

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

**MEETING**

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

**April 22, 2024  
1:00 p.m.**

**APPROVED MINUTES**

**COMMITTEE MEMBERS:**

**Present:** Dr. Annette Alpern, Byung Cho , Carla Cortez, Dr. Teresa Fernandez,  
Terry Gasparovic, Mike Gonzales, Bill Nichols and Cheryl Smith

Absent: Nicolas Biro,

**CALL TO ORDER**

Chair Smith called the meeting to order at 1:03 p.m. Mr. Nichols led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

**Motion:** A motion was made by Member Nichols to approve the April 22, 2024 agenda. Member Cortez seconded the motion.

**Vote:** Alpern – Yes; Cho - Yes; Cortez - Yes; Fernandez – Yes; Gasparovic – Yes; Gonzales – Yes; Nichols – Yes; Smith – Yes;

**Result:** Motion carried **8** - Yes; **0** - No; **0** – Abstain

**COMMENTS FROM THE PUBLIC**

Committee Chair Smith asked for a motion to receive and file the following two items: sample letters of the final report and a spreadsheet with all current and proposed leases.

**Moved by:** Dr. Alpern

**Seconded by:** Byung Cho

**Vote:** Alpern – Yes; Cho - Yes; Cortez - Yes; Fernandez – Yes; Gasparovic – Yes; Gonzales – Yes; Nichols – Yes; Smith – Yes;

**Result:** Motion carried **8** - Yes; **0** - No; **0** – Abstain

## **DISCUSSION ITEMS:**

### 1. Review and discuss all current leases

Superintendent Rodriguez shared that he contacted legal and indicated that all current leases are in place. For the proposed leases, the committee will have to make recommendations to the Board for consideration. Superintendent Rodriguez stated that the recommendations is to give broad discretion to make decision following policies and procedures to the space available. Superintendent Rodriguez commented that the Honda ground lot is the only surplus property on campus. That lot has already been deemed surplus and that is why there is a lease in place. Recommendation from the committee could be to continue to access current space and the ability to lease as needed.

Committee Chair asked if there was tipping point as to the amount of space that can be leased.

Superintendent Rodriguez commented that he consulted legal counsel for this and was told that there was no tipping point. The Board can make decision that fall within Education Code.

Member Nichols asked what surplus meant.

Superintendent Rodriguez remarked that the legal definition means that it was currently not needed or use.

### 2. Discuss updated Maps

Superintendent Rodriguez provided that Committee Members with an updated map and floor plan of the campus with indication of the space used by Ambassador High School, Momentum Fellowship and SoCal ROC.

Member Gasparovic pointed out that same spaces where not designated.

Superintendent Rodriguez remarked that if there was no indication it is used b SoCal ROC.

### 3. Discuss Lease Template

Superintendent Rodriguez commented that he contacted legal counsel for samples of lease templates. Their suggestion is that the committee build a recommendation and for the Board to update and review thoroughly any current and proposed lease agreements.

Member Nichols asked if all lease needed to look the same.

Superintendent Rodriguez stated that there are some elements such indemnity, insurance that will be the same, usually on the last page. Rate, use of space can be on a case by case. Some templates do include, custodial, utilities, etc. That will be the recommendation that the Board reviews.

Member Alpern shared that since this committee is not a decision making body, she suggested that legal counsel that is utilize have a strong background in public land.

#### 4. Discuss Elements of Final Report

Superintendent Rodriguez provided a draft with language of a final report and reviewed each section thoroughly; introduction and process, summary of potential surplus property determination, land/space reviews and background information, public meetings, public comments, considerations and final recommendations.

Committee members suggested that the following also be included in the report:

1. Adding language that stating that legal counsel have experience in public land.
2. SoCal ROC reviews lease agreements annually
3. Prioritize Educational vs non-educational land/space
4. Disclaimer on damages

Member Nichols inquired on the language for the issues with the roof.

Superintendent Rodriguez stated that the specifics of that might be beyond the scope of the committee but will consult with legal counsel.

Member Nichols suggested adding language that talks about protecting and maintaining the facilities.

Member Cho addressed the issues of Honda's use of chemicals and hazardous materials potentially spreading to SoCal ROC campus and the need to notify tenants.

Superintendent Rodriguez commented that the final report will be shared with the Committee at the next meeting for approval and then forwarded to the Board. At that time, additional revisions can be suggested and approved as amended.

#### **ACTION ITEMS**

1. Approve the Minutes of the April 8, 2024 meeting.

**Motion:** Member Cortez made a motion to approve the minutes of April 8, 2024. Member Gonzales seconded the motion.

**Vote:** Alpern – Abstain; Cho - Absatin; Cortez - Yes; Fernandez – Yes; Gasparovic –Abstain; Gonzales – Yes; Nichols – Yes; Smith – Yes;

**Result:** Motion carried **5** - Yes; **0** - No; **3** – 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 May 13, 2024 at 3:30 pm. was the best for all members.

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

**Vote:** Alpern – Yes; Cho - Yes; Cortez - Yes; Fernandez – No; Gasparovic – Yes; Gonzales – Yes; Nichols – Yes; Smith – Yes;

**Result:** Motion carried 7 - Yes; 1 - No; 0 – Abstain

### **ADJOURN TO CLOSED SESSION**

**Motion:** Member Cho made a motion to adjourn to closed session at 2:10 p.m. Member Nichols seconded the motion.

**Vote:** Alpern – Yes; Cho - Yes; Cortez - Yes; Fernandez – Yes; Gasparovic – Yes; Gonzales – Yes; Nichols – Yes; Smith – Yes;

**Result:** Motion carried 8 - Yes; 0 - No; 0 – Abstain

### **ADJOURN TO OPEN SESSION**

**Motion:** Member Cho made a motion to adjourn to open session at 2:31 p.m. Member Nichols seconded the motion.

**Vote:** Alpern – Yes; Cho - Yes; Cortez - Yes; Fernandez – Yes; Gasparovic – Yes; Gonzales – Yes; Nichols – Yes; Smith – Yes;

**Result:** Motion carried 8 - Yes; 0 - No; 0 – Abstain

### **REPORT ON CLOSED SESSION**

Committee received information.

### **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 5/13/24