

*City of*  
**TORRANCE**  
*California*

**TORRANCE IN ACTION:**  
HIGHLIGHTS AND UPDATES

December 5, 2024

# PANELISTS

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**GEORGE K. CHEN**  
MAYOR



**CARLOS HUIZAR**  
MANAGEMENT  
ASSOCIATE



**CHIEF JAY HART**  
TORRANCE POLICE



**SHEILA POISSON**  
FINANCE DIRECTOR



**NHA**  
ADVISORS

# MAYOR'S UPDATES

- Successful Breakfast with the Mayor with Developers in October
- ICSC NYC 2024 (International Council of Shopping Centers NYC Conference)
- International Relations Pitch Decks Online
- Torrance Welcomes New Businesses
- Friendship Cities Update
- Planting the Seed for LA28

# BREAKFAST WITH THE MAYOR



**BREAKFAST WITH THE MAYOR**

SEPTEMBER 19, 2024 | 8 AM - 9:30 AM

 THE DOUBLE TREE HOTEL  
21333 HAWTHORNE BLVD, TORRANCE, CA 90503

You are invited to join Torrance Mayor George Chen to talk about the successes, opportunities and challenges within the Real Estate industry.

To RSVP, please email Fran Fulton and Gabriella Imaiz at **September 12** at:

- [FFulton@TorranceCA.Gov](mailto:FFulton@TorranceCA.Gov)
- [GImaiz@TorranceCA.Gov](mailto:GImaiz@TorranceCA.Gov)

Please provide your first and last name, name of business, email and phone number.

Look forward to seeing you!

[www.Business.TorranceCA.Gov](http://www.Business.TorranceCA.Gov)



# ICSC NYC 2024

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December 9 - 12

- Attract New Businesses
- Promote Available Properties
- Strengthening Partnerships
- Showcasing the Torrance Advantage



# WELCOME TO TORRANCE

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- International Pitch Books Available Online
- [TorranceCA.Gov/WhyTorrance](http://TorranceCA.Gov/WhyTorrance)



Japan



Taiwan



Korea



# TORRANCE WELCOMES NEW BUSINESSES

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## Rivian

- Opened a manufacturing and distribution center in Torrance



# TORRANCE WELCOMES NEW BUSINESSES

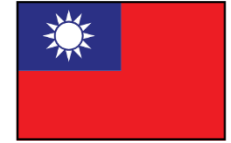
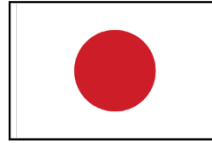
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Sony Honda Mobility America

- Torrance Planning Commission Approved Site Plans on October 16
- Formal Announcement in 2025

# FRIENDSHIP CITIES UPDATE



2024

- Oshu, Japan
- Bizen, Japan

2023

- Hwaseong, South Korea
- Tainan, Taiwan
- Changhua, Taiwan



# LA28





# TORRANCE CIVIC CENTER MASTER PLAN

# WHERE WE ARE, WHAT WE'VE DONE



## CAPITAL ASSESSMENTS

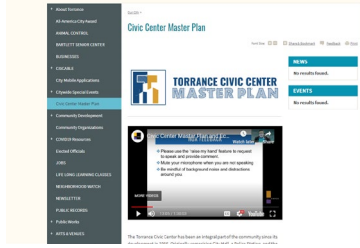
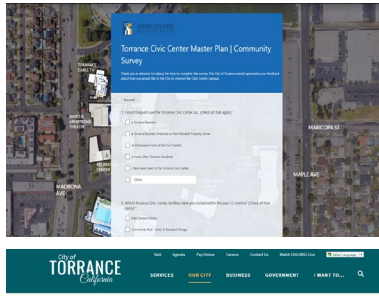
- Facilities Index
- ADA Assessment
- Public Safety HQ
- Replacement EOC
- Replacement Cable (PEG funds)



## COMMUNITY ENGAGEMENT

- 20 Community Presentations
- Public Survey
- Council District Mtgs
- Social Media, Website, eNewsletters, Council Announcements



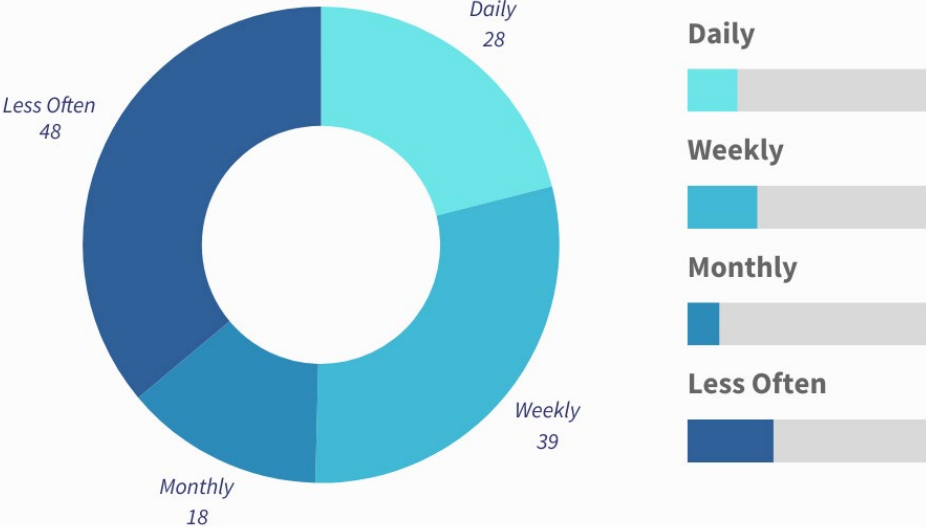


# COMMUNITY ENGAGEMENT STRATEGIES

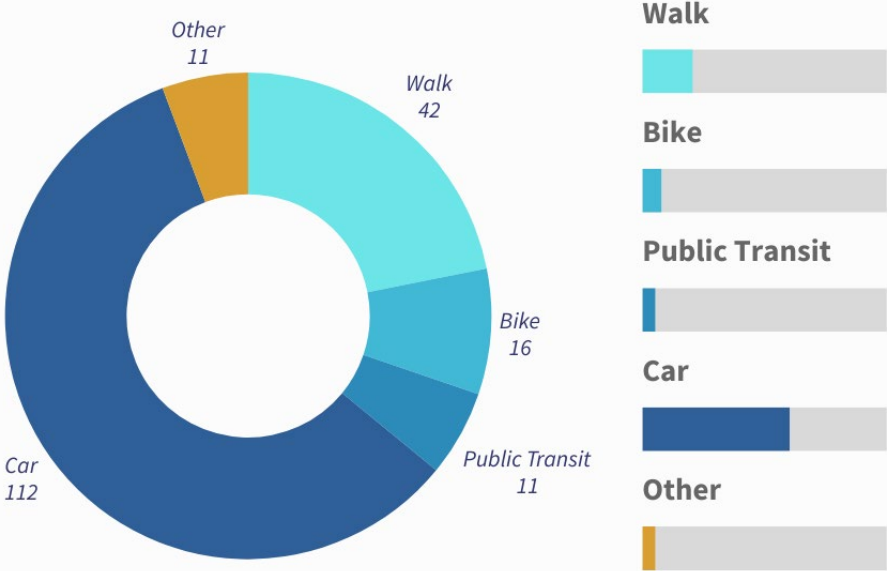


# COMMUNITY INPUT

## HOW OFTEN DO YOU VISIT THE CIVIC CENTER CAMPUS?

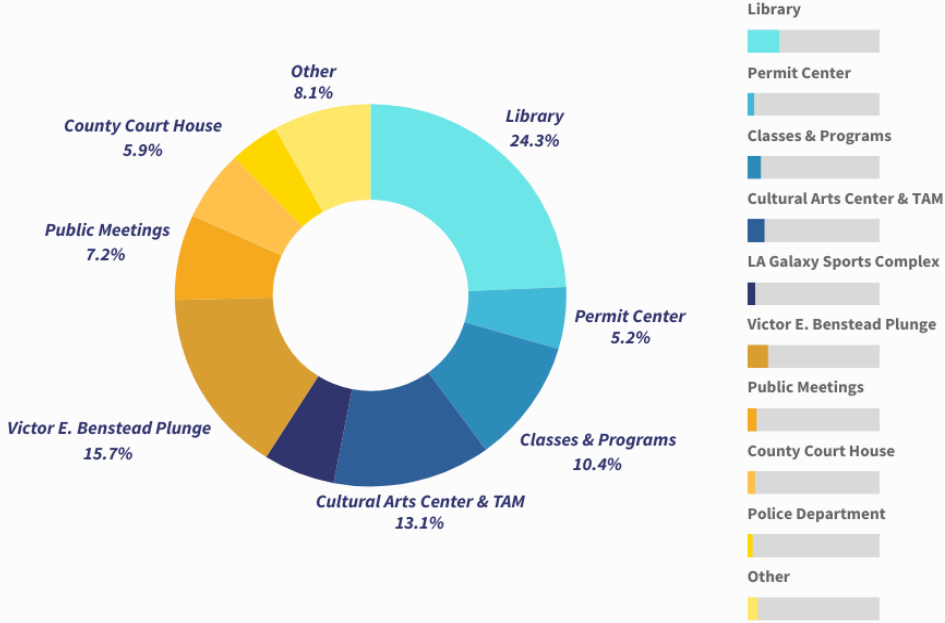


## HOW DO YOU TRAVEL TO THE CIVIC CENTER?



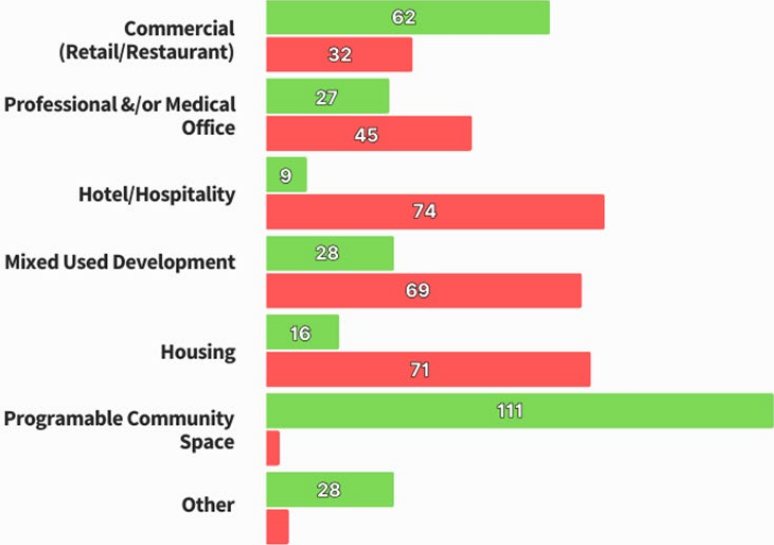
# COMMUNITY INPUT

## WHEN YOU VISIT THE CIVIC CENTER, WHICH SERVICES DO YOU UTILIZE?



# COMMUNITY INPUT

## WHAT OTHER LAND USES/AMENITIES WOULD YOU LIKE TO SEE AT THE CIVIC CENTER?



**Agrees**

Community members **would prefer** to see these types of amenities at the Civic Center.

**Disagrees**

Community members **would prefer not** to see these types of amenities at the Civic Center.



# Torrance City Hall

## Detailed Report

Address: 3031 Torrance Boulevard, Torrance, California 90503

### Statistics

Year Built (approximate):	1966	1966	1966	1966	1966
Total Building Area:	41,858 SF	24,414 SF	32,737 SF	8,000 SF	3,964 SF

<b>FCA Summary</b>	<b>Main Building</b>	<b>East Annex</b>	<b>West Annex</b>	<b>GIS / Bldg &amp; Safety</b>	<b>Fire Prevention</b>
Capital Renewal Cost:	\$5,750,088	\$2,840,320	\$4,949,350	\$725,145	\$745,454
FCI:	0.098	0.087	0.113	0.068	0.145
Condition Score:	B	B	C	B	C
Condition Rating:	Fair	Fair	Poor	Fair	Poor
Replacement Cost:	\$58,794,000	\$32,542,000	\$43,636,000	\$10,664,000	\$5,142,000



# CITY HALL

# \$19,408,776

## TOTAL REPAIR COSTS

# \$150,778,000

## TOTAL REPLACEMENT COST

# NEXT STEPS

- Finalize design alternatives
- City Council Mid-Point Update
- Phase 2 – Community Engagement on design alternatives
- Draft Civic Center Master Plan for public review
- Public Hearings and Formal Adoption

# PUBLIC SAFETY UPDATES



# Torrance Police Department | Crime Trends 2024

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- Crime Trends
  - Crime is down by 1% over last year
- Commercial Burglary: 21%
  - 300 in 2023
  - 363 in 2024
- Residential Burglary: 32%
  - 166 in 2023
  - 220 in 2024
- Assault: 30%
  - 140 in 2023
  - 182 in 2024



# Torrance Police Department | Real Time Response Center

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# Torrance Police Department | Recruitment & Retention



- Police Recruits:
  - 786 Applicants
  - 711 Applications Processed
- Lateral Police Officers
  - 74 Applicants
  - 44 Applicants Processed
- Police Dispatchers
  - 250 Applicants
  - 141 Applicants Processed



# Torrance Police Department | 2025 Initiatives

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- Volunteer Foot Patrols
- Volunteer Bike Patrols
- Volunteer Vehicle Patrols
- Community Feedback Surveys
- Build our RTRC Camera Network
- TPD Mounted Unit/Torrance Posse
- Continued Partnership with DOJ Reform



# FISCAL YEAR 2024-25 BUDGET UPDATES



# OPERATING BUDGET

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- FY24-25 overall adopted General Fund budget is balanced
- Preliminary FY23-24 (unaudited) General Fund Unassigned Fund Balance (Reserves) of **~\$79.2 million**
- 10-year forecast maintains a Reserves ratio of **+24%**

# CAPITAL IMPROVEMENT PLAN - HIGHLIGHTS

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- Conducted zero-based exercise for non-infrastructure related projects
- Prioritizes investment in assets at level not seen in decades
- Implements a capital improvement projects GIS dashboard for public review

# CAPITAL IMPROVEMENT PLAN

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- Completed Building Index Study assessing buildings and parks related assets
- Building Index Study identified **\$205M** in necessary investment in next 10 years (\$20.5M annually)
- Can only afford ~\$7.5M annually; additional funding sources needed

### Capital Improvement Plan (CIP)

The City's Capital Improvement Program (CIP) summarizes all major capital expenditures programmed to ensure the City's assets and infrastructure are properly maintained over time. The City designed this interactive Dashboard with the goal of providing the public an easy to use method of reviewing currently funded projects and their progress towards completion throughout the community.

Adjust the filters or current map extent to refine the results

**Type**  
No category selected

**Department**  
Select a department

**Activity**  
No category selected

## Total Projects



# 92

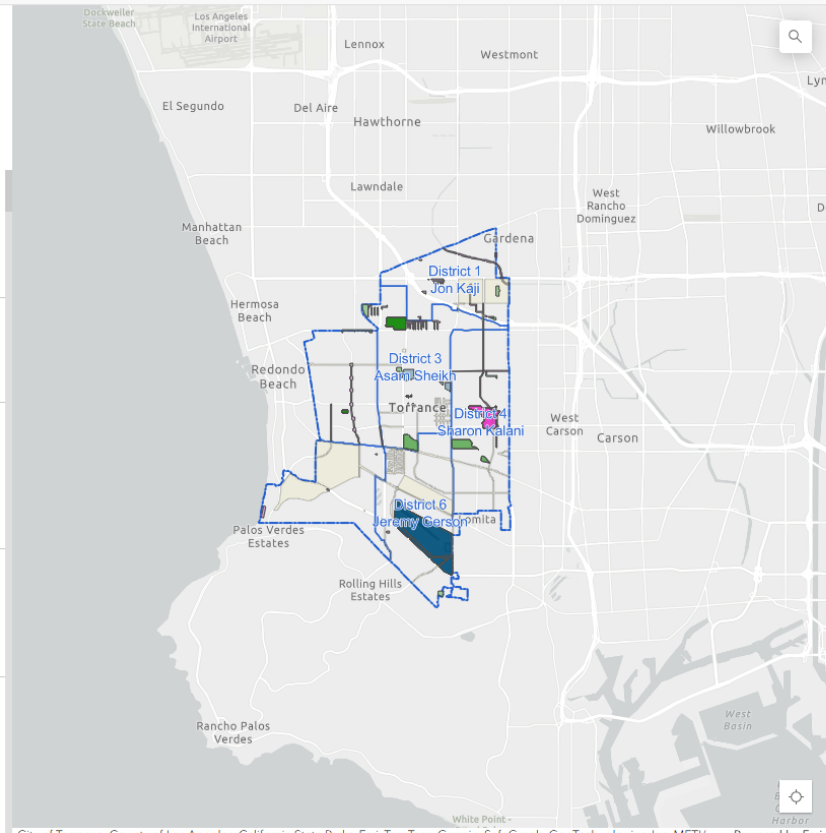
**Airport Pavement Maintenance Program**  
Funding: Enterprise Funding  
Activity Type: Airport Pavement Maintenance Program  
Project Phase: Design

**Alta Loma Park**  
Funding: Grant, Measure SST  
Activity Type: Replace Playground Equipment  
Project Phase: Planning

**Anza Ave Rehabilitation (190th to Sepulveda)**  
Funding: Donations, Gas Tax Fund, Grant, Measure R, Prop C  
Activity Type: Anza Ave Rehabilitation (190th to Sepulveda)  
Project Phase: Execution

**Anza/Vista Montana/PCH Intersection Improvements**  
Funding: Measure R  
Activity Type: Anza/Vista Montana/PCH Intersection Improvements  
Project Phase: Execution

**Arterial Street Pavement Sealing Program**  
Funding: Enterprise Funding, Gas Tax Fund, Measure R, Prop C, Road Maint and Rehab Fund  
Activity Type: Arterial Street Pavement Sealing Program  
Project Phase: Execution



**City of TORRANCE California**

1 of 92

### Project Information

**Fire Station 1 -Renovate Fire Station**

**Project ID #:** FAC0010

**Project Location:** 1701 Crenshaw Blvd, Torrance, CA 90501

**Department:** General Services Dept.

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### Status Information

**Project Phase:** Planning

**Description:** This project aims to enhance the interior of Fire Station 1 by focusing on improvements to living spaces and work areas. The primary goals are to replace the carpeting and update the painting throughout the station, creating a more comfortable, functional, aesthetically pleasing environment for the firefighters and staff, and reduce the overall maintenance.

**Project Updates:** Contractors, including a roofer, have been selected to carry out both interior and exterior improvements. Interior work will focus on replacing carpeting and updating painting throughout the station, while the roofer will address necessary exterior enhancements. A schedule is currently being developed to coordinate these efforts efficiently, ensuring minimal disruption to station operations. Further updates will be provided as the schedule is finalized and work begins.

**Project Photos:**

**Last Updated On** 12/02/2024

# MEASURE SST FUNDED PROJECTS

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- Total of \$7.8 million of improvements funded by Measure SST in FY24-25
  - Fire Station 1: \$1,124,223
  - Torrance Historical Museum: \$593,350
  - Columbia Park: \$1,121,840
    - Renovate picnic shelters, restrooms, walking paths
  - Paradise Park: \$1,837,000
    - Replace picnic shelters, restrooms, recreation center and playground equipment

# UPCOMING BUDGET UPDATES

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- **December 10, 2024** - Measure SST Citizens' Oversight First Quarter Update
- **December 16, 2024** - Finance and Governmental Operations Committee First Quarter Budget Review
- **February 26, 2025** - Finance and Governmental Operations Committee Mid-Year Budget Review
- **March 2025 (Date TBD)** - Measure SST Citizens' Oversight Committee Mid-Year Budget Review
- **May/June 2025 (Date TBD)** - Fiscal Year 2024-2025 Budget Public Hearings

# SEE WHAT TORRANCE IS DOING

## WE HAVE AN APP!

Download the myTorranceCA app on your smartphone. Submit a request, make a payment, peruse City services and more.

## WHY TORRANCE?

Discover why so many businesses choose to partner with Torrance and explore the locations, activities, and opportunities that set Torrance apart.

## YEAR IN REVIEW

Browse the City's Year In Review, highlighting City services and accomplishments from the prior calendar year.

## HOMELESS SERVICES

Read through Torrance's plan to prevent and combat homelessness. Discover ways you can help.

## TORRANCECA.GOV

Find a host of information on our website, including debunked Rumors that circulate the City.

## TORRANCEALERTS

Register for TorranceAlerts. When there is an emergency, get the information first on the City's early warning notification system.

## TRENDING IN TORRANCE

Get an overview of some of the most pressing topics within the City of Torrance. See what's trending!

## CONNECT WITH US



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