

AGENDA

Meeting No. 6

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

April 25, 2018
6:30 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 / NON-AGENDIZED ITEMS

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 APRIL 4, 2018 MEETING

a. Motion By _____ Seconded by _____ Vote _____

6. COMMENTS FROM THE FLOOR / AGENDIZED ITEMS

Persons wishing to make comments to the 7-11 Committee on 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.

7. SUMMARY OF APRIL 4, 2018 ADVISORY COMMITTEE MEETING

- a. Discussion of Public Comments
- b. Discussion of Draft Advisory Committee Report

8. DISCUSSION, AND POSSIBLE REVISIONS TO REPORT / ACTION

- a. Further-revised Draft Report & Possible Revisions
- b. Approval of Revisions, Approval of Report (if applicable) and Next Steps

Motion By _____ Seconded by _____ Vote _____

9. DISCUSSION OF TIMELINE AND NEXT COMMITTEE MEETING / ACTION (if applicable)

- 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**

April 4, 2018

CALL TO ORDER Ms. Nanette Nolan called the meeting to order at 6:00 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 – Arrived 6:08 p.m.
- 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 District’s attorney introduced themselves.

COMMENTS FROM THE FLOOR REGARDING NON-AGENDIZED ITEMS There were no comments from the floor regarding non-agendized items.

APPROVAL OF JANUARY 9, 2018 MINUTES Ms. Donna Duperron made a motion and Mr. Brandon Matson seconded the motion to approve the minutes of the February 15, 2018 meeting.

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

Motion Approved

COMMENTS FROM THE FLOOR REGARDING AGENDIZED ITEMS Erin Mantz, Torrance resident: Read various comments sent to her from former Torrance residents and Hamilton students stating the positive effects Hamilton has had on their lives.

Sara Duenas, North Torrance Neighborhood Alliance: Asked about the District’s outreach efforts to current Hamilton students and spoke about community input.

Esau Berumen, North Torrance Neighborhood Alliance: Discussed free and reduced lunch criteria and more North Torrance students qualify for free and reduced lunch. Provided maps from North Torrance to Levy and parent education level for enrolled students.

Alan Glasband, North Torrance Neighborhood Alliance: Suggested to lease the space to an organization who will keep the property as is and recommends the District spend the money to find field space prior to the Board's decision in regards to the Hamilton property.

Margaret Talamantes, North Torrance Neighborhood Alliance: Passed out a packet with information regarding North Torrance (NT) students compared to other Torrance students suggests that NT students need more resources than the others and there are more Title I families in the NT area. Discussed the lack of public outreach by the District throughout the entire 7-11 process.

Teresa Belmontes, North Torrance Neighborhood Alliance: In favor of keeping the school site. Claimed attorney favors the District's agenda and suggested to keep the attorneys out of it. Would like the Committee to be impartial and listen to the community.

Louie Reid, Torrance resident: Asked if the Committee made the final decision in regards to the Hamilton Property. Moving the leagues to local elementary schools will impact the children who play on these fields the impact the residential parking and traffic. Ms. Nanette Nolan clarified they are a fact-finding body for the Board of Education and it is they who make the final decision.

Paul Prybylla, North Torrance Little League: Does not believe the property is surplus when it is being used. Stated that at a Torrance City Council meeting North Torrance Little League was not mentioned when they named the little leagues of Torrance.

Janice Lennon, Torrance resident: Does not believe the District could house an influx of students if the District loses Hamilton.

Cynthia Nelson, Torrance resident: Concerned about the traffic and parking should the ball fields move to Arlington. The neighborhood cannot withstand an influx of housing.

Frances Romero, North Torrance Homeowners Association: These facilities have been available to residents since the 1970s. Respectfully request this facility remain open. Needs upkeep not destruction.

Lynn Robinson, Torrance resident: Poor communication from the District in regards to these meetings. Does not agree with the District data regarding the decline in enrollment.

No action taken

**SUMMARY OF
FEBRUARY 15, 2018,
ADVISORY
COMMITTEE
MEETING, AND
PRIORITY USE LIST**

Dr. Stowe stated that Mr. Chialtas will provide a summary of the comments of the last meeting as well as the additional information requested by the advisory Committee, and review the further-revised draft report and its changes requested by the Committee.

Mr. Chialtas briefly summarized the prior meetings which included number of public comments and what those comments pertained to.

Mr. Chialtas reviewed information discussed at each of the prior 7-11 Advisory Committee meetings and reminded the Committee that although he is assisting in the format, the information that goes into the report is solely up to them. He also reminded that the Report is a recommendation to the Board of Education who will make the final determination regarding the Hamilton property.

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

Mr. Chialtas reviewed the latest draft report for the Committee and added the surplus property definition, a section dedicated to public comments and moved to a separate section, and added 3 recommendation options: Leave as-is, ground lease, and sale in different priorities. The final version would include the latest meeting information and the Committee was reminded that it is their report and they prepare the report with the information they would like to include and the order of priorities and special considerations. There is no limit to recommendations: (traffic, future enrollment, etc...)

Dr. Stowe clarified the information in regards to the enrollment projections through 2026.

The Committee discussed the data, format, and content of the report, agreed to remove sale of the property from the priority list, and to discuss further at the next meeting.

**DISCUSSION OF
TIMELINE AND NEXT
COMMITTEE
MEETING**

The next meeting is scheduled for Wednesday, April 25, 2018 at 6:30 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**

There were no additional comments from Committee members.

ADJOURNMENT

Ms. Nolan adjourned the meeting at 9:03 p.m.

No action taken