

MEMBERS OF THE PUBLIC MAY PARTICIPATE BEFORE THE MEETING by emailing HistoricPreservationCommission@TorranceCA.Gov and write "Public Comment" in the subject line. In the body of the email include the item number and/or title of the item with your comments. All comments emailed by 2:00 p.m. on the date of the meeting will be included as a "Supplemental" and uploaded to <https://www.torranceca.gov/government/city-clerk/commissions-and-advisory-boards/historic-preservation-commission/agendas-minutes/-folder-5167>.

Comments received after 2:00 p.m. will be uploaded the following day to the previously noted web address.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this 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. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining, they will be heard at the next regular meeting.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are attached to the agenda and available for review online. Questions or concerns may be directed to Commission Liaison, Planning Manager Gregg Lodan, at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home page www.TorranceCA.gov.

**TORRANCE HISTORIC PRESERVATION COMMISSION AGENDA
WEST ANNEX COMMISSION MEETING ROOM CITY HALL
3031 TORRANCE BOULEVARD
TORRANCE CA 90503
THURSDAY, APRIL 20, 2023
REGULAR MEETING
6:30 PM**

HISTORIC PRESERVATION COMMISSION MAY TAKE ACTION ON ANY ITEM LISTED ON THE AGENDA

1. CALL MEETING TO ORDER

ROLL CALL: Commission Members: G. Higginbotham, M. Higginbotham, Kartsonis, O'Donnell, Trivelli, and Chairman Weideman

2. FLAG SALUTE

3. REPORT OF THE STAFF ON THE POSTING OF THE AGENDA The agenda was posted on the Public Notice Board at 3031 Torrance Bl. and on the City's Website on Friday, April 14, 2023.

4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

5. ORAL COMMUNICATIONS #1 (Limited to a 15 minute period)

This portion of the meeting is reserved for comment on items not on the agenda or on topics of interest to the general public. 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 this Public Comment period will have no longer than 1 minute per speaker. Your phone call to the Commission meeting will be recorded as part of the meeting. By staying on the line and making public comments during the meeting, you are agreeing to have your phone call recorded.

6. 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 Councilmember from the Consent Calendar and considered separately.

6A. Approval of Minutes: February 16, 2023 and March 16, 2023

7. ADMINISTRATIVE MATTERS

7A. Discussion of Social Media Outreach Campaign for Historic Preservation Month

8. PUBLIC HEARINGS - NONE

9. COMMISSION ORAL COMMUNICATIONS

10. ADJOURNMENT

10A. Adjournment of Historic Preservation Commission Meeting to Thursday, May 18, 2023, at 6:30 p.m.

**MINUTES OF A 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 p.m. on Thursday, February 16, 2023, in the West Annex Meeting Room.

ROLL CALL

Present: Commissioners G. Higginbotham, M. Higginbotham, Kartsonis, O'Donnell, Trivelli, and Chair Weideman.

Absent: None.

Also Present: Community Development Manager Gregg Lodan, Senior Planning Associate Carolyn Chun, Community Development Assistant Riley Symons, and Community Development Director Ramirez.

2. FLAG SALUTE

Commissioner M. Higginbotham led the Pledge of Allegiance.

3. REPORT OF THE STAFF ON THE POSTING OF THE AGENDA

Community Development Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Thursday, February 9, 2023.

4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND / OR SUPPLEMENTAL ITEMS

None.

5. ORAL COMMUNICATIONS

None.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES: JANUARY 19, 2023

MOTION: Commissioner G. Higginbotham moved to approve the minutes as presented. Commissioner O'Donnell seconded the motion; a roll call vote reflected unanimous approval.

7. ADMINISTRATIVE MATTERS

7A. CONTINUED DISCUSSION OF LANDMARK PLAQUE DESIGN & NAMING GUIDELINES

Community Development Manager Lodan presented the Continuing Discussion Regarding the Landmark Plaque Design and requested feedback.

The Commission provided feedback.

Commissioner G. Higginbotham stated that what staff presented included the important Torrance elements discussed and met what the Commission had requested previously.

Commissioner M. Higginbotham presented the Commission and staff with a rough mock-up of the plaque design through her laptop.

Commissioner O'Donnell stated that she liked the 12" x 15" plaque size, as it would be noticeable. Commissioner G. Higginbotham concurred.

Staff presented different sizes of the plaque to the Commission for reference. The Commission provided feedback.

Chair Weideman inquired if the (3) sizes presented could be offered as options. Community Development Director Ramirez replied that the application could have a box inquiring if applicants were interested in a plaque, list the (3) sizes available, and could have a mock-up option for approval once the application came before the Commission for evaluation.

7B. DISCUSSION REGARDING JOINT MEETING WITH CITY COUNCIL

Community Development Manager Lodan presented the discussion regarding the joint meeting with City Council and requested the Commission's feedback.

The Commission provided feedback.

MOTION: Commissioner O'Donnell moved to have a joint meeting with the City Council. Commissioner M. Higginbotham seconded the motion; a roll call vote reflected unanimous approval.

8. PUBLIC HEARINGS

None.

9. COMMISSION AND STAFF ORAL COMMUNICATIONS

Members of the Commission spoke.

Commissioner Weideman and Commissioner Trivelli gave a summary of the State Housing Laws and Preservation Planning Webinar they attended. Commissioner Trivelli stated that she downloaded all documents shared, which can be provided to the Commission if requested. Commissioner Weideman stated they emphasized having an updated Preservation Survey.

Commissioner O'Donnell announced that City Council passed an Ordinance prohibiting gun shops in the Torrance Downtown area. Community Development Manager Lodan stated that the Ordinance is still in the drafting stages and will be presented to the Planning Commission late May, early April, and before City Council, April 2023.

10. ADJOURNMENT

MOTION: At 7:35 p.m., Commissioner O'Donnell moved to adjourn the meeting to Thursday, February 16, 2023, at 6:30 p.m. in the West Annex Meeting Room. Commissioner Kartsonis seconded the motion; a roll call vote reflected unanimous approval.

##

Subject to Approval

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

1. CALL MEETING TO ORDER

The Torrance Historic Preservation Commission convened in a regular session at 6:33 p.m. on Thursday, March 16, 2023, in the West Annex Meeting Room.

ROLL CALL

Present: Commissioners G. Higginbotham, M. Higginbotham, Kartsonis, O'Donnell, Trivelli, and Chair Weideman.

Absent: None.

Also Present: Community Development Manager Gregg Lodan, Senior Planning Associate Carolyn Chun, Community Development Assistant Riley Symons, Community Development Director Ramirez, and Torrance Transit Senior Business Manager David Mach.

2. FLAG SALUTE

Commissioner Trivelli led the Pledge of Allegiance.

3. REPORT OF THE STAFF ON THE POSTING OF THE AGENDA

Community Development Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Thursday, March 9, 2023.

4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND / OR SUPPLEMENTAL ITEMS

MOTION: Commissioner Trivelli moved to have the Commission defer Item 6A. Commissioner Weideman seconded the motion; a roll call vote reflected unanimous approval.

5. ORAL COMMUNICATIONS

None.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES: FEBRUARY 16, 2023

Item 6A deferred.

7. ADMINISTRATIVE MATTERS

7A. PRESENTATION BY TRANSIT DEPARTMENT ON THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY C-LINE EXTENSION

Torrance Transit Senior Business Manager Mach gave a presentation on the Los Angeles County Metropolitan Transportation Authority C-Line Extension:

- LA Metro is bringing passenger light-rail to Torrance, a 4.5-mile extension starting from the Marine Station in Redondo Beach and ending at the Mary K. Giordano Regional Transit Center, funded by Measure R and Measure M.
- The extension will go through three cities: Lawndale, Redondo Beach, and Torrance.
- Metro has been studying three options through the California Environmental Quality Act (CEQA): Proposed Project - Elevated/At-Grade, Right-of-Way/Trench, and Elevated at Hawthorne Boulevard, all of which have had assessments through the California Environmental Quality Act (CEQA) that include environmental impacts, aesthetics, noise, and vibrations.
- Torrance City Council has unanimously voted to support the Proposed Project, Right-of-Way with Elevated/At-Grade option.
- Metro's goal is to provide alternative means of transportation, alleviate traffic, reduce air pollution and greenhouse gas emissions, minimize environmental impacts, and improve connections to the LA Metro bus and train connections.
- All three options do not anticipate having imminent domain on residential properties, but for the Elevated at Hawthorne Boulevard option, there will be property acquisitions for commercial spaces along Hawthorne.
- LA Metro proposed the following mitigations to help reduce noise and vibrations that will be caused by the project: quiet hours, quiet zones, track upgrades to reduce noise and vibrations, and bell shrouds.
- LA Metro, per the EIR, looked at impacts the project may have, studies show that there are no historical resources that will be impacted by the three options presented within the City of Torrance.
- Mailers have been sent to Torrance residents. Residents can either return their mailers or go online to complete a survey by March 27, 2023, to be included in Metro's Draft EIR. Comments submitted after March 27, 2023, will still be accepted but will not be part of the Draft EIR.

Members of the Commission spoke.

MOTION: Commissioner O'Donnell moved to receive and file the presentation on the Los Angeles County Metropolitan Transportation Authority C-Line Extension. Commissioner Kartsonis seconded the motion; a roll call vote reflected unanimous approval.

7B. DISCUSSION ON THE HISTORIC PRESERVATION MONTH PROCLAMATION

Community Development Manager Lodan presented the discussion on the Historic Preservation month proclamation:

- The month of May is proclaimed to be the Historic Preservation month by the National Trust for Historic Preservation.
- Draft for the May 9, 2023 meeting was provided to the Commission for review and discussion.

Commissioner Trivelli nominated both Commissioners Gene Higginbotham and Mia Higginbotham to accept the proclamation in Chair Weideman's absence.

MOTION: Commissioner O'Donnell moved to appoint Commissioners G. Higginbotham and M. Higginbotham to accept the Historic Preservation proclamation. Commissioner Trivelli seconded the motion; a roll call vote reflected unanimous approval.

8. PUBLIC HEARINGS

None.

9. COMMISSION AND STAFF ORAL COMMUNICATIONS

Commissioners G. Higginbotham, Trivelli, O'Donnell, Kartsonis, and Chair Weideman spoke.

10. ADJOURNMENT

MOTION: At 7:26 p.m., Commissioner O'Donnell moved to adjourn the meeting to Thursday, April 20, 2023, at 6:30 p.m. in the West Annex Meeting Room. Commissioner M. Higginbotham seconded the motion; a roll call vote reflected unanimous approval.

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Agenda Item: 7A

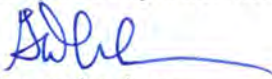
To: Historic Preservation Commission
From: Gregg Lodan, Planning Manager
Community Development Department (CDD)
Date: April 20, 2023
Subject: Social Media Outreach Campaign, Historic Preservation Month

At the Historic Preservation Commission Meeting of March 16, an item focused on the draft City Council Proclamation honoring Historic Preservation Month. Subsequent to that meeting, staff from Community Development met with Jin Chun of Cable and Community Relations to discuss other potential efforts that could coincide with Historic Preservation Month. Staff decided to pursue a Social Media Campaign. To be most effective, in spreading word about Historic Preservation and the City's program, it was suggested that staff develop content for one post for each day of the month. Staff began compiling data and imagery to develop a DRAFT social media campaign for the month of May. CDD has provided this information to Cable who has graphic designers currently working on the designs for the campaign.

A copy of the draft information is attached for the Commissions review. Staff has endeavored to include historical facts, matters of current importance to the City, as well as current news and events to capture the breadth of influence that Historic Preservation has on the City.

Staff is sharing the DRAFT content for the Commission's awareness and discussion.

Respectfully submitted,



Gregg Lodan
Planning Manager

Attachment:

- A. Draft Historic Preservation Month Social Media content.

DRAFT Torrance – Historic Preservation Month Social Media Posts

1. Torrance began as the Olmstead Tract which is the area of the city originally planned by Frederick Law Olmstead Jr. and the Olmstead Brothers firm. Their father had been a designer of Central Park in New York as well as a designer for the grounds surrounding the US Capitol Building. The Olmstead Brothers also developed plans for Stanford University and the layout of Palos Verdes Estates.



Initial Concept Plan for Torrance prepared by the Olmsted Brothers, dated April 12, 1912
Olmsted Archives; Brookline, Massachusetts (From Historic Resources Survey)

2. Torrance was named after Jared Sidney Torrance, who, in 1911 purchased 3100 acres of land from the Dominguez Family Tract and with his partners set out to design their own industrial town.



concept sketch, Courtesy of Historic Society (from Historic Resources Survey document)

3. Torrance's current motto of "The Balanced City" stems from Jared Sidney Torrance's vision for his model city that would include affordable housing, an industrial job base and opportunities for recreation, culture and education.



city stock image

4. The City of Torrance was designed by the Olmstead Brothers with a landscaped mall framing a view towards Mount San Antonio. The layout was based on a design concept developed for The Mall in Washington DC.



City stock photo

5. Torrance has several structures designed by Irving Gill including The Pacific Electric Railway – El Prado Bridge, Torrance Elementary School and the former Pacific Electrical Railway Station: The Depot. Gill was known for his innovative use of concrete construction methods.



Pacific Electric Railway Train Station, 1913 – 1914 (image from; Irving Gill and the Architecture of Reform, Thomas S. Hines, courtesy of the Torrance Historical Society) From Historic Resource Survey

6. The First Landmark on the Torrance Register of Historic Places was designated in October 2022. It is the home located on Arlington Avenue built in Queen Anne style that was built in 1901 and moved to its present location in 1934 to make room for the development of the USC campus.



photo from Historic Resources survey

7. Torrance High School was the first property in Torrance to be placed on the National Register of Historic Places, and has been featured in many TV productions including “Beverly Hills 90210.”



City Stock Photo

8. The Depot Restaurant is located in a building that formerly served as a The Pacific Electric Railway Train Station. It was part of the extensive Red Car network that carried passengers throughout Los Angeles and Orange Counties. (Graphic: photo of Depot Restaurant)



City Stock Photo

9. Louis Zamperini relocated to Torrance with his family in the 1920's. He attended Torrance High School and excelled in athletics. In 1934, Zamperini set a world interscholastic record in the mile clocking in at 4 minutes, 21.2 seconds. This record stood for over 20 years. He attended USC and represented the US on the 1936 US Olympic Team. In 1941 Louis enlisted in the US Air Force. His plane suffered a mechanical failure which left him stranded in the Pacific Ocean, after being picked up by the Japanese Navy, Zamperini was held as a prisoner of war until the end of the war. Zamperini returned home to a hero's welcome. The Torrance Airport was named in honor of Louis Zamperini.



Image: city website

10. The Pacific Electric Railway – El Prado Bridge on Torrance Boulevard was designed by Irving Gill in 1913. Today the bridge serves as a gateway to the City of Torrance and was the inspiration for the City’s new wayfinding design. The bridge is the second property in Torrance to be placed on the National Register of Historic Places.



City stock photo



photo courtesy of historic society

11. The City of Torrance adopted a Historic Preservation Plan in 2018. As a result, owners of residential properties located in the Torrance Tract area are able to apply to have their homes designated as a Local Landmark.

TORRANCE TRACT
HISTORIC PRESERVATION PLAN

© 2018 CITY OF TORRANCE



Photo, cover of Preservation Plan

12. Historic preservation was considered a luxury practice in the past, but research on economic and public benefits have revealed that it is a powerful tool in sustaining local economy, creating jobs, tourism, and even generating capital.



city stock photo

13. Irving Gill has designed many buildings in Torrance including modest structures such as a series of worker cottages developed for employees of nearby industrial companies. The simple cottages were constructed out of concrete, Gill's signature building material. The Gill cottage is shown in the foreground of this photo.



From Historic Preservation Plan: Early photograph of Torrance Tract street, ca. 1913. Source: The Modern Industrial City courtesy of the Los Angeles Public Library.

14. Torrance was founded in 1912 by Jared Sidney Torrance with a population of 180. In 1921, with a population of about 1800, Torrance was incorporated as a city. In 2012, the City celebrated its Centennial with a series of events commemorating the people of Torrance and its history. In 2012, the commemorate the City's milestone, Centennial Plaza was dedicated in Old Torrance. By 2012, the population of the city had grown to over 140,000 people.



city stock photo

15. Members of the Historic Preservation Commission accept proclamation commemorating Historic Preservation Month in the City of Torrance on May 9, 2023.

(Graphic: photo accepting proclamation from Council to be taken May 9)

16. The Post Office on Marcelina Ave was built as part of an eight-building Works Progress Administration project during the mid-1930s. It is built in a Moderne Style and is only building from that effort still used for its originally intended use.



Historic Resources Survey

17. The Torrance Historical Society operates the Torrance History Museum at 1345 Post Ave. The building was constructed as the city library as part of an eight-building Works Progress Administration project during the mid-1930s.



Historic Resources Survey

18. The Torrance Historical Society offers walking tours of Downtown Torrance from May to October pointing out many of the historic sites and landmarks of Old Torrance. For more information visit their website at <https://www.torrancehistoricalsociety.org/>



City Stock photo

19. Oil production was the greatest economic activity in Torrance during the 1930's. At that time there were as many as 1000 oil wells operating in the City. As they came online, each well would produce about 250 barrels per day. (Graphic: old photo of oil fields in Torrance)



photo from City Website, History

20. Properties that are designated as a Historic Landmark in the City of Torrance can apply for the Mills Act tax relief incentive. The Mills Act allows owners of designated properties to enter into a contract with the City to reduce their property tax in exchange for agreeing to rehabilitate & maintain their property in accordance with Historic Preservation guidelines. (Graphic: photo of preserved house in Torrance)



Historic Pres. Plan

21. The City of Torrance has developed Architectural Design Guidelines as a resource to assist property owners in the restoration, renovation and preservation of residential structures that contribute to the heritage of Torrance. <https://www.torranceca.gov/our-city/community-development/historical/architecture> (Graphic: cover of Design Guidelines)



22. The Torrance Historic Society, completed a comprehensive survey of historic resources in the Olmstead Tract from 2011 to 2013. The survey was accomplished through the work of Gordon Olschlager of the firm Nakada + Associates, Inc. who prepared its framework. The survey was completed by a team of volunteers who walked the entire tract, block by block. The completed document was presented to the City of Torrance in January of 2016 and serves as the basis for the City's Historic Preservation Program and Ordinance.



Historic Pres. Plan

23. The layout for the City of Torrance owes its origins to the Garden City movement which began in England in the late 19th Century. Written by Sir Ebenezer Howard in 1898, the book “Garden Cities of To-morrow”, promoted the integration of nature with town planning. (Graphic: photo of Ebenezer Howard, or of book)



Ebenezer Howard/Public Domain

24. The City of Torrance is home to many architectural styles including Craftsman; Art Deco; Mission Revival; Monterey; Tudor; Colonial Revival and Prairie Style. These styles were prevalent during the period of development of the Olmstead Tract and lend to the character of the district to this day. (Graphic: street view in Torrance with multiple home styles, Post Ave?)



Historic Pres. Plan

25. The Downtown Torrance Revitalization and Connectivity Plan was adopted by the Torrance City Council in July of 2021. The plan offers a vision and a set of goals and strategies to successfully revitalize Downtown Torrance and its surrounding corridors while preserving the unique characteristics of the active walkable environment. (Graphic: Cover of plan or general downtown photo)



26. The accessibility of public transit was a key element of the original plan for the City of Torrance. The town radiated outward from a Red Car Station that connected Torrance with Downtown Los Angeles. This rich history provides context to the City’s establishment of the Mary K. Giordano Regional Transit Center and the goal of bringing Los Angeles Metro Rail C-Line to the city. (Photo: MKG Transit Center)



image: Torrance transit

27. The Torrance Historical Society along with the Old Torrance Neighborhood Association celebrates the All-American City Award presented to Torrance in 1956 with the annual “Rock Around the Block” summer celebration. With Vintage Cars, Special Exhibits, 50’s music and fun & games, be sure to experience the charm of Old Torrance. (Graphic: photos from RATB)



CDD photos

28. Torrance is rich with history. To learn all about what Torrance has to offer, stop by the [California Welcome Center Torrance](#). You can review information at an interactive kiosk, shop locally-sourced merchandise, get custom activity planning and more. The California Welcome Center is located in the Del Amo Fashion Center at the main entrance, level 1. (Graphic: Welcome Center Photo)



photo: Discover Torrance

29. The Historic Preservation movement in Torrance owes its origin to the Torrance Historical Society which was founded in 1973. The mission of the Torrance Historical Society is to promote interest in the history of Torrance; to promote historical research in Torrance; to collect, acquire, preserve, conserve and make available records, data, photographs, oral history, and related documents and information bearing on the history of Torrance. This is accomplished through the tireless efforts of community volunteer with a passion for the City. (Graphic: Historic Society Volunteers/ Historical Society Logo)



Logo designed by Glen Sakamoto, Creative Director of Sakamoto Design + Brand Strategy. Courtesy of the Historic Society.

30. Fern Avenue School in Torrance opened in 1933, it was constructed in Spanish Colonial Style and was originally part of the Los Angeles City School District. In 1992, Fern Avenue School, was the 3rd property in Torrance that was placed on the National Register of Historic Places.



City Stock photos

31. In the year 2000, the Red Car Brewery was the first brewery to open in the City of Torrance. Themed after the Red Car trolley system, the brewery was intended to bring the community together just like the Red Car brought people to Torrance in its early days. The building was originally the home of the Pacific Telephone and Telegraph Company. The Red Car has helped establish a thriving microbrew culture in Torrance which continues draw people into the historic downtown area. (Graphic: photo of Red Car)



City Stock Photo

