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Direct questions or concerns to the Commission Liaison at (310) 618-2935, or individual department head prior to submission to the Commission. Parties will be notified if the complaint will be included on a subsequent agenda.

Security procedures: Members of the public will be directed to enter City Hall on the East side of the building through the sliding door. All other entrances will remain locked for entry. Oversized bags or backpacks will not be allowed in the Council Chamber or Commission meeting room. All bags are subject to search.

Any correspondence received after 2:00 p.m. on WEDNESDAY on any item on the agenda will be provided to the Commission electronically and available for public inspection in the City Clerk's Office. A copy of the correspondence will be available for public inspection in a binder at the back of the Council Chamber or Commission Meeting room.

**TORRANCE YOUTH COUNCIL AGENDA  
WEDNESDAY, JANUARY 17, 2024  
REGULAR MEETING  
7:00 P.M. IN THE WEST ANNEX COMMISSION MEETING ROOM  
AT 3031 TORRANCE BL.**

**THE TORRANCE YOUTH COUNCIL MAY TAKE ACTION ON ANY ITEM  
LISTED ON THE AGENDA**

**1. CALL MEETING TO ORDER**

**ROLL CALL:** Youth Councilmembers: Berga, Chang, A. Choi, J. Choi, Han, Ho, Kang, Kim, E. Lee,

I. Lee, McCallum, Miyazato, Sharma, Suk, Tanaka, Thai, Yalla, and Chair Ernst

**2. FLAG SALUTE  
INSPIRATIONAL**

**3. REPORT OF THE STAFF 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 Thursday, January 11, 2024.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**

**5. ORAL COMMUNICATIONS (Limited up to a 15-minute period)**

*This portion of the meeting is reserved for comment on items on the Consent Calendar or not on the agenda. Under the Ralph M. Brown Act, the Commission 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. **No longer than 1 minute per speaker.** If presenting handout material to Commission, please provide 10 copies to staff before speaking.*

**6. 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.*

**6A. Approve Commission Minutes: December 6, 2023 and December 20, 2023**

**7. ADMINISTRATIVE MATTERS**

**7A. Discussion – Accept and File the Torrance Civic Center Master Plan and Economic Feasibility Study**

Recommendation of the Community Services Director that the Torrance Youth Council receive and file the report from staff regarding the Torrance Civic Center Master Plan and Economic Feasibility Study and Provide Feedback.

**7B. Student Body – Accept and File Updates Regarding Events and Activities at Each Torrance School** - Recommendation of the Community Services Director that Torrance Youth Council accept and file updates concerning:

- Bishop Montgomery
- CAMS
- North High School
- South High School
- Torrance High School
- West High School

**7C. Youth Councilmember – Provide Updates and Information Regarding Meetings of the City Council and Various City Commissions**

Recommendation of the Community Services Director that the Torrance Youth Council:

- 1) Report on any meetings attended; and
- 2) Discuss and share information; and
- 3) Assign Youth Councilmembers for upcoming meetings.

**7D. Discussion – Committee Updates**

Recommendation of the Community Services Director that the Torrance Youth Council:

- 1) Report and update on any committee meetings; and
- 2) Discuss and share information; and
- 3) Assign dates and time for upcoming meetings.

**8. COMMISSION ORAL COMMUNICATIONS**

**9. ADJOURNMENT**

- 9A.** Adjournment of Torrance Youth Council Meeting to Wednesday, February 7, 2024, at 7:00 p.m. in the West Annex Commission Meeting Room.



**MINUTES OF A REGULAR MEETING  
OF THE TORRANCE YOUTH COUNCIL**

**1. CALL MEETING TO ORDER**

A regular meeting of the Torrance Youth Council was called to order by Chairperson Ernst at 7:01 p.m. on Wednesday, December 6, 2023. The meeting was held in West Annex Commission Meeting Room at Torrance City Hall, 3031 Torrance Boulevard, Torrance, CA 90503.

**ROLL CALL/MOTIONS FOR EXCUSED ABSENCE**

Present: Chang, A. Choi, Ernst, Han, Kim, I. Lee, Miyazato, Sharma, Suk, Tanaka, and Thai

Absent: Berga, J. Choi, Ho, Kang, E. Lee, McCallum, and Yalla

Staff: Jesus Castro, Senior Recreation Supervisor

Emily Escalante, Senior Program Specialist

**MOTION:** Youth Councilmember Kim moved to approve the excused absence of Commissioners Berga, J. Choi, Ho, Kang, E. Lee, McCallum, and Yalla. Youth Councilmember Sharma seconded the motion; a roll call vote reflected unanimous approval 11-0 (Berga, J. Choi, Ho, Kang, E. Lee, McCallum, and Yalla).

**2. FLAG SALUTE AND INSPIRATIONAL**

Flag Salute: Youth Councilmember Ernst

Inspirational: Youth Councilmember Han

**3. REPORT OF THE CITY CLERK ON THE POSTING OF THE AGENDA**

Senior Recreation Supervisor Castro reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's website on Thursday, November 30, 2023.

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

None.

**5. ORAL COMMUNICATIONS**

- Franco Lee, Student Ambassador of the Torrance Sister Organization, encouraged TYC to apply to experience a different atmosphere and culture.
- AAC member Kei Miyanishi announced the 12/13 Holiday Mixer, the January sports event and the February letter event.

6. **CONSENT CALENDAR**

6A. **APPROVAL OF MINUTES – October 18, 2023 and November 1, 2023**

**MOTION:** Youth Councilmember Sharma moved to approve the minutes of the October 18, 2023 meeting as amended: Item 2: Flag Salute was recited by Ernst and the Inspirational was delivered by Han and the November 1, 2023 meeting as submitted. Youth Councilmember Han seconded the motion; a roll call vote reflected unanimous approval 11-0 (Berga, J. Choi, Ho, Kang, E. Lee, McCallum, and Yalla).

7. **ADMINISTRATIVE MATTERS**

7A. **Student Body – Accept and File Updates Regarding Events and Activities at Each Torrance School**

Update reports provided for each of the Torrance Schools.

**MOTION:** Youth Councilmember Sharma moved to accept and file the oral reports from each school; Youth Councilmember Thai seconded, a roll call vote reflected unanimous approval 11-0 (Berga, J. Choi, Ho, Kang, E. Lee, McCallum, and Yalla).

7B. **Provide Updates and Information Regarding Meetings of the City Council and Various City Commissions**

City Council Report **11/28/23** - Youth Councilmembers Sharma, Suk, Miyazato and Kim

Council approved service agreements for electric vehicle charging stations, applications for foreign exchange Kashiwa trip were publicized, a purchase order of four sanitation trucks was proposed, Torrance Police is initiating bike safety laws for e-bikes, Viet Hoang presented issues with housing, and overcrowding and street parking violations will not be issued during the holiday.

ASSIGNMENTS: **12/12/23** - Youth Councilmembers A Choi, Han, and Sharma

Library Commission Report- None.

ASSIGNMENTS: **12/11/23** – Youth Councilmembers Thai, A. Choi, and Tanaka

Parks and Recreation Commission Report- None.

ASSIGNMENTS: **12/13/23** – Youth Councilmember I. Lee

7C. **Discussion and Approval – Committee Updates**

ASB Bowl/City Council: None.

Senior Events: Senior Tech Day will take place on 1/20/24 and 2/24/24. The event will need to be publicized and the volunteers will be confirmed at next meeting.

Youth Forum/Community Outreach: The finalized date is March 12 at 6 – 8 p.m. There will be two guest speakers one of them being Councilmember Kalani.

Beat the Odds: None.

Publicity: None.

AAC: AAC meeting was debriefed. There are plans to implement Little Library for the "Happy to Chat" bench.

**MOTION:** Youth Councilmember Thai moved to accept and file the committee reports; Youth Councilmember Han seconded, a roll call vote reflected unanimous approval 11-0 (Berga, J. Choi, Ho, Kang, E. Lee, McCallum, and Yalla).

**7D. Discussion – Commission Meeting to go Dark**

Commission meeting will resume December 20<sup>th</sup> and go dark January 3<sup>rd</sup>. Secret Santa will be held next meeting.

**MOTION:** Youth Councilmember Han moved to accept and file the committee reports; Youth Councilmember Thai seconded, a roll call vote reflected unanimous approval 11-0 (Berga, J. Choi, Ho, Kang, E. Lee, McCallum, and Yalla).

**8. COUNCIL ORAL COMMUNICATIONS #2**

- Thai instructed to sign up for Secret Santa using email.
- Mr. Castro noted on the Harassment Training.
- Ernst reported on the Planning Commission meeting.

**9. ADJOURNMENT**

**9A.** At 7:45 p.m., Youth Councilmember A. Choi moved to adjourn the meeting to Wednesday, December 20, 2023 at 7:00 p.m. at the West Annex Commission Meeting Room at Torrance City Hall, 3031 Torrance Boulevard. Youth Councilmember Sharma seconded; a roll call vote reflected unanimous approval 11-0 (Berga, J. Choi, Ho, Kang, E. Lee, McCallum, and Yalla).

###

**MINUTES OF A REGULAR MEETING  
OF THE TORRANCE YOUTH COUNCIL**

**1. CALL MEETING TO ORDER**

A regular meeting of the Torrance Youth Council was called to order by Chairperson Ernst at 7:00 p.m. on Wednesday, December 20, 2023. The meeting was held in West Annex Commission Meeting Room at Torrance City Hall, 3031 Torrance Boulevard, Torrance, CA 90503.

**ROLL CALL/MOTIONS FOR EXCUSED ABSENCE**

Present: Berga, Chang, A. Choi, J. Choi, Ho, Kang, Kim, I. Lee, McCallum, Miyazato, Sharma, Suk, Thai, Yalla and Chairperson Ernst.

Absent: \*Han, \*E. Lee, and Tanaka

Staff: Jesus Castro, Senior Recreation Supervisor  
Emily Escalante, Senior Program Specialist

Commissioner Han arrived at 7:38 p.m.

Commissioner E. Lee arrived at 7:38 p.m.

**MOTION:** Youth Councilmember Thai moved to approve the excused absence of Commissioners Han, E. Lee, and Tanaka. Youth Councilmember Kang seconded the motion; a roll call vote reflected unanimous approval 15-0 (Absent Han, E. Lee and Tanaka).

**2. FLAG SALUTE AND INSPIRATIONAL**

Flag Salute: Youth Councilmember Ernst

Inspirational: Youth Councilmember Ernst

**3. REPORT OF THE CITY CLERK ON THE POSTING OF THE AGENDA**

Senior Recreation Supervisor Castro reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's website on Thursday, December 14, 2023.

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

None.

**5. ORAL COMMUNICATIONS**

None.

6. **CONSENT CALENDAR**

6A. **APPROVAL OF MINUTES – November 15, 2023**

**MOTION:** Youth Councilmember Kim moved to approve the minutes of the November 15, 2023 meeting as submitted. Youth Councilmember Sharma seconded the motion; a roll call vote reflected unanimous approval 15-0 (Han, E. Lee and Tanaka).

7. **ADMINISTRATIVE MATTERS**

7A. **Student Body – Accept and File Updates Regarding Events and Activities at Each Torrance School**

Update reports provided for each of the Torrance Schools.

**MOTION:** Youth Councilmember Thai moved to accept and file the oral reports from each school; Youth Councilmember McCallum seconded, a roll call vote reflected unanimous approval 15-0. (Han, E. Lee and Tanaka).

7B. **Provide Updates and Information Regarding Meetings of the City Council and Various City Commissions**

City Council Report **12/12/23** - Youth Councilmember A. Choi

The Torrance High School Football Team was acknowledged for winning the CIF southern section championship and Craig Leach's retirement was recognized for his 35 year service at Torrance Medical Center.

ASSIGNMENTS: **1/9/24** - Youth Councilmembers McCallum, J. Choi, Miyazato, Ho, Ernst and Sharma

Library Commission Report **12/11/23** - Youth Councilmember A. Choi

El Retiro Library was received a \$250,000 donation and the Little Library Proposal was discussed.

ASSIGNMENTS: **1/8/24** – Youth Councilmembers Ernst and Thai

Parks and Recreation Commission Report **12/13/23** - Youth Councilmember I. Lee

Lago Seco Park is not ideal for off-leash dogs, Colombia Park was selected instead.

ASSIGNMENTS: **1/10/24** – Youth Councilmembers A. Choi, Kim, Yalla and Ernst

7C. **Discussion and Approval – Committee Updates**

ASB Bowl/City Council: Next meeting will be held 1/17 at 6:20 p.m.

Senior Events: West High will provide volunteers for Senior Tech Day taking place on 1/20 and 2/24. Eleven Youth commissioners will be attending and the next meeting is scheduled for 1/17 at 6:40 p.m.

Youth Forum/Community Outreach: Themes and speakers are being considered. The next meeting will be held 1/17 at 6:30 p.m.

Beat the Odds: None.

Publicity: None.

AAC: Miyazato is the Chair and Ho is the Co-Chair.

**MOTION:** Youth Councilmember Ho moved to accept and file the committee reports; Youth Councilmember Yalla seconded, a roll call vote reflected unanimous approval 15-0 (Han, E. Lee and Tanaka).

**8. COUNCIL ORAL COMMUNICATIONS #2**

- Kang announced Han and E. Lee are on their way to participate in the gift exchange.
- Mr. Castro mentioned Torrance Leadership offered a lunch to TYC members for March 19 at El Camino College. Lunch will be provided at no cost. He also explained Commissioners cannot endorse or publicly support council candidates.
- Han reported there was no response regarding Friends of the Library.

**9. ADJOURNMENT**

- 9A.** At 7:42 p.m., Youth Councilmember Thai moved to adjourn the meeting to Wednesday, January 17, 2024 at 7:00 p.m. at the West Annex Commission Meeting Room at Torrance City Hall, 3031 Torrance Boulevard. Youth Councilmember Sharma seconded; a roll call vote reflected unanimous approval 16-0 (Absent Tanaka).

###



Honorable Chair and Members  
of the Youth Council  
City Hall  
Torrance, California

Members of the Youth Council:

**SUBJECT: City Manager – Accept and File Update on Torrance Civic Center Master Plan and Economic Feasibility Study and Provide Feedback.**

### **RECOMMENDATION**

Recommendation of the City Manager that the Youth Council:

- 1) Accept and File an Update on Torrance Civic Center Master Plan and Economic Feasibility Study; and
- 2) Provide feedback on the development of the Torrance Civic Center Master Plan and Economic Feasibility Study.

### **BACKGROUND**

The Torrance Civic Center campus was originally developed in 1956 with a City Hall, Police Station and City Pool (Victor E. Benstead Plunge). Over time, the City added public facilities including a Municipal Courthouse (now Human Resources Building), Library, Torrance Cultural Arts Center, City Hall Annex (East and West), and Police Headquarters. The State of California has operated a Superior Courthouse and Traffic Court/Probation Annex at the Civic Center since the 1960s. Approximately 39.12 acres across seven parcels comprise the Civic Center site. The City of Torrance owns three of those properties spanning 30.03 acres of land area, and the State of California owns the remaining four properties spanning 9.09 acres of land area.

These aging Civic Center facilities occupy prime real estate and are reaching a condition that requires replacement or extensive refurbishment, which prompted the need for a new master plan. The new master plan for the Civic Center campus would consider the costs of the various options, the age and condition of the buildings, operational and functional issues, aesthetics, maintenance costs, and existing and projected community programming needs. City Council directed staff to proceed with a request for proposals to develop a Master Plan and Economic Feasibility Study for the Civic Center that examine a potential re-envisioning of the Civic Center campus and determine whether current economic market conditions would support such a redevelopment. On July 25, 2023, Council awarded a Consulting Services Agreement to Gruen Associates of Los Angeles, California to assist the City with development of the Civic Center Master Plan and Economic Feasibility Study.

The Master Plan will be developed over the course of a one-year period. The master planning process will occur in three phases: (1) Review and Assessment of Existing Facilities; (2) Development of Design Alternatives, and (3) Development of Final Preferred Master Plan.

Over the past four months, City Manager's Office staff and Gruen Associates completed a series of interviews with City departments and City Council to obtain their feedback on existing conditions and space planning needs for the City-operated public facilities. A Lunch and Learn session was held on November 13, 2023 to obtain feedback from our employee groups regarding the project. Our real estate economic sub-consultant, LandEconGroup, has conducted interviews with business stakeholders including adjacent commercial properties to obtain feedback on the

Civic Center Master Plan. Furthermore, LandEconGroup is concurrently completing a real estate market analysis to determine which land uses have the potential to generate significant land value and land lease revenue. The analysis will also review historical trends for market context and will forecast market outlook over the next 10 years. The deliverable would be a memorandum report that should be completed within the next four weeks and will serve to inform the creation of planning design alternatives for the master plan.

Within this next quarter, the City will begin the community engagement strategy for the visioning portion of the master planning process. The purpose of this visioning process is to obtain public feedback on the existing conditions of the Civic Center and determine interest for potential renovation/redevelopment of the campus for other land uses and public services. The strategy will be completed by City staff, who will host one community open house event; a minimum of four community pop-up events; and an online/in-person community survey. Additionally, City staff intends to meet with each Commission at one of their regularly scheduled meetings to provide the opportunity to solicit feedback and comments on the development of the Civic Center Master Plan. At the conclusion of the visioning process, staff intends to provide a formal update to City Council and present preliminary design alternatives for the Civic Center campus. Subsequently, City staff intends to complete another round of community engagement events to obtain public input on the design alternatives that will aid in preparing a draft master plan for City Council consideration by Fall 2024.

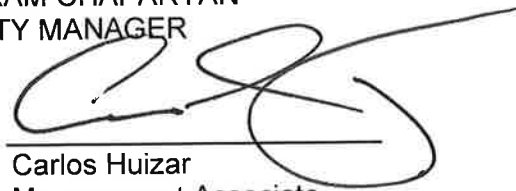
Conclusion

The purpose of this item is to provide the Youth Council with an update on the City's progress on the Civic Center Master Plan and Economic Feasibility Study; in addition, to request feedback from your Honorable Body on the visioning goals and objectives that the City should include in developing the Torrance Civic Center Master Plan & Economic Feasibility Study.

Respectfully submitted,

ARAM CHAPARYAN  
CITY MANAGER

By

  
\_\_\_\_\_  
Carlos Huizar  
Management Associate

CONCUR:



Aram Chaparyan  
City Manager