

MOTION BY SUPERVISOR JANICE HAHN

AGN. NO.
August 12, 2025

Repurposing the County’s Existing Torrance Health Center building into the “Pathway Torrance Community Health and Wellness Center”

The County of Los Angeles (County) and the City of Torrance (City) propose to renovate the former Los Angeles County Torrance Health Center located at 2300 West Carson Street in Torrance, California (Property). The Property is a two-story, 11,306 gross square foot building that was originally constructed in 1933 in a Spanish Colonial design and was renovated in 2005-06, but the Property has remained vacant until the present time. The County and City are committed to exploring a partnership to utilize the building to provide community services to residents of the City of Torrance and the surrounding area. The proposed project is known as the Pathway Torrance Community Health and Wellness Center Renovation (Pathway Torrance) and would serve as a hub for community wellness services by establishing a new Wellness Community on site. A broad range of integrated services, including space for administrative offices, community gatherings, engagement, a health clinic, and overall wellness support would be provided.

The proposed Pathway Torrance project, if approved, is anticipated to be completed by December 2026. Upon completion, the County proposes to lease the entire building, comprised of approximately 10,072 net square feet of space, to two tenants, the City and Venice Family Clinic, with a separate lease for each of them.

MOTION

SOLIS	_____
MITCHELL	_____
HORVATH	_____
HAHN	_____
BARGER	_____

The City is proposing to lease approximately 2,326 net square feet located on the second floor of the Property for a lease term of 25 years for administrative offices and homeless outreach services. As consideration for occupying the space, the City would pay a below market value rent of \$2,500 per month, which would increase annually in accordance with the Consumer Price Index on the lease anniversary date for the remainder of the lease term. Additionally, at its sole cost and expense, the City would be responsible for maintaining its proportionate share of the Property and utilities for its leased space.

Venice Family Clinic, a 501 (c)(3), non-profit, community-based health services provider (VFC) is proposing to operate a health clinic that would serve the public. Venice Family Clinic is proposing to lease approximately 5,021 net square feet on the first floor of the Property for medical office space, counseling rooms, and clinic space for a term of 10 years. As consideration for gratis use of the leased space, VFC would be responsible for paying to the County their proportionate share of operating expenses, maintenance, and utilities.

A shared area of 1,568 square feet of common area space would be divided between the two lessees. Included in the common area space would be a community room, a break room, a lactation room, and restrooms. The basement would contain building utility systems maintained by Los Angeles County and equals an area of 1,157 square feet.

Pursuant to Government Code Section 26227, the Los Angeles County Board of Supervisors has the authority to make available real property not needed for County purposes to public agencies and non-profit entities for the operation of programs which serve public purposes and are necessary to meet the social needs of the population of

the County. Approval of the recommended actions would allow the City to occupy and operate from the second floor of the Property to provide homeless outreach, public safety, and housing services that would complement the City's plan to locate support services for unhoused neighbors. The City has an array of housing and workplace programs. These programs include connecting clients with permanent supportive housing, employment assistance, and facilitating intervention for individuals suffering from mental health issues or placement into mental health facilities for those individuals needing acute mental health assistance, through the Torrance Fire Department's Crisis Mobile Response Team. These services may also be provided at this Property. The lease of the first-floor space to VFC to operate as a health clinic would provide much-needed community-based health services for children and families in the Torrance area.

Los Angeles County Public Works, together with representatives from the City and County's Chief Executive Office (CEO), conducted a site assessment of the former Torrance Health Center building in October 2021 to evaluate potential future re-use of the building. Public Works requested a general facility assessment to review the existing conditions and determine strategies and a rough order of magnitude (ROM) cost estimate to restore the building to functional condition with updated systems and finishes. The assessment found that the exterior brick and wood framing appear to be in sound condition; however, the interior showed evidence of occupation and was in very poor condition. Significant findings on civil, architectural, structural, mechanical, plumbing, and electrical systems would require construction and repair to ensure the building is usable, safe, and welcoming to the community. Upon reviewing these findings, County and City representatives have convened internal scoping meetings and are ready to proceed with the design and construction of this proposed capital renovation project. The

recommended scope of work includes building refurbishment and interior renovations, new roof replacement, upgraded building systems, a new code compliant elevator, upgrades for Americans with Disabilities Act (ADA), repaired sprinkler system, furniture, fixtures and equipment, low voltage systems, security systems and fencing, minor grading, landscaping, signage, new asphalt paving and striping, new painting, new utility service connections, new exterior storage structure and general site improvements.

The preliminary estimate for the project is \$17,440,000. The estimated project budget includes plans and specifications, plan checks, consultant services, construction costs, change order contingency, civic art fee allocation and County services. The preliminary activities of the Pathway Torrance are being funded by Project and Facility Development Budget and is subject to reimbursement from the Project's budget. The final project budget and funding sources to fully fund the proposed project will be provided when we return to the Board to seek approval of the project budget, adopt the plans and specifications, award a low-bid construction contract for the proposed repairs, refurbishment, and remodeling of the proposed Pathway Torrance Community Health and Wellness Center Renovation project.

I, THEREFORE, MOVE that the Board of Supervisors:

1. Find that the proposed Pathway Torrance project including the related leasing and other actions herein are exempt from the California Environmental Quality Act (CEQA) for the reasons stated herein and in the record of the proposed project. The proposed project is categorically exempt from the provisions of CEQA. The scope of work meets criteria set forth in Sections 15301 (a), (c),(d) , (j) and (h); 15303 (c), (d) and (e); 15304 (a), (b) and (f); Section 15311 (a) and (b) and 15331 of the State CEQA Guidelines; and Classes 1 (c), (d)(h), 3 (b), (g), (k) and (l); 4 (a), (c), (j) and (k); and 11 (e) and (f),

of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G since the project includes minor alteration, repair and leasing of an existing public facility with negligible expansion of use, replacement of features at the site where the replacement will have substantially the same purpose and capacity, minor alteration of land, which does not include removal of healthy, mature, scenic trees, accessory structures and maintenance, repair and rehabilitation of historical resources in a manner consistent with the Secretary of the Interior's Standards for the treatment of Historic Properties. The building is currently listed as a contributor to the Torrance California Survey of Historic Resources Lists and according to the February 12, 2025 Historic Resources Group Secretary of the Interior's Standards Report, the project would preserve and repair any potentially significant features and would not result in a significant impact to a historical resource since it will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Weeks and Grimmer, 1995). In addition, based on the records of the proposed project, it will comply with all applicable regulations, is not located in a sensitive environment, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste sites compiled pursuant to Government Code Section 65962.5, or indications that the project may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable. Upon the Board's approval of the actions herein, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk and with the State Clearinghouse in the Office of Land Use and Climate Innovation in accordance Section 21152(a) of the California Public Resources Code and will post the Notice to the County's website in accordance with Section 21092.2;

2. Pursuant to Government Code Section 26227, find that the portion of the Property proposed to be leased to City of Torrance and Venice Family Clinic totaling approximately 8,915 net square feet is not required for County purposes;
3. Pursuant to Government Code Section 26227, find that the services to be provided by City of Torrance and Venice Family Clinic are necessary to meet the social needs of the County and its residents and serve public purposes which benefit the County;
4. Authorize the Chief Executive Officer, or her designee, to negotiate lease agreements with the City of Torrance and Venice Family Clinic, to occupy their respective premises at the Property pursuant to the terms and conditions set forth in a lease, which shall include, but not be limited to, the following provisions:
 - a. The City of Torrance lease will be for a term of 25 years. The Venice Family Clinic lease will be for a term of 10 years;
 - b. City of Torrance will pay \$2,500 monthly with said monthly payments increasing annually thereafter for the remaining years of the lease term, in accordance with the Consumer Price Index. Venice Family Clinic's lease will be gratis for their lease term, and they will contribute towards their proportionate share of operating expenses, maintenance, and utilities for the Property; and
 - c. Parking shall be provided to employees and staff of both the City of Torrance and Venice Family Clinic on the Property, on the same terms as the County provides parking for County staff and its clients.
5. Authorize the Chief Executive Officer, or her designee, to execute the proposed lease agreements, upon approval as to form by County Counsel;

6. Authorize the Chief Executive Officer, or her designee, to execute other ancillary documentation necessary to implement the proposed lease terms, approved as to form by County Counsel, and to take any other actions necessary and appropriate to effectuate the transactions described in this motion;
7. Establish and approve the proposed Pathway Torrance Community Health and Wellness Center Renovation project, Capital Project No. 8A022 with a current project budget of \$11,000,000; and to reimburse the Project and Facility Development budget for the project's pre-development costs. We will return to the Board for budget increase once the funding agreement with the City of Torrance is approved to request budget increase of \$6,440,000, bringing the total project budget to \$17,440,000;
8. Authorize the Chief Executive Officer, or her designee, to enter into a Funding Agreement with the City of Torrance to receive a total of \$6,440,000, consisting of \$5,500,000 from the City's State funding source, AB 179 Budget Act of 2022, and \$940,000 from the City's federal funding source, Department of Housing and Urban Development Community Project Funding, to partially fund the proposed Pathway Torrance Community Health and Wellness Center Renovation project, Capital Project No. 8A022;
9. Approve an appropriation adjustment to use \$11,000,000 obligated fund balance Committed for American Rescue Plan-Enabled Capital Programs to proposed Pathway Torrance Community Health and Wellness Center Renovation project, CP No. 8A022 to partially fund the project; and
10. Direct the Director of Public Works, or his designee, to return to the Board and grant delegated authority to adopt the plans and specifications; to award and execute a low-bid construction contract for the proposed Pathway Torrance Project with a

responsible contractor with the lowest responsive bid within or less than the estimated cost up to \$13,500,000; and to exercise control of the furniture, fixtures, and equipment, securities, audio/visual allowance(s) or additive alternates, including the authority to reallocate the allowance(s) into the contract sum.

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JH:dg

August 05, 2025

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

AUDITOR-CONTROLLER:
THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE
FY 2025-26
4 - VOTES

SOURCES	USES
GENERAL FUND A01-304Q COMMITTED FOR AMERICAN RESCUE PLAN-ENABLED CAPITAL PROGRAMS DECREASE OBLIGATED FUND BALANCE11,000,000	PUBLIC HEALTH PATHWAY TORRANCE COMMUNITY HEALTH & WELLNESS CTR RENOVATION A01-CP-6014-65058-8A022 CAPITAL ASSETS - B & I INCREASE APPROPRIATION11,000,000
SOURCES TOTAL\$ 11,000,000	USES TOTAL\$ 11,000,000

JUSTIFICATION
Reflects the use of \$11,000,000 from obligated fund balance Committed for American Rescue Plan - Enabled Capital Programs to the Pathway Torrance Community Health and Wellness Center Renovation Project, Capital Project No. 8A022, to partially fund the project.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

17 August 12, 2025

Amir Alam

Digitally signed by Amir Alam
Date: 2025.07.17 14:28:00 -07'00'

AUTHORIZED SIGNATURE

AMIR ALAM, MANAGER, CEO

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

Edward Yen
EDWARD YEN
EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---	<input type="checkbox"/> ACTION	<input checked="" type="checkbox"/> APPROVED AS REQUESTED
AUDITOR-CONTROLLER	<input checked="" type="checkbox"/> RECOMMENDATION BY Andrea Turner Digitally signed by Andrea Turner Date: 2025.07.17 14:53:31 -07'00'	<input type="checkbox"/> APPROVED AS REVISED
B.A. NO. 009	DATE 7/17/25	CHIEF EXECUTIVE OFFICER
		Matthew J. Diaz Digitally signed by Matthew J. Diaz Date: 2025.07.17 15:16:06 -07'00'
		DATE 7/17/25