



## TORRANCE HISTORIC PRESERVATION COMMISSION AGENDA

Thursday, April 30, 2026

REGULAR MEETING  
6:30 P.M.

WEST ANNEX COMMISSION MEETING ROOM  
3031 TORRANCE BLVD.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in the meeting, please contact the City Clerk's Office at (310) 618-2780. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title II]

The Historic Preservation Commission is an advisory body to the City Council that meets on the third Thursday of each month at 6:30 p.m. All meetings are open to the public. Agendas, staff reports, and minutes are available for review on the City webpage at [www.TorranceCA.gov/Historic-Preservation-Commission-Agendas-Minutes](http://www.TorranceCA.gov/Historic-Preservation-Commission-Agendas-Minutes). For further information, contact the Planning Division of the Community Development Department at (310) 618-5990.

**PARTICIPATE BEFORE THE MEETING** by submitting a public comment via email to [HistoricPreservationCommission@TorranceCA.Gov](mailto:HistoricPreservationCommission@TorranceCA.Gov). Comments must include in the subject line "Public Comment" and the record number and project address. Comments received before **5:00p.m. on Wednesday, April 29, 2026**, will be published for public review prior to the meeting. Comments received after **5:00 p.m.**, but prior to the adjournment of the meeting will be added to the record.

The agenda was posted on the Public Notice Board at 3031 Torrance Bl. and on the City's Website on **Thursday, April 23, 2026** /s/ Rebecca Poirer

### ORDER OF BUSINESS

The Historic Preservation Commission may take action on any item listed on the agenda.

**1. CALL TO ORDER/ROLL CALL**

**2. FLAG SALUTE**

Commissioner Trivelli

**3. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**

**4. ORAL COMMUNICATIONS (Limited up to a 30-minute period)**

*This portion of the meeting is reserved for comments not on the agenda or the Consent Calendar. Under the Ralph M. Brown Act, Commissioners cannot act on items raised during public comment, but may respond briefly to statements made or questions posed, request clarification, or refer the item to staff. Speakers under Oral Communications period will have no longer than 2 minutes.*

## 5. CONSENT CALENDAR

*Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed by a Commissioner from the Consent Calendar and considered separately.*

### 5A. Community Development – Approval of Minutes: March 19, 2026

Recommendation of the Community Development Director that the Historic Preservation Commission approve the Historic Preservation Commission Minutes of March 19, 2026.

## 6. HEARINGS – None Scheduled.

## 7. ADMINISTRATIVE MATTERS

### 7A. Community Development – Consider Proposed Amendments to Torrance Historic Preservation Plan

Recommendation of the Community Development Director that the Historic Preservation Commission:

1. Conduct a Workshop and receive public and Commission input on the proposed amendments to the Historic Preservation Plan; and
2. Provide direction and recommend that the City Council adopt the amended Historic Preservation Plan.

## 8. COMMISSION ORAL COMMUNICATIONS

## 9. ADJOURNMENT

- 9A. Adjournment of Historic Preservation Commission Meeting to Thursday, May 21, 2026, at 6:30 p.m. in the West Annex Commission Meeting Room City Hall.

**MINUTES OF REGULAR MEETING OF THE  
TORRANCE HISTORIC PRESERVATION  
COMMISSION**

**1. CALL MEETING TO ORDER**

The Torrance Historic Preservation Commission convened in a regular session at 6:33 PM on Thursday, March 19, 2026, in the West Annex Commission Meeting Room 3031 Torrance Boulevard.

**ROLL CALL**

Present: Commissioners Griffiths, G. Higginbotham, Schwartz, Trivelli, Weideman and Chair M. Higginbotham

Absent: None

Also Present: Planning Manager Oscar Martinez, Planning Associate Kevin Joe, Planning Assistant Brice Kennedy and Community Development Director Michelle Ramirez.

**MOTION:** Commissioner Weideman moved to approve the absence of Commissioner Schwartz. Commissioner Trivelli seconded the motion; a roll call vote reflected 5-0 approval. (Absent: Commissioner Schwartz)

**2. FLAG SALUTE**

The Pledge of Allegiance was led by Commissioner Trivelli.

**3. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**

None

**4. ORAL COMMUNICATIONS**

None

**5. CONSENT CALENDAR**

**5A.** Approve Commission Minutes: January 15, 2026 and February 19, 2026.

**MOTION:** Commissioner Weideman moved to approve January 15, 2026 and revised February 19, 2026 minutes. Commissioner Griffiths seconded the motion; a roll call vote reflected 5-0 approval. (Absent: Commissioner Schwartz)

**6. PUBLIC HEARINGS**

**6A. COMMUNITY DEVELOPMENT – CONDUCT PUBLIC HEARING AND ADOPT A RESOLUTION FOR THE APPROVAL OF THE HISTORIC LANDMARK DESIGNATION (HPC25-00008) FOR AN EXISTING RESIDENCE ON PROPERTY LOCATED IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONE, TORRANCE TRACT OVERLAY AT 1511 ACACIA AVENUE.**

Recommendation of the Community Development Director that the Historic Preservation Commission: conduct a Public Hearing, determine this item is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15331 – Historic Resource Rehabilitation/Restoration, approve a Historic Landmark Designation request (HPC25-00008), and adopt a RESOLUTION for approval of Historic Landmark Designation (HPC25-00008) for an existing single-family residence on property located in the Single-Family Residential (R-1) Zone, Torrance Tract Overlay Zone at 1511 Acacia Avenue (APN 7355-011-010). (Res. No. 2026-002)

**Recommendation:** Approval

Planning Manager Martinez introduced and presented the item.

Applicant; KC Family Trust (Laura Koch & Marc Cohen)

Commissioners Griffiths, Weideman, Trivelli, G. Higginbotham and M. Higginbotham all stated they have either viewed the home, googled mapped it and/or driven or walked by the property and will base their decision on the evidence presented.

Commission discussed the item and asked questions; Planning Associate Joe and applicant answered Commission's questions.

No Public Comment

Applicant closing remarks

**MOTION:** Commissioner Weideman moved to close the public hearing. Commissioner Trivelli seconded the motion; a roll call vote reflected 5-0 approval. (Absent: Commissioner Schwartz)

**MOTION:** Commissioner Weideman moved to approve a Historic Landmark Designation request (HPC25-00008) and determine this item is exempt from CEQA per guidelines section 15331. Commissioner Griffiths seconded the motion; a roll call vote reflected 5-0 approval. (Absent: Commissioner Schwartz)

Planning Manager Martinez read by title only Resolution No. 2026-002;

Resolution of the Historic Preservation Commission of the City of Torrance, California, approving a Historic Landmark Designation request as provided for in Division 9, Chapter 1, Article 50 of the Torrance Municipal Code for property located in the R-1 Zone, Torrance Tract Overlay Zone at 1511 Acacia Avenue.

**MOTION:** Commissioner G. Higginbotham moved to adopt Planning Commission Resolution No. 2026-002. Commissioner Weideman seconded the motion; a roll call vote reflected 5-0 approval. (Absent: Commissioner Schwartz)

7. **ADMINISTRATIVE MATTERS**

8. **COMMISSION ORAL COMMUNICATIONS**

Commissioners gave final comments.

9. **ADJOURNMENT**

**MOTION:** At 6:57 PM Commissioner Trivelli moved to adjourn the meeting to Thursday, April 30, 2026 at 6:30 PM in the West Annex Commission Meeting Room. Commissioner Weideman seconded the motion; a roll call vote reflected a 5-0 approval. (Absent: Commissioner Schwartz)

DRAFT SUBJECT TO APPROVAL



Date: April 30, 2026  
To: Members of the Historic Preservation Commission  
From: Oscar Martinez, Planning Manager | [OMartinez@TorranceCA.gov](mailto:OMartinez@TorranceCA.gov)  
By: Kevin Joe, Planning Associate | [KJoe@TorranceCA.gov](mailto:KJoe@TorranceCA.gov)  
Subject: Consider Proposed Amendments to Torrance Historic Preservation Plan.

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## RECOMMENDATION

Recommendation of the Community Development Director that the Historic Preservation Commission:

1. Conduct a Workshop and receive public and Commission input on the proposed amendments to the Historic Preservation Plan; and
2. Provide direction and recommend that the City Council adopt the amended Historic Preservation Plan.

## DISCUSSION

### Background

From 2011 to 2013, a Survey of Historic Resources was performed for the properties located in the original Torrance Tract, the area of the city when it was incorporated in 1921, under the guidance of a historic preservation architect. The Survey would serve as the foundation for developing the City's historic preservation program. The Survey included all residential, commercial, industrial and institutional structures that are visible from a public street within the Torrance Tract.

In 2016, the City Council directed staff to develop a historic preservation program to allow the Historic Landmark Designation of properties and creation of Historic Districts in the City for their consideration. In December 2017, the City Council adopted an ordinance to establish a Historic Preservation Commission, Commission duties, and the criteria and procedures for designating Historic Landmarks, Historic Districts, and review of projects.

At the same time, the City Council adopted the Torrance Historic Preservation Plan which provides the framework for implementing the preservation program. Based on the public feedback received from the community, the Preservation Plan primarily focused on residential properties in the Torrance Tract.

In 2025, the City Council directed staff to bring forward an item for their consideration to allow Landmark Designation and the creation of Historic District for qualified commercial structures.

## Analysis

The Community Development Department staff with the assistance of historic preservation consultant, Page & Turnbull, evaluated the existing Ordinance and Preservation Plan to determine what was necessary to facilitate incorporating commercial structures into the preservation program. While the ordinance established the criteria and procedures for designating Historic Landmarks and Districts citywide regardless of the structure type, the existing Preservation Plan was lacking in design considerations and strategies for preserving commercial structures and storefronts.

The amended Preservation Plan includes new, enhanced and revised language covering the following topics:

1. Development history of Downtown Torrance that provides contextual background, commercial development patterns, prevalent architectural styles, and characteristics of the area;
2. Clarifies local Historic Landmark and District designation eligibility for qualified properties on identified on an adopted historic resource survey;
3. Considerations for evaluating designation significance and integrity criteria and what makes a property historic;
4. Managing proposed changes in the Torrance Tract Overlay Zone and structures designated as Historic Landmarks or located within a local Historic District; and
5. Design considerations for reviewing projects involving historic resources and non-historic properties and preservation approaches to commercial storefronts.

## Public Outreach

A clean version and redline version of the draft amended Historic Preservation Plan was posted on the City's website <https://www.torranceca.gov/our-city/community-development/planning-division/comprehensive-planning/historic-preservation/torrance-historic-preservation-plan-update>. Notices for this workshop were mailed to commercial properties owners in Downtown Torrance and a legal ad was published in the Daily Breeze. Announcements of the availability of the Historic Preservation Plan update were made on the weekly City email newsletter and during the Downtown Association's monthly meeting. Flyers for the Preservation Plan update were also distributed at the Community Development Department's booth at the Cherry Blossom Festival held at the end of March.

## **ENVIRONMENTAL FINDINGS**

This item is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15331 Historic Resource Restoration/Rehabilitation.

## **ATTACHMENTS**

1. Amended Historic Preservation Plan Public Review Draft (Limited Distribution)
2. Slide Show Presentation

**ITEM 7A**

**ATTACHMENT 1**

AMENDED HISTORIC PRESERVATION PLAN  
PUBLIC REVIEW DRAFT (LIMITED DISTRIBUTION)

**ITEM 7A**

**ATTACHMENT 2**

SLIDE SHOW PRESENTATION

A blue-tinted photograph of a residential street. In the foreground, there are several tall palm trees. In the background, there are several houses with gabled roofs and porches. The overall scene is a typical suburban neighborhood.

# Amendments to the Torrance Tract Historic Preservation Plan

Historic Preservation Commission

April 30, 2026

Page & Turnbull

# Overview of Amendments

## Primary Additions

- Commercial Content
- What Makes a Property Historic ?
- Design considerations for historic & non-historic properties

## Key Edits

- Clarifies Torrance Tract Overlay Zone management vs historic designation
- Add Recommendations

Minor language, terminology clarifications, and corrections as a result of these and other citywide changes

## TORRANCE TRACT HISTORIC PRESERVATION PLAN

TORRANCE, CALIFORNIA  
ADOPTED NOVEMBER 2018  
AMENDED [DATE TBD]

AMENDED PUBLIC REVIEW DRAFT  
March 19, 2026



# 2017 Original

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# 2026 Amended

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 Added  
 Edited

# Commercial Content

## Chapter 2: History, Character, Styles

- Outlines Downtown Torrance's commercial development from 1912 to late-20<sup>th</sup> century, existing character, and architectural styles

## Chapter 4: Key Finding

- Downtown lacks sufficient cohesion to be strong historic district
- Individual properties may still qualify as Landmarks

## Chapter 6: Commercial Storefront Guidance

- Approach 1: Retain and repair
- Approach 2: Compatible changes
- Approach 3: New or replacement storefront

1311:—Sartori Street, Torrance, Calif.



## What Makes a Property Historic? (Chapter 4)

- Similar to “What Makes a Good Historic District” but for individual designation
- New section walks through historic context, designation criteria, and integrity thresholds
- Explanation and examples about meeting the seven (7) designation criteria
- Integrity thresholds most relevant by criteria



# Design Considerations (Chapter 6)

## Historic Properties – Individual & Contributing Resources

- Retain original and/or character-defining features
- Repair first, then replace in kind
- Areas previously altered can continue to be altered  
Restore missing features or return property to earlier period – based on evidence
- Compatible alterations
- Compatibility in terms of large scale (size, scale, proportion, and massing) then details (materials, colors, ornamentation)
- Different yet compatible – take cues from existing
- Additions – subordinate to historic and reversible



# Recommendations (Chapter 7)

- Additional recommendations:
  - Encourage Mills Act applications
  - Options to encourage restoring commercial buildings or reinforcing the historic character of Downtown Torrance, such as:
    - Design or compatibility project review
    - Commercial design standards or guidelines
    - A revised or new façade improvement program.
    - Flexibility through the California Historical Building Code

