

**SOUTHERN CALIFORNIA REGIONAL OCCUPATIONAL CENTER  
LAND USE COMMITTEE**

**MEETING**

**2300 Crenshaw Boulevard, Torrance, CA 90501  
Board Room**

**April 8, 2024  
3:30 p.m.**

**APPROVED MINUTES**

**COMMITTEE MEMBERS:**

**Present:** Nicolas Biro, Carla Cortez, Mike Gonzales, Bill Nichols and Cheryl Smith

**Absent:** Dr. Annette Alpern, Byung Cho, Dr. Teresa Fernandez, Terry Gasparovic,

**CALL TO ORDER**

Chair Smith called the meeting to order at 3:37 p.m. Mr. Gonzales led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

**Motion:** A motion was made by Member Biro to approve the April 8, 2024 agenda. Member Cho seconded the motion.

**Vote:** Biro - Yes; Cortez - Yes; Gonzales – Yes; Nichols – Yes; Smith – Yes;

**Result:** Motion carried **5** - Yes; **0** - No; **0** – Abstain

**COMMENTS FROM THE PUBLIC**

The following guests spoke on the Ambassador Lease agreement and expressed their desire for a long-term lease with SoCal ROC.

Chris Sheck, Director of Student Services  
Dr. Brian Carrero, Ambassador Board Member

## **DISCUSSION ITEMS:**

1. Review and discuss all current leases

### **Honda Lease**

Chair Smith asked if Honda has affected the automotive program, Superintendent Rodriguez stated that there was no curricular partnership. There are third party externship through American Honda.

Chair Smith asked who was responsible for the cracks and leaks on the rooftop of Building C.

Superintendent Rodriguez commented that he received legal advice and they indicated that Honda has reasonable amount of responsibility.

Chair Smith stated that it could possibly hurt the potential of having classrooms in the building.

Member Biro asked Superintendent Rodriguez if he could share the summary he provide on Honda with the Committee. The summary contain pertinent information on the ground lease taxes.

### **Ambassador Lease**

Chair Smith asked if any student from Ambassador attend SoCal ROC.

Superintendent Rodriguez remarked that they have in the past but currently SoCal ROC is not on their schedule. Currently, there is no agreement in place but there is nothing preventing them from attending.

Chair Smith stated that Ambassador 3-5 year plan they expect to increase by 10 classrooms and by 2029 up to 14, one per year.

Superintendent Rodriguez stated that that information was based on a conversation back in August 2023, those numbers have changed. In a more recent conversation, Dr. Barker has shared that it is one classroom in the next five years.

Chair Smith stated that the lease agreement indicated shared classroom space but according to the room grid, there is no shared space.

Superintendent Rodriguez stated that there are currently no shared classrooms. The shared spaces are the common areas such as the boardroom and snack areas.

Chair Smith stated that looking at SoCal ROC's growth plan, there might be a needed for additional classrooms.

Superintendent stated that at the moment there is no need to reclaim any classrooms.

Member Biro reiterated the importance of a floor plan, indicating who is where.

### **Momentum Christian Fellowship**

Chair Smith noted that the agreement with Momentum has expired and asked if the lease had been revised. When are they here and are they in need of more space?

Superintendent Rodriguez stated that currently they their space seems to be more than sufficient and based on a recent conversation no additional spaces is needed.

Superintendent Rodriguez stated that he would like the contract to include language on custodial needs, establish a standard rate. In addition, Superintendent Rodriguez shared that Momentum uses the Boardroom on every Sunday and occasionally on Saturdays for special occasions.

Member Biro suggested including a share space cost.

2. Review and discuss proposed leases.

## **LACOE**

Chair Smith stated that LACOE is looking for 45 parking spaces, how much parking does SoCal ROC have.

Superintendent Rodriguez remarked that he get an official count from Dr. Calvillo, Director of Technology and Operations.

Member Biro said it would be helpful to look at total parking space, what the usage is based on education before giving up spaces. Another site plan with parking count to include.

Chair Smith asked if there was a balance that need to be maintained on educational vs. non educational use.

Superintendent Rodriguez stated that he was unsure if there was a requirement and will look into it.

3. Presentation of enrollment numbers and growth projections.

Superintendent Rodriguez presented a detailed presentation on the enrollment numbers for the past five years and projections for the next three years as well as program growth. Superintendent Rodriguez noted that several new programs are expected to be offered in 2024-2025 and 2025-2026 and three additional classrooms will be needed.

Superintendent Rodriguez also gave detail information on all the current leases as well as the proposed leases. Commencement dates, end dates, monthly rent and use of space was provided. In addition, Superintendent noted the wants and needs for each lease.

## **ACTION ITEMS**

1. Approve the Minutes of the March 20, 2024 meeting.

**Motion:** Member Cortez made a motion to approve the minutes of March 20, 2024. Member Biro seconded the motion.

**Vote:** Biro - Yes; Cortez - Yes; Gonzales – Yes; Nichols – Yes; Smith – Yes;

**Result:** Motion carried **5** - Yes; **0** - No; **0** – Abstain

**2. Discuss and approve next meeting date**

Chair Smith asked committee members for the next possible meeting date. After further discussion from committee members, it was determined that April 22, 2024 at 1:00 pm. was the best for all members.

**Motion:** Member Biro made a motion to approve the next meeting on April 8, 2024. Member Cortez seconded the motion.

**Vote:** Biro - Yes; Cortez - Yes; Gonzales – Yes; Nichols – Yes; Smith – Yes;

**Result:** Motion carried **5** - Yes; **0** - No; **0** – Abstain

**ADJOURN MEETING**

**Motion:** Member Nichols made a motion to adjourn the meeting at 5:28 p.m. Member Cortez seconded the motion.

**Vote:** Biro - Yes; Cortez - Yes; Gonzales – Yes; Nichols – Yes; Smith – Yes;

**Result:** Motion carried **5** - Yes; **0** - No; **0** – Abstain

  
Chair

Date 4/22/24

**CLOSED SESSION**

**Topic:**

- 1. Conference with real property negotiators pursuant to Government code Section 54956.8;

**Property:** 2300 Crenshaw Blvd.  
Torrance, CA 90501

**Agency Negotiator:** Julian A. Rodriguez, Ed.D., Superintendent

*Any action taken in Closed Session will be reported out in Open Session*

**ADJOURN TO CLOSED SESSION**

Move: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

AA \_\_\_\_\_ NB \_\_\_\_\_ BC \_\_\_\_\_ CC \_\_\_\_\_ TF \_\_\_\_\_ TG \_\_\_\_\_ MG \_\_\_\_\_ BN \_\_\_\_\_ JR \_\_\_\_\_ CS \_\_\_\_\_

**ADJOURN TO OPEN SESSION**

Move: *BC* Second: *BW* Vote: *8-0*

AA \_\_\_\_\_ NB \_\_\_\_\_ BC \_\_\_\_\_ CC \_\_\_\_\_ TF \_\_\_\_\_ TG \_\_\_\_\_ MG \_\_\_\_\_ BN \_\_\_\_\_ JR \_\_\_\_\_ CS \_\_\_\_\_

**REPORT ON CLOSED SESSION**

*- Committee received information, no action was taken*

**ADJOURN MEETING**

Move: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

AA \_\_\_\_\_ NB \_\_\_\_\_ BC \_\_\_\_\_ CC \_\_\_\_\_ TF \_\_\_\_\_ TG \_\_\_\_\_ MG \_\_\_\_\_ BN \_\_\_\_\_ JR \_\_\_\_\_ CS \_\_\_\_\_