



TORRANCE CITY COUNCIL AGENDA

Tuesday, January 27, 2026

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, January 26, 2026**, 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 agenda was posted on the Public Notice Board at 3031 Torrance Blvd and on the City's Website on **Wednesday, January 21, 2026** /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.**

1. **CALL TO ORDER/ROLL CALL**
2. **FLAG SALUTE/NON-SECTARIAN INVOCATION**
Flag Salute – Councilmember Mattucci
Invocation – Councilmember Sheikh

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 **ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**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

State Legislative Advocacy Council Committee Meeting

Chair: Mayor George K. Chen
 Date: Monday, February 2, 2026
 Time: 4:00 p.m.
 Location: LeRoy J. Jackson Council Chamber
 Topic: 2026 Priority Projects and Legislative Platform

Federal Legislative Advocacy Council Committee Meeting

Chair: Mayor George K. Chen
 Date: Monday, February 2, 2026
 Time: 5:30 p.m.
 Location: LeRoy J. Jackson Council Chamber
 Topic: 2026 Priority Projects and Legislative Platform

6. **COMMUNITY MATTERS**

6A. Recognition of CIF Champion West High School Cross Country Team.

7. **ORAL COMMUNICATIONS #1 (Limited up to a 30-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 Communications #2 and no longer than 2 minutes per speaker. If presenting handout material to Council, please provide 11 copies to the City Clerk before 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 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 December 16, 2025 and December 19, 2025.

8B. Information Technology – Authorize Change Order to Purchase Order for As-Needed Computer Equipment. Expenditure: \$75,000 (General Fund).

Recommendation of the Information Technology Director that City Council authorize change order #3 with Lenovo USA Inc. of Morrisville, NC (PO # 2026-051), in the amount of \$75,000, for a new total not-to-exceed amount of \$323,000, for computer equipment on an as-requested basis.

8C. Information Technology and Finance – Approve Fourth Amendment to Contract Services Agreement for Employee Payroll Services. Expenditure: Approximately \$920,000 (General Fund: Approximately \$460,000 Annually).

Recommendation of the Information Technology Director and Finance Director that City Council approve the fourth amendment to the contract services agreement with ADP, LLC of Roseland, NJ (C2018-060), in the amount of \$19.61 per employee per month (PEPM) for salaried employees and \$20.95 PEPM for hourly employees for a total approximate amount of \$920,000, and extend the contract term through December 31, 2027 with up to five annual options for renewal.

8D. City Manager – Approve and Direct City Manager to Execute the Open and Slow Streets Grant Funding Agreement with Los Angeles County Metropolitan Transportation Authority (LACMTA) and Appropriate Funds for Downtown Torrance Street Activation – 2026 FIFA World Cup Events. Expenditure: None.

Recommendation of the City Manager that City Council:

1. Approve and direct City Manager to execute the Open and Slow Streets Grant Funding Agreement #9200000000CYC2512 with the Los Angeles County Metropolitan Authority (LACMTA) for the Downtown Torrance Street Activation – 2026 FIFA World Cup events; and
2. Upon execution of Agreement #9200000000CYC2512, appropriate \$200,000.00 grant award and \$20,000 local match funds to a newly created Grant Project for the Downtown Torrance Street Activation – 2026 FIFA World Cup events.

8E. General Services and Police – Award Public Works Agreement for the Torrance Police Department Uninterrupted Power Supply (UPS) Replacement, Appropriate Funds, and Adopt California Environmental Quality Act (CEQA) Categorical Exemption Pursuant to Section 15301. Expenditure: Not-to-Exceed \$567,028 (General Fund and Non-General Fund: \$283,514 Annually).

Recommendation of the General Services Director and Chief of Police that City Council:

1. Award a public works agreement to Mel Smith Electric, Inc. of Stanton, CA (B2025-26), in the amount of \$515,480 with a 10% contingency of \$51,548, for Torrance Police Department UPS Replacement project, for a total not-to-exceed amount of \$567,028, for a two-year (2) period beginning January 13, 2026 and ending January 12, 2028; and
2. Appropriate \$195,000 from the Development Impact Fee – Police Impact Fee Fund to the Torrance Police Department UPS Replacement project (FAC0016-EQ0001); and
3. Adopt a California Environmental Quality Act (CEQA) categorical exemption pursuant to Section 15301 (Existing Facilities).

8F. Public Works – Approve Fourth Amendment to Tri-Party Agreement for Usage of Recycled Water at the Torrance Refinery. Expenditure: None.

Recommendation of the Public Works Director that City Council approve a fourth amendment to the tri-party agreement (C2021-027) between the City of Torrance (City), Torrance Refining Company, LLC (TORC), and the West Basin Municipal Water District (WBMWD) to extend the continued use of recycled water at the TORC Refinery for an additional five-month period, beginning February 1, 2026, and ending June 30, 2026.

8G. Employee Relations and Public Safety Committee – Approve Transfer of the El Segundo Fire Department (ESFD) Urban Search and Rescue (USAR) Apparatus to the Torrance Fire Department (TFD), Authorize Purchase of Required Equipment, and Accept and File Minutes. Expenditure: \$35,000 (General Fund).

Recommendation of the Employee Relations and Public Safety Committee that City Council:

1. Approve the transfer of the El Segundo Fire Department (ESFD) Urban Search and Rescue (USAR) apparatus to the Torrance Fire Department (TFD) and associated grant funding; and
2. Authorize the purchase of the USAR equipment assigned to the unit from the City of El Segundo in the amount of \$35,000; and
3. Accept and file the meeting minutes of the December 16, 2025 Employee Relations and Public Safety Committee Meeting.

8H. City Manager – Adopt California Environmental Quality Act (CEQA) Categorical Exemption and Approve Master Lease Agreements with the Federal Aviation Administration (FAA) for On-Airport Navigational Aid Equipment and Airport Traffic Control Tower at Torrance Municipal Airport (Zamperini Field). Expenditure: None.

Recommendation of the City Manager that City Council:

1. Adopt a California Environmental Quality Act (CEQA) categorical exemption pursuant to Guideline Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption); and
2. Approve a new master lease agreement between the City of Torrance and the Federal Aviation Administration (FAA) for on-airport navigation aid equipment (FAA Contract No. 690EG4-18-L-00083) for an initial term of twenty (20) years, retroactively beginning October 1, 2021 and ending September 30, 2041; and
3. Approve a new master lease agreement between the City of Torrance and the Federal Aviation Administration (FAA) for the Airport Traffic Control Tower (FAA Contract No. 690EG4-25-L-00135) located at 25311 Aero Way, for an initial term of ten (10) years, retroactively beginning October 1, 2025 and ending September 30, 2035.

8I. City Manager – Adopt RESOLUTION Determining Certain City-Owned Property is Not Required for City Purposes and that Leasing the Property is in the Public Interest, Adopt Categorical Exemption Under California Environmental Quality Act (CEQA) Section 15301, Approve Seventh Amendment to Lease and Ground Lessor Estoppel Certificate for City-Owned Property Located at 3455, 3511 and 3525 Pacific Coast Highway. Expenditure: None.

Recommendation of the City Manager that City Council:

1. Adopt a California Environmental Quality Act (CEQA) Categorical Exemption pursuant to Guideline Section 15301 (Existing Facilities); and
2. Adopt RESOLUTION determining that certain City-owned property located at 3455, 3511 and 3525 Pacific Coast Highway is not required for City purposes and that leasing the property is in the public interest; and
3. Approve a seventh amendment to lease with KLM Madison, LLC (C-2738); and
4. Approve a Ground Lessor Estoppel Certificate to KLM Madison, LLC for lease of City-owned property located at 3455, 3511 and 3525 Pacific Coast Highway.

8J. City Manager – Adopt California Environmental Quality Act Categorical Exemption and Adopt RESOLUTIONS Declaring Certain City-Owned Properties as Exempt Surplus Land Under the California Surplus Land Act and Authorize Sale and Purchase Agreement for City-Owned Vacant Property on Del Amo Boulevard. Expenditure: None.

Recommendation of the City Manager that City Council:

1. Adopt a California Environmental Quality Act (CEQA) categorical exemption pursuant to Guidelines Section 15060(C)(3) – General Rule; and
2. Adopt a RESOLUTION declaring that the City-owned vacant properties identified as Assessor's Parcel Numbers (APNs) 7352-006-905 and 7352-006-901 qualify as exempt surplus land pursuant to the California Surplus Land Act (California Government Code Section 54221 et seq.); and
3. Adopt a RESOLUTION authorizing and directing the Mayor to execute, and the City Clerk to attest to a Purchase and Sale Agreement between the City of Torrance and Jeffrey and Vanessa Rodriguez for the sale and disposition of City-owned vacant property located in the 2200 block of Del Amo Boulevard, identified as APN 7352-006-905.

8K. General Services – Approve Amendments to Contract Services Agreement for On-Call Electrician Maintenance and Repair Services and Adopt California Environmental Quality Act (CEQA) Categorical Exemption Pursuant to Section 15301. (Existing Facilities). Expenditure: Not-to-Exceed \$3,500,000 (General Fund: Approximately \$1,750,000 Annually).

Recommendation of the General Services Director that City Council:

1. Approve a first amendment to contract services agreement with Ace Construction & Maintenance Inc. of Glendale, CA (C2024-216), in the amount of \$750,000, for a new total not-to-exceed amount of \$1,500,000, for on-call electrician maintenance and repair services, for a three (3) year-period beginning July 1, 2024, and ending June 30, 2027; and
2. Approve a first amendment to contract services agreement with Baker Electric & Renewables, LLC of Escondido, CA (C2024-210), in the amount of \$1,000, for a new total not-to-exceed amount of \$1,250,000, for on-call electrician maintenance and repair services, for a three (3) year-period beginning July 1, 2024, and ending June 30, 2027; and
3. Approve a second amendment to contract services agreement with BCE, Inc. of Torrance, CA (C2024-184), in the amount of \$750,000, for a new total not-to-exceed amount of \$1,500,000, for on-call electrician maintenance and repair services, for a three (3) year-period beginning September 1, 2024, and ending August 31, 2027; and
4. Approve a first amendment to contract services agreement with Oscar's Electric, Inc. of Santa Fe Springs, CA (C2024-185), in the amount of \$1,000,000, for a new total not-to-exceed amount of \$1,250,000, for on-call maintenance and repair services, for a three (3) year-period beginning September 1, 2024, and ending August 31, 2027; and
5. Adopt a California Environmental Quality Act (CEQA) Categorical exemption pursuant to Section 15301 (Existing Facilities).

9. HEARINGS

9A. Planning Commission and Community Development – Conduct Public Hearing to Consider Appeal of Planning Commission's Approval of Conditional Use Permit (CUP25-00003) and Development Permit (DVP25-00001) to Allow the Construction of a New Residential Development Consisting of 449 Residential Units, on Property Located within the Hawthorne Boulevard Corridor Specific Plan-Del Amo Business District One (H-DA1 Zone) at 3610 Torrance Boulevard (APN 7366-019-101), Adopt RESOLUTIONS and Determine a Categorical Exemption from the California Environmental Quality Act (CEQA). Expenditure: None.

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

1. Conduct a public hearing; and
2. Deny the appeal; and
3. Adopt RESOLUTIONS denying the appeal and upholding the Planning Commission approval of CUP25-00003, and DVP25-00001 as provided for in Division 9, Chapter 5, Article 1 and Division 9, Chapter 2, Article 35 of the Torrance Municipal Code to allow the construction of a new residential development consisting of 449 residential units, on property located within the H-DA1 Zone at 3610 Torrance Boulevard; and
4. Determine a Categorical Exemption from CEQA; Article 19, Section 15332 (In-Fill Development).

9B. Community Development – Conduct Public Hearing on Development of the Annual Action Plan Covering Fiscal Year (FY) 2026-27. Expenditure: None.

Recommendation of the Community Development Director that City Council conduct a public hearing and take public testimony on the development of the Annual Action Plan covering the period beginning July 1, 2026 and ending June 30, 2027.

10. ADMINISTRATIVE MATTERS

10A. City Manager and General Services – Provide Direction Regarding the Reallocation of Available Funding to Support Prioritized Restroom Renovation Projects at Eight (8) Parks, and Authorize Staff to Proceed with Project Development, Bid Solicitation, and Construction of the Renovation Projects. Expenditure: None.

Recommendation of the City Manager and General Services Director that City Council:

1. Provide direction regarding the reallocation of available funding from the Herma Tillim Senior Center Capital Project (FAC0023) to support prioritized restroom renovation projects at eight (8) parks; and
2. Authorize staff to proceed with project development, bid solicitation, and construction of the recommended restroom renovation projects.

10B. Armed Forces Day Special Standing Committee, City Manager, and Police – Approve Armed Forces Day Special Standing Committee’s Recommendation to Move Forward with Planning Armed Forces Day Parade and Celebration, Provide Direction on Proposed Planning Updates for the 2026 Armed Forces Day Parade and Celebration, and Accept and File Armed Forces Day Special Standing Committee Meeting Minutes. Expenditure: None.

Recommendation of the Armed Forces Day Special Standing Committee, City Manager and Chief of Police that City Council:

1. Approve the Armed Forces Day Special Standing Committee’s recommendation to move forward with planning the 2026 Armed Forces Day Parade and Celebration; and
2. Provide direction on whether to pursue a noise abatement exemption to accommodate the flyover component of the Armed Forces Day Parade; and
3. Provide direction on whether to pursue a landing fee waiver from the City Council for aircraft participating in the Armed Forces Day Parade; and
4. Accept and file the January 12, 2026 Armed Forces Day Special Standing Committee meeting minutes.

10C. City Manager – Accept and File Update on Downtown Torrance Business Improvement District (BID) and Discuss and Provide Direction on Staff Recommended Responses to the Downtown Torrance Association Questionnaire. Expenditure: None.

Recommendation of the City Manager that City Council:

1. Accept and file an update on the efforts to establish a Business Improvement District (BID) in Downtown Torrance and;
2. Discuss and provide direction on staff recommended responses to the Downtown Torrance Association (DTA) Questionnaire.

10D. Cultural Arts Commission and Community Services – Approve the Application and Design Rendering for the Public Art Mural at Doubletree by Hilton Torrance Mural. Expenditure: None.

Recommendation of the Cultural Arts Commission and the Community Services Director that City Council approve the application and design rendering for the proposed public art mural at Doubletree by Hilton Torrance South Bay located at 21333 Hawthorne Boulevard, Torrance, CA.

11. AGENCY AGENDAS – None Scheduled

12. ORAL COMMUNICATIONS #2 (Limited up to a 30-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 2 minutes 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. Maria Guadalupe Diaz, et al. v. City of Torrance, et al.
USDC Case No. 2:25-cv-03389-JLS-JC
2. Maria Salazar v. City of Torrance, et al.
USDC Case No. 2:24-cv-07692-DMG-JC

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

1. Property: 3401 Airport Drive, Torrance, CA 90505
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and Torrance Airport Hangars, LLC
Under Negotiation: Price and terms and conditions of lease
2. Property: 25924 Rolling Hills Road, Torrance, CA 90505
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and South Bay Tennis Center, LLC
Under Negotiation: Terms and conditions of lease
3. Property: 3301 Airport Drive, Torrance, CA 90503 (Torrance Municipal Airport – Zamperini Field)
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and UAvionix Corporation
Under Negotiation: Price and terms and conditions of lease
4. Property: Southwest Corner of Santa Fe and Andreo Avenues (APN: 7357-008-900)
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and Abigail and Roxanne Young
Under Negotiation: Price and terms and conditions of acquisition of property
5. Property: 1257 Cabrillo Avenue – Plaza del Prado Parking Garage
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and EST 2025, LLC (Nicholas Day)
Under Negotiation: Price, terms and conditions of license agreement
6. Property: 3481 Airport Drive, #200, Torrance, CA 90505
Agency Negotiator: Aram Chaparyan
Negotiating Parties: City of Torrance and Torrance Flite Park, LLC
Under Negotiation: Price, terms and conditions of lease

**13C. 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, February 3, 2026, at 5:00 p.m. for closed session in the LeRoy J. Jackson Council Chamber.