

AGENDA

Meeting No. 3

TORRANCE UNIFIED SCHOOL DISTRICT
Surplus Property "7-11" Committee Meeting /Hamilton Adult Center Property
Hamilton Adult Center
Multi-Purpose Room
2606 W. 182nd Street
Torrance, CA 90504

January 9, 2017
5:30 p.m.

1. PRELIMINARY

a. Call to Order _____ p.m.

b. Roll Call (Establishment of a Quorum)

- 1. Donna Duperron _____
- 2. Jay Estabrook _____
- 3. Marianne Hamada _____
- 4. Ernest Lee _____
- 5. Brandon Matson (co-chairperson) _____
- 6. Jess Negrete _____
- 7. Nanette Nolan (chairperson) _____
- 8. Chris Sheck _____

2. PLEDGE OF ALLEGIANCE

3. INTRODUCTIONS

a. 7-11 Committee Members, District Staff and Consultants, if any

4. COMMENTS FROM THE FLOOR

Persons wishing to make comments to the 7-11 Committee on non-agendized items may do so at this time. Each speaker is requested to limit their comments to no more than three (3) minutes. Please fill out a Speaker Card and turn it in to the Chair if you wish to address the Committee.

5. APPROVAL OF MINUTES OF NOVEMBER 13, 2017 MEETING

a. Motion By _____ Seconded by _____ Vote _____

6. PUBLIC HEARING ON HAMILTON ADULT CENTER PROPERTY / PRIORITY USE LIST

- a. Introductory Presentation Regarding 7/11 Committee Process
- b. Public Hearing opened at _____ p.m.

The public is allowed to express itself regarding the Hamilton Adult Center Property.

- c. Public Hearing closed at _____ p.m.

7. SUMMARY OF NOVEMBER 13, 2017 MEETING AND HAMILTON ADULT CENTER PROPERTY, AND DISCUSSION OF HAMILTON ADULT CENTER PROPERTY/PRIORITY USE LIST

- a. Previous additional information requested by the Advisory Committee members, including:
 - Possible relocation of Hamilton adult education students
 - Review of Hamilton adult school classes and understanding who is attending such classes (district students vs. other district students)
 - Review of adult education operational expenses
 - Possible alternatives for the field use
 - Possible other District uses for Hamilton site
 - Possibility of splitting the site for development
- b. New additional information requested by the Advisory Committee members, including:
 - Sample Final Reports and Recommendations from 7/11 Committees at other Districts
- c. Discussion of Priority Use List and Public Hearing Comments

8. DISCUSSION, AND POSSIBLE REVISIONS TO REPORT / ACTION

- a. Sample Report & Possible Revisions
- b. Approval of Revisions and Next Steps

Motion By _____ Seconded by _____ Vote _____

9. DISCUSSION OF TIMELINE AND NEXT COMMITTEE MEETING / ACTION

a. Motion By _____ Seconded by _____ Vote _____

10. COMMENTS FROM COMMITTEE MEMBERS

11. ADJOURNMENT _____ p.m.

**Torrance Unified School District
Minutes of the 7-11 Advisory Committee**

November 13, 2017

CALL TO ORDER Ms. Nanette Nolan called the meeting to order at 5:36 p.m. at Hamilton Adult School, Room 7, and led the group in the Pledge of Allegiance.

PRESENT 7-11 Advisory Committee:

Donna Duperron
Jay Estabrook
Marianne Hamada
Ernest Lee
Nanette Nolan
Chris Sheck

Torrance Unified School District Personnel:
Dr. Tim Stowe – Deputy Superintendent, Administrative Services
Sandy Terrano – Sr. Administrative Assistant, Administrative Services

Atkinson, Andelson, Loya, Rudd & Romo:
Andreas Chialtas - Attorney

ABSENT Brandon Matson
Jess Negrete

PLACE AND DATE OF MEETING Hamilton Adult School, Room 7 – November 13, 2017

INTRODUCTIONS No new introductions were made.

COMMENTS FROM THE FLOOR Mr. Alan Glasband, Torrance resident and NTLL board member, distributed a handout to the Committee stating that just as Hamilton has not been deemed safe for K-12, neither is Yukon in regards to proximity to the 405 freeway, especially since the students at Yukon spend over 400 minutes outside. He expressed concerns that inaccurate information was provided to the Committee from the District, the District does not provide enough information when responding to public records requests, and why the District would sell a self-sufficient entity. Mr. Chris Sheck moved and Ms. Donna Duperron seconded the motion to respond to questions and comments from the audience.

Yes:	No:	Abstain:	Absent:
Donna Duperron	None		Brandon Matson
Jay Estabrook			Jess Negrete
Ernest Lee			
Nanette Nolan			
Chris Sheck			

Motion Approved

Mr. Esau Berumen, Torrance resident, expressed his concerns that the District was not being transparent enough and had several questions such as the value of Hamilton without rezoning, why other adult school sites are not being looked at to be surplus, and when the Public Hearing will be scheduled.

Ms. Margaret Talamantes, Torrance resident, distributed a copy of the District's response to her public records request and had stated that she felt the District's response to numbers four and five of her request were incomplete. She also stated that she is against the sale of Hamilton and questioned why other sites are not being considered.

Mr. Chris Sheck made a blanket motion and Mr. Ernest Lee seconded the motion to respond to Committee questions.

Yes:	No:	Abstain:	Absent:
Donna Duperron	None		Brandon Matson
Jay Estabrook			Jess Negrete
Ernest Lee			
Nanette Nolan			
Chris Sheck			

Motion Approved

Mr. Andreas Chialtas clarified with Ms. Talamantes that it was numbers four and five of her public records request she felt incomplete and assured her the District would look into it.

**APPROVAL OF
OCTOBER 10, 2017
MINUTES**

Ms. Duperron made a motion and Mr. Sheck seconded the motion to approve the minutes of the October 10, 2017 meeting.

Yes:	No:	Abstain:	Absent:
Donna Duperron	None		Brandon Matson
Jay Estabrook			Jess Negrete
Ernest Lee			
Nanette Nolan			
Chris Sheck			

Motion Approved

**SUMMARY OF
OCTOBER 10, 2017
MEETING AND
HAMILTON ADULT
CENTER**

Mr. Wayne Diulio, Director of Adult Education, was introduced to present information requested at the October 10, 2017 meeting in regards to Adult Education. An overview of the adult education program including specific programs at Hamilton was presented, including student enrollment, demographics, funding, student/program relocation.

Special Education Transition program was transferred to Hamilton three years ago from the Torrance Triangle located near the District office. These students are 18-22 years old and are learning to transition to independency.

Adult Education is not bound by Education Code to be at a school site. Adult Education can take place anywhere. At one point adult education classes were located at every school campus. The District has to follow proper steps before it can move on to finding places to relocate.

Adult Education is self-funded through the South Bay Consortium and the Adult Education Block Grant and is considered a non-profit organization. The funding is based on salaries and operating costs. The funding follows student enrollment.

El Camino Community College does not have the room to relocate the District's Adult Education programs to El Camino. Levy would have the most space to absorb Hamilton's classes.

Mr. Sheck asked about the percentage of students attending during the day versus the percentage of those who attend at night. Dr. Diulio responded that less than 20% of students attend in the evening.

Mr. Berumen, Torrance resident, asked what other Adult Education sites are in the area. Mr. Diulio responded that there is South Bay Adult School in North Redondo and Centinela Valley Adult School in Lawndale.

Dr. Stowe stated there are no other uses for the Hamilton Site. Property is not needed for anything else. Based on when it was built, the State of California would not allow Hamilton to reopen. Yukon has mandated upgrades in order to function.

Mr. Glasband asked why the District is apprehensive to spend money for alternatives and believes the District should finance alternatives before they determine if property is surplus. Ms. Nolan asked Dr. Stowe for a ballpark figure to do a study on alternatives. Dr. Stowe replied that at minimum it would cost 10 to 15 thousand for some drawings, and a few hundred thousand to include environmental studies, underground utilities, DSA, etc.

Mr. Berumen inquired which properties north of 190th Street are District properties and why other properties are not being considered. Dr. Stowe clarified that all school sites in the Torrance District belong to the District which includes the properties north of 190th Street.

No action taken

**DEVELOPMENT OF
PRIORITY USE LIST**

Mr. Andreas Chialtas reviewed the Sample Priority List and stated that it is up to the Committee in regards to how they would like to prioritize their suggestions, additional recommendations, and hold a Public Hearing at the next meeting. Mr. Chialtas clarified that should the Board deem the Hamilton property surplus, the District has agreed to relocate all programs; students, and special education. Although it is not a requirement, the District has agreed to relocate the North Torrance Little League, and North Torrance Softball League.

Mr. Berumen mentioned that Mr. Chialtas’s statement regarding the sample priority list sounded one-sided, and that the option of “Leave site as is” should be an option. Mr. Chialtas stated that the recommendations are up to the Committee, and that Number 3 on the list states “None.”

Ms. Marianne Hamada asked if Mr. Chialtas can provide samples of reports from other districts who sold/leased property. Mr. Chialtas agreed to provide samples at the next meeting.

Mr. Ernest Lee stated that the programs at Hamilton has been sufficiently answered that they will be relocated.

The Committee agreed to use similar language to the sample Public Hearing Mr. Chialtas provided, but to change Number 3 from “None” to “Leave Property As-Is.”

**DISCUSSION OF
TIMELINE AND
NEXT COMMITTEE
MEETING**

Ms. Duperron called for a motion and Mr. Sheck seconded the motion to schedule the meeting of the 7-11 Advisory Committee for Tuesday, January 9, 2017 at 5:30 p.m. at Hamilton Adult School, Room TBA. **It was later decided to schedule the meeting in the multipurpose room.**

Yes:	No:	Abstain:	Absent:
Donna Duperron	None		Brandon Matson
Jay Estabrook			Jess Negrete
Ernest Lee			
Nanette Nolan			
Chris Sheck			

Motion Approved

**COMMENTS FROM
COMMITTEE
MEMBERS**

Mr. Sheck inquired about the use of Columbia Park for field use or possible relocation to other Torrance parks, what would happen should the lessee default on the payments, and if it's possible to sell the property without the fields. Mr. Chialtas reassured that any financial institution involved with financing such a transaction would still be responsible for payments and in certain circumstances the District could take-over the improvements/project, noted that if the property sells without the fields, it would sell for less money, and also noted that an easement agreement or other arrangement would need to be put into place in order to continue to allow access the fields.

Ms. Tracy Hernandez, parent, asked for a copy of the appraisal and asked why there was an appraisal prior to the creation of the 7-11 Committee. Ms. Hernandez also asked why there is not a Special Education representative on the Committee and what school would the Transition program be moved to. Mr. Chialtas said that the reason the appraisal was completed prior to the creation of the Committee is that appraisals take about 6 weeks to complete and this way there is no down time on the Committee. Excerpts from the appraisal were included in the materials for the first meeting of the 7-11 Advisory Committee on Tuesday, October 10, 2017. Dr. Stowe added that Special Education students are provided transportation on Torrance Unified School District buses.

Mr. Berumen, Torrance resident, inquired as to why Levy Adult Center had work done. Dr. Stowe responded that Hull Middle School was demolished and rebuilt, so the students had to utilize the Levy campus while this was happening. Levy had to be brought up to code in order to house students.

Ms. Duperron asked what other organizations, besides the softball and little leagues, are being charged to use District facilities.

Mr. Glasband stated he had heard that classes have been moved already from the adult school. Dr. Diulio assured that no classes have been moved from Adult Education.

ADJOURNMENT

Ms. Nolan adjourned the meeting at 7:59 p.m.

No action taken

NOTICE OF PUBLIC HEARING

NOTICE OF ESTABLISHMENT OF A PRIORITY LIST OF USE OF SURPLUS REAL PROPERTY THAT WILL BE ACCEPTABLE TO THE COMMUNITY AND NOTICE OF PUBLIC HEARING BY THE SURPLUS PROPERTY ("7-11") ADVISORY COMMITTEE FOR THE TORRANCE UNIFIED SCHOOL DISTRICT

Pursuant to the provisions of Education Code Section 17390(b), the Surplus Property ("7-11") Advisory Committee of the Torrance Unified School District ("Committee") has prepared a priority list of use of surplus real property that will be acceptable to the community for the following property:

2606 W. 182nd Street, Torrance, CA 90504, known generally as the Hamilton Adult Center (the "Property")

The priority of uses for the Property is as follows:

1. Ground Lease of the Property pursuant to California law at the Property's highest and best use value.
2. Sale of the Property pursuant to California law at the Property's highest and best use value.
3. Leave the Property As-Is.

The Committee previously held public meetings on October 10, 2017, and November 13, 2017, and has identified this Property and corresponding priority uses. The Committee will hold a Public Hearing for the purposes of discussion of the priority use list set forth above. Said Public Hearing will be held on January 9, 2017 at 5:30 p.m., in the Hamilton Adult Center Multi-Purpose Room located at 2606 W. 182nd Street, Torrance, CA 90504. Persons desiring additional information should contact Dr. Tim Stowe, Deputy Superintendent, Administrative Services, at (310) 972-6061.