

AGENDA

Meeting No. 4

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

February 15, 2018  
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 JANUARY 9, 2018 MEETING

a. Motion By \_\_\_\_\_ Seconded by \_\_\_\_\_ Vote \_\_\_\_\_

6. SUMMARY OF JANUARY 9, 2018 PUBLIC HEARING, ADVISORY COMMITTEE MEETING, AND PRIORITY USE LIST
  - a. Discussion of Priority Use List
  - b. Discussion of Public Hearing comments
  - c. Discussion of previous additional information requested by the Advisory Committee members
  - d. Discussion of new additional information requested by the Advisory Committee members
  
7. DISCUSSION, AND POSSIBLE REVISIONS TO REPORT / ACTION
  - a. Sample Report & Possible Revisions
  - b. Approval of Revisions, Approval of Report (if applicable) and Next Steps  
Motion By \_\_\_\_\_ Seconded by \_\_\_\_\_ Vote \_\_\_\_\_
  
8. DISCUSSION OF TIMELINE AND NEXT COMMITTEE MEETING / ACTION (if applicable)
  - a. Motion By \_\_\_\_\_ Seconded by \_\_\_\_\_ Vote \_\_\_\_\_
  
9. COMMENTS FROM COMMITTEE MEMBERS
  
10. ADJOURNMENT \_\_\_\_\_ p.m.

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

January 9, 2018

**CALL TO ORDER** Ms. Nanette Nolan called the meeting to order at 5:33 p.m. at Hamilton Adult School, Multipurpose Room, and led the group in the Pledge of Allegiance.

**PRESENT** 7-11 Advisory Committee:

- Donna Duperron
- Jay Estabrook
- Marianne Hamada
- Ernest Lee
- Brandon Matson
- Jess Negrete
- 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

**INTRODUCTIONS** The Committee, District staff, and the attorney for the District were introduced.

**COMMENTS FROM THE FLOOR** Dr. Stowe notified the public to contact his assistant, Sandy Terrano, should anyone need copies of the back-up materials.

**APPROVAL OF NOVEMBER 13, 2017 MINUTES** Ms. Marianne Hamada mentioned that her name was left off the voting sections of the minutes. Ms. Sandy Terrano noted the correction to add her name. Ms. Donna Duperron made a motion and Mr. Chris Sheck seconded the motion to approve the minutes of the November 13, 2017 meeting with corrections.

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

Motion Approved

**PUBLIC HEARING ON THE HAMILTON ADULT CENTER PROPERTY/PRIORITY USE LIST** Mr. Andreas Chialtas provided a PowerPoint presentation to update the Committee and the public on the previous Committee meetings, statutory processes, and possible future actions to be taken by the Committee and the Board of Education.

The 7-11 Advisory Committee’s function is to prepare a report with a recommendation to the school board based on the information they gather at these public meetings. Mr. Chialtas reminded the Committee and public that the Committee’s report is just a recommendation, and that the Board of Education will make the final decision.

The Board will make their decision by a Board resolution which will identify the steps to be taken. Should the property be considered surplus and offered for lease or sale, multiple public agency notices will be sent, giving certain entities a first opportunity to express their interest or obtain the property. Should these agencies not have any interest, then the District could follow an auction-like procedure or a possible request for proposal process (in the event the District obtains a waiver from the State Board of Education) to lease or sell the property.

Mr. Brandon Matson asked which public entities would be provided the opportunity to express interest in the property. Mr. Chialtas provided several examples and categories of public notices.

Ms. Nanette Nolan opened the Public Hearing at 6:18 p.m. Thirty-five (35) speakers expressed their opinions regarding the property, which are summarized as follows:

Ms. Monica Starrett, Torrance resident: Expressed concerns in regards to traffic congestion, possibility of incorrect enrollment statistics, and the current lack of green space.

Mr. Richard White, Torrance resident: Expressed concern that there are no fields as developed as the fields at Hamilton.

Mr. Larry Deweese, Torrance resident: Recommended the District relocate the fields at no cost to the leagues.

Mr. Paul Prybylla, North Torrance Little League: Stressed the importance of participating in sports. Recommended keeping the property as-is.

Ms. Sara Duenas, Torrance resident: Believes Hamilton to be essential to the community and believes the sale of the property may be considered a violation of civil rights.

Mr. Alan Glasband, North Torrance Little League Board Member: Believes Hamilton is not underutilized and should not be considered excess property. Recommended keeping the property as-is. Inquired about source of funds for relocating the fields.

Mr. Bob Tomaselli, President North Torrance Little League: Recommended leaving the property as-is. Noted that since the District promised to relocate the leagues he will see that through regardless if he is president of NTLL or not.

Mr. Jimmie Timms, Volunteer with North Torrance Little League: Recommended that those looking to bid on the property relocate to another area.

Ms. Margaret Talamantes, Torrance resident: Expressed concerns regarding the lack of community outreach by the District. Suggested the District work with the City of Torrance in regards to Measure A park funds.

Mr. Esau Berumen, Torrance resident: Noted North Torrance has a higher need of resources and questioned why Hamilton was chose when Levy is bigger.

Ms. Nicole Dunseith, North Torrance alumni: Noted the fields at Hamilton allow the leagues to offer youth activity. Provided statistics on youth activity and how it affects childhood obesity and attentiveness.

Ms. Julia Diekmann and Ms. Eliana Breumen, members of North Torrance Girls Softball League and resident: Recommended keeping the fields since future generations will not learn the skills they have learned. Softball provides for a positive atmosphere.

Mr. Al Stahl, Torrance resident: Expressed long-term positivity in having coed fields, teamwork, builds interpersonal communications, and improves physical development. Noted that infrastructure elsewhere cost taxpayers. Expressed concerns regarding traffic and parking issues.

Diane Diekman, Torrance resident and volunteer: Spoke for Ms. Kenita Trinidad. Ms. Trinidad provided an email for Ms. Diekman to read, which expressed the view that Torrance USD feels that Hamilton and the fields are not valuable. Inquired where the North Torrance children would play if the fields were gone. Noted North Torrance is a very special community with educational values and that the more involved you are in your community the better education you will receive.

Ms. Teresa Belmontes, President North Torrance Girls Softball League: Stated that she asked to be on the committee and was denied. Looked into other facilities in Torrance and found 12 ballfields in the South and West side of town. Recommended leaving the property as-is.

Ms. Erin Mantz, Torrance resident: Stated hundreds of thousands of dollars have gone into upgrading and maintaining the fields, while the District has not contributed anything. Asked, why is everything of interest offered at Levy? Also questioned that if Hamilton isn't safe for children, how are toxic trailers safe for them?

Ms. Debbie Bollinger, Torrance resident: Mentioned various District properties in the north area have already been sold and stated that many children in the community want to play ball.

Ms. Frances Romero, North Torrance Homeowners Association: Stated that she has gone through District property sales before and suggested the District stop using North Torrance to sell property. Noted the result will create more traffic that North Torrance does not need.

Mr. Howard Miller, North High School Softball Coach: Recognized the dynamics of the softball players he coaches and knows the chemistry they have is attributed from their time on the North Torrance Girls Softball League.

Ms. Ann Ashcraft, Torrance resident: Stated the opinion that the North Torrance Community is not putting enough demand on their own needs such as family education, green space, and believes the District should not rely on statistics as they could change in the next eight years.

Ms. Gloria Gutierrez, Torrance resident: Expressed advocating for a cause. Recognizes the importance of open space. Supports Hamilton's location with ease of access and that it's a major disadvantage to drive from North Torrance to Central Torrance for classes. Does not believe the District appropriately advertised the Public Hearing/meeting even though legal steps were taken.

Mr. Bruce Sawyer, Volunteer: Informed the Committee that over the past 40 to 50 years he put his blood, sweat, and tears into the fields.

**7-11 Advisory Committee  
Torrance Unified School District**

January 9, 2018

Mr. James Henry, Torrance resident: North High School graduate 1969 and 1976 homeowner. Questioned what the Los Angeles County parcel numbers are for the Hamilton Property and why the District chose the parcel street lighting tax assessment in 1999. States he will submit a public records request in writing for this information.

Ms. Estela Blackshire, Torrance resident: Recommended reorganizing priority list to move "Leave as-is" to Number 1. Questions why the District would get rid of fields they already have.

Ms. Laura Felix, Torrance resident: Questioned how the sale of Hamilton would enrich the North Torrance community. Stated belief that the sale would affect traffic and will impact schools such as Arlington, Casimir, and North and new residents coming in to Torrance would not be able to enroll into schools that are maxed out. Stated belief that North Torrance does not get treated as well as the rest of Torrance.

Ms. Charlene Glass, Torrance resident: Stated Hamilton is great for the community, and adding apartments and housing would cause even more traffic than there already is. Expressed concerns about the District's lack of communication with the neighbors.

Mr. David Brahn, Torrance resident: Expressed support to keep the fields and also spoke about how positive the special education program is at Hamilton and how devastating a change of location could be on some individuals.

Ms. Jennifer LeGrand, Torrance resident: Noted that should Hamilton sell, children would not be able to walk to practice because practice fields are limited in the area. Supported keeping the fields open for the boys and girls.

Mr. Andre Casillas, Gardena resident and volunteer on the Advisory Board: Commented that there is no Torrance City Council present at the meeting. Suggested that the City and the District be up front with the parents. His father was the president of the North Torrance Little League and that it is a gem for the City.

Mr. Daniel Kultran, Torrance resident: Son plays for North Torrance Little League. Analogized Hamilton like a child and the District like a bad babysitter. Declining enrollment is the result of the District not doing their job. Noted he sends his children to private schools because the District provides inadequate education. Stated the community should determine surplus, not a committee.

Mr. John Reid, Torrance resident: Expressed plea to not tear down what is needed and to build people up.

Ms. Roxanne Morrison, Torrance resident: Supported keeping Hamilton, as several children have taken classes there, and supported keeping the special education program at Hamilton as well.

Mr. Sean Mizuto, Volunteer with North Torrance Little League: Expressed belief that the District is dehumanizing this issue with statistics and figures. Noted North Torrance fought against the Aquatic Center and will fight to keep the fields.

Mr. Jeff Lovick, Torrance resident: Noted a decision to do nothing is still a decision. Supported the decision to do nothing.

Mr. Eric Yonemura, Torrance resident: Stated he would be disappointed to see Hamilton considered surplus and not needed. Inquired about what amount of money is enough, and if the estimated value of \$33 million is enough. Supported keeping the fields.

Ms. Nolan closed the Public Hearing at 7:59 p.m.

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

Mr Chialtas reviewed the information from the prior 7-11 Advisory Committee meeting that took place on November 13, 2017.

Sample Reports were reviewed. The Fountain Valley School District sample is a report recommending to sell property. The Pasadena Unified School District is a sample report which recommends lease the property, or leaving as-is as a second option, along with other recommendations and considerations. There was no sample report recommending to leave the property as-is, as none were available from prior districts.

Mr. Chialtas advised the Committee to decide what they want and what they do not want in the report. The Committee may also recommend to add special conditions to the report, such as providing dollars to relocate the fields and design costs. The report should also include a summary of each meeting.

The Committee has not made a decision and still needs further consideration before making a decision whether the property is deemed surplus or not. The Committee will continue to gather information in order to submit their recommendation to the Board.

Several members of the Committee thanked the community for coming out and speaking. They noted that this is a tight-knit community and that this will take some painstaking deliberation in order to come to a decision. The entire process will take no less than 18 months.

No action taken

**DISCUSSION, AND  
POSSIBLE REVISIONS  
TO REPORT/ACTION**

No comments or actions took place under this agenda item.

**DISCUSSION OF  
TIMELINE AND NEXT  
COMMITTEE  
MEETING**

The next meeting is scheduled for Thursday, February 15, 2018 at 5:30 p.m. in the Hamilton Adult Center’s Multipurpose Room.

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

Motion Approved

**COMMENTS FROM  
COMMITTEE  
MEMBERS**

The question was posed about how adult education course offerings are decided. Dr. Stowe mentioned that Dr. Diulio, Director of Adult Education, would be the best one to answer that question, but that adult education must be self-sustaining and cannot use K-12 funds.

Mr. Matson asked to add to the priority list discussion at next meeting.

**7-11 Advisory Committee  
Torrance Unified School District**

January 9, 2018

Mr. Chris Sheck asked if the District has given any funding to the ball fields in Torrance. Dr. Stowe replied that other than sharing the water bill the District does not provide any funding for the ball fields.

Mr. Matson asked if it is legal for K-12 students to attend Hamilton. Dr. Stowe replied that significant upgrades would need to be done and the California Department of Education would need to certify that students could attend Hamilton.

Mr. Matson asked if projections are wrong and enrollment increases, how that would affect permit students. Dr. Stowe answered that permit students are beneficial to the District because they bring ADA. Should the enrollment numbers increase, the number of permit students would decrease; however, there would be no loss in revenue.

Ms. Nolan asked about the District's notification process, and asked why was Levy and Griffith not chosen to as an option to sell or lease? Dr. Stowe responded that the Public Hearings get posted in the Daily Breeze 10 to 15 days prior to the hearing. For Brown Act Committees/meetings, the District follows the legal process of posting 72 hours in advance and the materials distributed to the Committee at the same time they are posted for the public. Dr. Stowe will bring further information back to the Committee in regards to Levy and Griffith.

Mr. Sheck asked what the process would be to proceed with the District promise to relocate the fields. Dr. Stowe responded that the District will convene a Committee, and to get representation from the North Torrance Little League and the North Torrance Girls Softball League, hire an architect, and to discuss what they have and what is needed. The District will not proceed with this step until the Board makes a decision.

Mr. Sheck asked what school properties within the District have been sold.

**ADJOURNMENT**

Ms. Nolan adjourned the meeting at 8:36 p.m.

No action taken