, DIV21-00010: Patrick Russell (T.I. Commerce Center, LLC). Expenditure: None.**

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

- 1) Deny the appeal; and
- 2) Adopt a **RESOLUTION** adopting a Mitigated Negative Declaration for the Torrance Gateway Project in accordance with the California Environmental Quality Act; and
- 3) Adopt **RESOLUTIONS** approving a Conditional Use Permit to allow construction of five light industrial buildings, in conjunction with a Division of Lot to allow a subdivision into five parcels, on property located in the M-2 Zone bounded to the north by 190th Street, to the east by Western Avenue, to the south by 195th Street, and to the west by Gramercy Place (APNs 7352-016-040, 7352-016-042, and 7352-016-044).

## 11. AGENCY AGENDAS – None Scheduled.

## 12. 2ND READING ORDINANCES – None Scheduled.

## 13. CITY COUNCIL ORAL COMMUNICATIONS #2 (Limited to a 15 minute period)

Council Order – Griffiths, Kalani, Mattucci, Walsler, Ashcraft, Chen, Mayor Furey

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## 14. CLOSED SESSION

### 14A. 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 Employees Organization
17. Torrance Professional & Supervisory Association
18. Torrance Recurrent Recreational Employees Organization
19. City Treasurer
20. City Attorney
21. City Manager

### 14B. REAL PROPERTY – CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(California Government Code §54956.8):

- 1) Property: 2600 Airport Drive, Torrance, CA 90505  
 Agency Negotiator: Aram Chaparyan  
 Negotiating Parties: City of Torrance and Rolling Hills Plaza, LLC  
 Under Negotiation: Price and terms and conditions of lease
- 2) Property: Sea-Aire Golf Course, 22780 Lupine Drive, Torrance, CA 90505  
 Agency Negotiator: Aram Chaparyan  
 Negotiating Parties: City of Torrance and T-Mobile West Tower LLC (CCTMO LLC)  
 Under Negotiation: Price and terms and conditions of lease

**\*The following item was added on Thursday, April 21, 2022 at 2:45 p.m.**

### \*14C. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(California Government Code §54956.9(d)(1)):

- 1) City of Torrance v. PBF Energy Western Region LLC  
 LASC Case No. 21STCV03883

## 15. ADJOURNMENT

- 15A.** Adjournment of City Council meeting to Tuesday, May 10, 2022 at 5:00 p.m. for closed session, with regular business commencing at 6:30 p.m.

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Tuesday, May 3, 2022 is a Council Dark Night.