

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please contact the City Clerk's office at (310) 618-2780. 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]

The Environmental Quality and Energy Conservation Commission is an advisory body to the City Council that meets on the first Thursday of each month at 7:00 p.m. All meetings are open to the public. Agendas, staff reports, and minutes are available for review on the City webpage at www.TorranceCA.gov/Environmental-Quality-Commission-Agendas-Minutes

Direct questions or concerns to the Commission Liaison at (310) 618-5912, or individual department head prior to submission to the Commission. Parties will be notified if the complaint will be included on a subsequent agenda.

Members of the public may provide comments related to any items on the meeting agenda. Oral comments are limited to three minutes per speaker for items on the agenda and limited to one minute per speaker for items not on the agenda. Everyone interested in speaking on an agenda item will be heard at the meeting. Speakers are asked to come forward to the podium, speak clearly, and provide their name and address for the record. Meetings are audio recorded. Language translation services are not available. If presenting handout material to the Environmental Commission, please provide 10 color copies to staff before speaking.

Written comments may be submitted via email to EnvironmentalCommission@torranceca.gov. Written comments may also be delivered by mail or submitted in-person to the Permit Center (Environmental Counter) in the Community Development Department located at the above referenced address, open 8:00am to 5:00pm, Monday through Thursday, open alternate Fridays. Comments must include in the subject line "Public Comment" and the record number. Comments must be pertinent to the agenda item and must not include personal remarks. All personal signatures, personal addresses, personal telephone numbers and personal email addresses must be omitted or will be redacted. Repetitive comments and/or duplicate copies of petitions and flyers are neither necessary nor helpful.

Comments that are submitted no later than 5:00pm on Wednesday the day before the Environmental Commission meeting will be included as a supplemental agenda item and will be posted on the City webpage no later than 5:00pm on Thursday the day of the meeting. A copy of the supplemental agenda item will be available at the back of the Commission room. Comments that are submitted in writing after 5:00pm on Wednesday the day before the Environmental Commission meeting will be filed with the public record.

**TORRANCE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION
REVISED COMMISSION AGENDA
FEBRUARY 01, 2024
REGULAR MEETING
7:00 P.M. IN WEST ANNEX COMMISSION MEETING ROOM
AT 3031 TORRANCE BL.**

**ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION MAY
TAKE ACTION ON ANY ITEM LISTED ON THE AGENDA**

1. CALL MEETING TO ORDER

ROLL CALL: Commission members: Gunnar, Hill, Jendrucko, Love, Montoya, Seferian, and Chair Stecker

2. FLAG SALUTE

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 25, 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 comments 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 7, 2023

7. ADMINISTRATIVE MATTERS

7A. Accept and File Beautification Awards Program.

7B. Introduction of the 2024 Agenda calendar for the Environmental Quality and Energy Conservation Commission.

7C. Update on the City's Progress on the Torrance Civic Center Master Plan and Economic Feasibility Study.

8. PUBLIC HEARINGS

9. COMMISSION ORAL COMMUNICATIONS

10. ADJOURNMENT

10A. Adjournment of Environmental Quality and Energy Conservation Commission Meeting to Thursday, March 7, 2024, at 7:00 p.m. in the West Annex Commission Meeting Room.



**MINUTES OF REGULAR MEETING OF THE
TORRANCE ENVIRONMENTAL QUALITY
& ENERGY CONSERVATION COMMISSION**

1. CALL MEETING TO ORDER

The Torrance Environmental Quality and Energy Conservation Commission convened in a regular session at 7:01 p.m. on Thursday, December 7, 2023, in the West Annex Commission Meeting Room.

ROLL CALL

Present: Commissioners Hill, Jendrucko, Love, Seferian, and Chair Stecker.
Absent: Commissioners Gunnar and Montoya.
Also Present: Staff Liaison Nora Duncan and Community Development Director Stecker.

MOTION: Commissioner Seferian moved to approve the excused absence of Commissioner Montoya. Commissioner Love seconded the motion; a roll call vote reflected a 5-0 approval (Commissioners Gunnar and Montoya absent).

MOTION: Commissioner Seferian moved to approve the excused absence of Commissioner Gunnar. Commissioner Love seconded the motion; a roll call vote reflected a 5-0 approval (Commissioners Gunnar and Montoya absent).

2. FLAG SALUTE

Commissioner Seferian led The Pledge of Allegiance.

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

Staff Liaison Duncan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, November 30, 2023.

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

Staff Liaison Duncan reported revisions to Supplemental Items 8A – 8E; revisions consisted of corrections due to a scrivener's error.

5. ORAL COMMUNICATIONS

None.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES: NOVEMBER 2, 2023

MOTION: Commissioner Love moved to approve the November 2, 2023, minutes. Commissioner Seferian seconded the motion; a roll call vote reflected a 5-0 approval (Commissioners Gunnar and Montoya absent).

8. **ADMINISTRATIVE MATTERS**

None.

8. **PUBLIC HEARINGS**

None.

8A. **COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF OIL23-00009: SIGNAL HILL PETROLEUM**

Recommendation of the Community Development Director that the Environmental Quality and Energy Conservation Commission approve the three (3) year extension for the continued operation of an existing oil facility located in the R-1 Zone at 2422 227th Street [(2425 W. 228th Street) (Torrance Fee #3)] (Res. No. 23-068)

Staff Liaison Duncan presented Item 8A:

- The request complies with Article 14 within the Torrance Oil Codes.
- The site was inspected for compliance November 2023 and passed; proof was submitted that the oilwell produced at least (365) barrels in the last (12) months.
- The site had (1) noise and overgrown vegetation complaint October 2023. Environmental staff received complaint via telephone, investigated the area, and found that the site was not overgrown. Environmental staff reached out to Signal Hill Petroleum who discovered that a burner needed to be replaced; after repair was made, no further complaints received.
- Staff recommends approval of the (3) year operation extension and adoption of Resolution Number 23-068 with Conditions.

Mr. Sean McDaniel, Vice President of Production Operations with Signal Hill Petroleum, spoke, requesting approval of the Extension.

Chair Stecker disclosed that he visited the site.

No members of the public spoke.

MOTION: Commissioner Jendrucko moved to close public hearing. Commissioner Seferian seconded the motion; a roll call vote reflected a 5-0 approval (Commissioner Gunnar and Montoya absent).

MOTION: Commissioner Seferian moved to grant the 3-year extension for OIL23-00009. Commissioner Hill seconded the motion; a roll call vote reflected a 5-0 approval (Commissioners Gunnar and Montoya absent).

RESOLUTION: Resolution Number 23-068, a Resolution of the Environmental Quality and Energy Conservation Commission of the City of Torrance, CA approving an exception from compliance with the provision of Division 9, Chapter 7, Section 97.14.1 of the Torrance Municipal Code, to allow a Time Extension for an existing non-conforming oilwell site beyond the abatement date in the R-1 Zone on property located at 2422 227th Street (2425 West 228th Street)

MOTION: Commissioner Hill moved to adopt Resolution 23-068. Commissioner Love seconded the motion; a roll call vote reflected a 5-0 approval (Commissioners Gunnar and Montoya absent).

8B. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF OIL23-00007: POWER RUN OIL, LLC

Recommendation of the Community Development Director that the Environmental Quality and Energy Conservation Commission approve the three (3) year extension for the continued operation of an existing oil facility located in the M-2 Zone at 20310 Madrona Avenue [(Dominquez #1 & #2)]. (Res. No. 23-069)

Staff Liaison Duncan presented Item 8B:

- The request follows Article 14 of the Torrance Oil Codes.
- The site was inspected for compliance November 2023 and passed; proof was submitted that each oil well produced at least (365) barrels of oil in the last (12) months.
- The site had (1) noise complaint January 2023. Environmental staff received complaint, reached out to Power Run Oil who sent out technicians to service the oil well and did not receive further complaints.
- Staff recommends approval of the (3) year operation extension and adoption of Resolution Number 23-069 with Conditions.

Mr. William Keller, Chief Officer of West Energy Oil and Gas spoke, stating that Power and Oil will continue to follow all municipal codes, provide advanced notification to tenants in a 72-hour period, and maintain all landscapes and greenery on site.

No members of the public spoke.

MOTION: Commissioner Seferian moved to close the public hearing. Commissioner Love seconded the motion; a roll call vote reflected a 5-0 approval (Commissioner Gunnar and Montoya absent).

MOTION: Commissioner Hill moved to approve the (3) year extension for OIL23-00007. Commissioner Seferian seconded the motion; a roll call vote reflected a 5-0 approval (Commissioner Gunnar and Montoya absent).

RESOLUTION: Resolution Number 23-069, a resolution of the Environmental Quality and Energy Conservation Commission of the city of Torrance, CA approving an exception from compliance with the provisions of Division 9, Chapter 7, Section 97.14.1. of the Torrance Municipal Code to allow a time extension for an existing non-conforming oil site beyond the abatement date in the M-2 Zone on property located at 20310 Madrona Avenue.

MOTION: Commissioner Jendrucko moved to adopt Resolution 23-069. Commissioner Hill seconded the motion; a roll call vote reflected a 5-0 approval (Commissioner Gunnar and Montoya absent).

8C. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF OIL23-00005: POWER RUN OIL, LLC

Recommendation of the Community Development Director that the Environmental Quality and Energy Conservation Commission approve the three (3) year extension for the continued operation of an existing oil facility located in the R-3 Zone at 20435 Anza Avenue [(St. Francis #4)]. (Res. No. 23-070)

Staff Liaison Duncan presented Item 8C:

- The request follows Article 14 of the Torrance Oil Codes.
- The site is in a dedicated right-of-way directly behind an apartment complex.
- The site was inspected for compliance November 2023 and passed; proof was submitted that each oil well produced at least (365) barrels of oil in the last (12) months.
- There have been no complaints regarding the site in the past (3) years.
- Staff recommends approval of the (3) year operation extension and adoption of Resolution Number 23-070 with Conditions.

Chair Stecker disclosed that he visited all sites.

Mr. Chris Hymer inquired if the oil well was on his property. Staff Liaison Duncan stated that the oil well was in a dedicated right-of-way in the alley.

Mr. Chris Hymer pointed out a discrepancy in a report stating that the oil well had not produced the required minimum amount of product. Staff Liaison Duncan acknowledged the error and clarified that the oil well had produced the minimum amount of product required.

Community Development Director Ramirez stated that the oil well is in the alleyway and due to Mr. Hymer not objecting to the 3-year time extension, staff will work with Mr. Hymer get everything clarified.

MOTION: Commissioner Love moved to close the public hearing. Commissioner Seferian seconded the motion; a roll call vote reflected a 5-0 approval (Commissioner Gunnar and Montoya absent).

MOTION: Commissioner Hill moved to approve the (3) year extension for OIL23-00005. Commissioner Seferian seconded the motion; a roll call vote reflected a 5-0 approval (Commissioner Gunnar and Montoya absent).

RESOLUTION: Revised Resolution Number 23-070, a Resolution of the Environmental Quality and Energy Conservation Commission of the city of Torrance, CA, approving an exception from compliance with the provision of Division 9, Chapter 7, Section 97.14.1. of the Torrance municipal code to allow a time extension for an existing non-conforming oil site beyond the abatement date in the R-3 Zone on property located at 20435 Anza Avenue.

MOTION: Commissioner Seferian moved to adopt revised Resolution 23-070. Commissioner Hill seconded the motion; a roll call vote reflected a 5-0 approval (Commissioner Gunnar and Montoya absent).

8D. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF OIL23-00001: POWER RUN OIL, LLC

Recommendation of the Community Development Director that the Environmental Quality and Energy Conservation Commission approve the three (3) year extension for the continued operation of an existing oil facility located in the R-3 Zone at 20331 Anza Avenue [(St. Francis #3)]. (Res. No. 23-071)

Staff Liaison Duncan presented Item 8D:

- The request follows Article 14 of the Torrance Oil Codes.
- The site is in a dedicated right-of-way directly behind an apartment complex.
- The site was inspected for compliance November 2023 and passed; proof was submitted that each oil well produced at least (365) barrels of oil in the last (12) months.
- There have been no complaints regarding the site.
- Staff recommends approval of the (3) year operation extension and adoption of Resolution Number 23-071 with Conditions.

Members of the Commission spoke.

No members of the public spoke.

MOTION: Commissioner Hill moved to close the public hearing. Commissioner Love seconded the motion; a roll call vote reflected a 5-0 approval (Commissioner Gunnar and Montoya absent).

MOTION: Commissioner Hill moved to approve the (3) year extension for OIL23-00001. Commissioner Jendrucko seconded the motion; a roll call vote reflected a 5-0 approval (Commissioner Gunnar and Montoya absent).

RESOLUTION: Resolution Number 23-071, a Resolution of the Environmental Quality and Energy Commission of the City of Torrance, CA approving an exception from compliance with the provision of Division 9, Chapter 7, Section 97.14.1. of the Torrance municipal code to allow a time extension for an existing non-conforming oil site beyond the abatement date in the R-3 Zone on property located at 20331 Anza Avenue.

MOTION: Commissioner Seferian moved to adopt revised Resolution 23-071. Commissioner Jendrucko seconded the motion; a roll call vote reflected a 5-0 approval (Commissioner Gunnar and Montoya absent).

8E. COMMUNITY DEVELOPMENT – CONDUCT A PUBLIC HEARING TO CONSIDER APPROVAL OF OIL23-00003: POWER RUN OIL, LLC

Recommendation of the Community Development Director that the Environmental Quality and Energy Conservation Commission approve the three (3) year extension for the continued operation of an existing oil facility located in the P-U Zone at 4900 Del Amo Boulevard [(St. Francis #2)]. (Res. No. 23-072)

Staff Liaison Duncan presented Item 8E:

- The request follows Article 14 of the Torrance Oil Codes.
- The site was inspected for compliance November 2023 and passed; proof was submitted that each oil well produced at least (365) barrels of oil in the last (12) months.
- There have been several complaints received regarding foul odor. Environmental Staff and Code Enforcement Staff investigated the site and did not smell odors upon inspection.
- Staff recommends approval of the (3) year operation extension and adoption of Resolution Number 23-072 with added Conditions.

Mr. William Keller, Chief Offer of West Energy Oil and Gas addressed the odor complaint, stating that the amount of methane gas released from the site is very minimal and that monitors are being researched to detect methane gas at minimum volumes so that readings are accurate.

Commissioner Jendrucko expressed concerns regarding storage tanks near the school. Mr. Keller, Chief Offer of West Energy Oil and Gas, replied that trucks drain the storage tanks (3) times in a month, keeping the storage tanks with a small amount of oil.

No members of the public spoke.

MOTION: Commissioner Seferian moved to close the public hearing. Commissioner Love seconded the motion; a roll call vote reflected a 5-0 approval (Commissioner Gunnar and Montoya absent).

MOTION: Commissioner Seferian moved to approve the (3) year extension for OIL23-00003. Commissioner Hill seconded the motion; a roll call vote reflected a 5-0 approval (Commissioner Gunnar and Montoya absent).

RESOLUTION: Revised Resolution Number 23-072, a Resolution of the Environmental Quality and Energy Commission of the City of Torrance, CA approving an exception from compliance with the provision Of Division 9, Chapter 7, Section 97.14.1. of the Torrance Municipal Code to allow a time extension for an existing non-conforming oil site beyond the abatement date in the P-U Zone on property located at 4900 Del Amo Boulevard.

MOTION: Commissioner Jendrucko moved to adopt 23-072 with the addition to specify the air-quality monitoring of methane gas for odor. Commissioner Hill seconded the motion; a roll call vote reflected a 5-0 approval (Commissioner Gunnar and Montoya absent).

9. COMMISSION ORAL COMMUNICATIONS

Chair Stecker requested an update regarding the Torrance Memorial Climate Smart Award. Community Development Director Ramirez replied that the Commission can speak in front of City Council to make an announcement, staff can assist with arrangements.

Staff Liaison Duncan announced that all public comments received by 5:30 p.m. a day before a Commission meeting will be included as Supplemental Material on the City's website.

Chair Stecker requested an update regarding the Commission 6:00 p.m. start time. Staff Liaison Duncan replied that an Item will be put together for City Council review / approval.

10. ADJOURNMENT

MOTION: At 8:05 p.m. Commissioner Seferian moved to adjourn the meeting to Thursday, February 1, 2024, at 7:00 p.m. unless otherwise noted that the meeting will start at 6:00 p.m., in the West Annex Commission Meeting Room. Commissioner Hill seconded the motion; a roll call vote reflected a 5-0 approval (Commissioner Gunnar and Montoya absent).

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AGENDA ITEM NO. 7A

To: Members of the Environmental Quality and Energy Conservation Commission

FROM: Neighborhood Services

SUBJECT: Accept and File Beautification Awards

On November 28, 2023, City Council directed the Community Development Department to develop a Beautification Awards Program (Program) that could be implemented to preserve and enhance the beautiful appearance of the residential neighborhoods in Torrance.

For tonight's meeting, staff will provide the initial concept of the Program to the Commission. The intent of the Program is to focus on the beautification of neighborhoods and to honor property owners/residents for outstanding maintenance of their homes. At the Commission's next meeting date of March 7, 2024, the proposed guidelines for the Program will be presented for review and discussion. Based on comments received by the Commissioners at that meeting, staff anticipates presenting the final guidelines for the Program at the Commission's meeting date of April 4, 2024. Once the Program is finalized and approved by the Commission, it will then be presented to City Council for adoption.

Prepared by,



Nora Duncan
Senior Environmental Quality Officer

Respectfully Submitted,



Gregg Lodan
Neighborhood Services Manager

AGENDA ITEM NO. 7B

To: Members of the Environmental Quality and Energy Conservation Commission
FROM: Neighborhood Services
SUBJECT: Introduction of the 2024 Agenda Calendar for the Environmental Quality and Energy Conservation Commission

Staff has prepared an Environmental Commission Agenda calendar for the first half of 2024 (see below). The calendar contains anticipated subject matter and is subject to change. Staff may update the calendar throughout the year as necessary. Staff are here to answer any questions the Commission may have.

March 7, 2024 <ul style="list-style-type: none">• Discussion of Beautification Awards
April 4, 2024 <ul style="list-style-type: none">• Continued Discussion of and Finalize Beatification Awards• Introduction of Code Enforcement Unit
May 2, 2024 <ul style="list-style-type: none">• Discussion of Nominations for Climate Smart Awards
June 6, 2024 <ul style="list-style-type: none">• Awarding Climate Smart Awards
July 4, 2024 <ul style="list-style-type: none">• No Meeting Scheduled

Prepared by,



Nora Duncan
Senior Environmental Quality Officer

Respectfully Submitted,



Gregg Lodan
Neighborhood Services Manager

AGENDA ITEM NO. 7C

TO: Members of the Environmental Quality and Energy Conservation Commission

FROM: City Manager's Office

SUBJECT: Torrance Civic Center Master Plan and Economic Feasibility Study.

This is an informational item regarding the Torrance Civic Center Master Plan and Economic Feasibility Study.

BACKGROUND

The Torrance Civic Center has been an integral part of the community since its development in 1956. Originally comprising City Hall, a Police Station, and the Victor E. Benstead Plunge (City Pool), the Civic Center has evolved over time with the addition of essential public facilities. These include 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 also been a presence, operating a Superior Courthouse and Traffic Court/Probation Annex on-site since the 1960s, making the Civic Center a hub for civic activities.

OVERVIEW

With approximately 40-acres spread across seven parcels, the Civic Center is a significant part of Torrance's landscape. However, the aging facilities are now reaching a condition that necessitates either replacement or extensive refurbishment. Recognizing this, the City Council initiated the process of developing a new master plan to address the challenges posed by the aging infrastructure. The master plan aims to assess various factors, including costs, building conditions, operational issues, aesthetics, maintenance costs, and community programming needs.

In pursuit of a reimagined Civic Center, the City Council awarded a Consulting Services Agreement to Gruen Associates of Los Angeles, California. Gruen Associates will play a pivotal role in developing the Civic Center Master Plan and Economic Feasibility Study. This comprehensive plan will not only address the aging structures but also explore opportunities to efficiently utilize the Civic Center campus.

The master plan aims to enhance the Civic Center's functionality, creating a cohesive and modernized aesthetic appeal. Through a comprehensive public outreach program, the City of Torrance seeks community input to ensure the reimagined Civic Center meets the needs and aspirations of its residents.

The City of Torrance, in collaboration with consultants, is committed to realizing the community's vision for a reimagined Civic Center. The Master Plan and Economic Feasibility Study will lay the groundwork for a new, modern center that provides space for community activities, aligning with Torrance's aesthetic aspirations and enhancing City pride. This transformation will carefully consider projected land uses, densities, economic returns, and the necessary Zoning and General Plan amendments. The Torrance Civic Center Master Plan will be a community-driven planning document that is poised to evolve our existing campus into a vibrant and sustainable hub, reflecting the values and aspirations of the community it proudly serves.

As an essential note, it's crucial to understand that the master plan represents the initial phase of a multi-step process to realize the campus's revitalization. This may include zone changes and general plan amendments before any aspect of the vision is materialized. The City of Torrance, alongside consultants, is dedicated to transparency and collaboration throughout this transformative journey, ensuring that the community's vision guides each subsequent phase of this exciting initiative.

MASTER PLAN PROGRESS

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 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 Environmental Quality and Energy Conservation Commission 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