

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]

Direct questions or concerns to the Commission Liaison Oscar Martinez at (310) 618-5990, or individual department head prior to submission to the Commission.

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.

Members of the public may prepare written comments to the Commission. Comments may be submitted via email to 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. All comments submitted by 10:00 a.m. on the date of the meeting will be included as a "Supplemental" and made available on the City webpage. Comments received after 10:00 a.m. will be filed with the public record.

**TORRANCE HISTORIC PRESERVATION COMMISSION AGENDA
WEST ANNEX COMMISSION MEETING ROOM CITY HALL
3031 TORRANCE BOULEVARD
TORRANCE CA 90503
THURSDAY, JUNE 20, 2024
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: M. Higginbotham, Kartsonis, Schwartz, Trivelli, Weideman, and Chairman G. Higginbotham

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 Thursday, June 13, 2024.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS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

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 Commissioner from the Consent Calendar and considered separately.

6A. Approval of Minutes: May 16, 2024

7. ADMINISTRATIVE MATTERS

7A. Community Development - Summary of Outreach Efforts

Recommendation of the Community Development Director that Historic Preservation Commission receive and file a report of the City's outreach efforts and discuss a potential event with the Torrance Historical Society.

8. HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of HPC24-00002: RANDELL S. KLINENBERG

Recommendation of the Community Development Director that Historic Preservation Commission conduct a public hearing to consider approval of a Historic Landmark Designation for an existing single-family residence on property located in the R-2 Zone, Torrance Tract Overlay at 2268 Sonoma Street. This project is Categorically Exempt from CEQA per Guidelines Sections 15308 – Actions by Regulatory Agencies for Protection of the Environment and 15331 – Historical Resource Restoration/Rehabilitation.
(Res. No. 24-001)

9. COMMISSION ORAL COMMUNICATIONS

10. ADJOURNMENT

10A. Adjournment of Historic Preservation Commission Meeting to Thursday, August 15, 2024, at 6:30 p.m. in the West Annex Commission Meeting Room City Hall.



**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 6:32 p.m. on Thursday, May 16, 2024, in the West Annex Meeting Room.

ROLL CALL

Present: Commissioners M. Higginbotham, Kartsonis, Schwartz, Trivelli, and Weideman.

Absent: Commissioner O'Donnell and Chair G. Higginbotham.

Also Present: Senior Planning Associate Carolyn Chun, Planning Associate Peerapol Suree, and Community Development Director Michelle Ramirez.

Planning Associate Suree announced that Commissioner O'Donnell and Chair G. Higginbotham requested an excused absence.

2. FLAG SALUTE

Commissioner Weideman led the Pledge of Allegiance.

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

Senior Planning Associate Chun reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Friday, May 10, 2024.

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

Senior Planning Associate Chun reported Supplemental Material for Item 8A in which the Item was deferred to a date certain, Thursday, June 20, 2024.

MOTION: Commissioner Weideman moved to defer Item 8A to Thursday, June 20, 2024. Commissioner Schwartz seconded the motion; a roll call vote reflected 5-0 approval (Commissioner O'Donnell and Chair G. Higginbotham absent).

5. ORAL COMMUNICATIONS

A member of the public spoke and provided a brochure regarding the "Names on the Wall" Project.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES: MARCH 21, 2024

MOTION: Commissioner Weideman moved to approve the March 21, 2024, minutes. Commissioner M. Higginbotham seconded the motion; a roll call vote reflected 5-0 approval (Commissioner O'Donnell and Chair G. Higginbotham absent).

7. **ADMINISTRATIVE MATTERS**

None.

8. **PUBLIC HEARINGS**

8A. **CONSIDERATION OF HPC24-00002: RANDELL S. KLINENBERG**

Historic Preservation Commission consideration for approval of a Historic Landmark Designation for an existing single-family residence on property located in the R-2 Historic Preservation Commission Meeting 09-21-2023 Page 2 of 2 Zone, Torrance Tract Overlay at 2268 Sonoma Street. This project is Categorically Exempt from CEQA per Guidelines Section 15331 – Historical Resource. Restoration/Rehabilitation. (Res. No. 24-001).

Item deferred to Thursday, June 20, 2024.

9. **COMMISSION AND STAFF ORAL COMMUNICATIONS**

Commissioner M. Higginbotham requested a discussion regarding including commercial buildings in the Landmark process. Community Development Director Ramirez stated that an Item has been provided to City Council to seek direction.

Commissioner Schwartz requested an update on his request regarding a Commission booth at the Farmer’s Market once or twice a month. Community Development Director Ramirez replied that staff is checking with Community Services to determine if this can be done.

Commissioner Schwartz requested that the month of May end with a social media posting of the Commission with the Proclamation received from the city. Senior Planning Associate Chun acknowledged the request.

Community Development Director Ramirez announced that the Rock Around the Block event will be discussed in June 2024.

Community Development Director Ramirez announced the Armed Forces Parade, Saturday, May 18, 2024.

Community Development Director Ramirez announced the Commissioner’s Dinner, Wednesday, May 29, 2024.

Senior Planning Associate Chun provided a flyer to the Commission and stated that the flyer was mailed out to every property that was a contributing property.

10. **ADJOURNMENT**

MOTION: At 6:48 p.m., Commissioner Weideman moved to adjourn the meeting to Thursday, June 20, 2024, at 6:30 p.m. in the West Annex Meeting Room. Commissioner Schwartz seconded the motion; a roll call vote reflected 5-0 approval (Commissioner O’Donnell and Chair G. Higginbotham absent).

###

AGENDA ITEM NO. 7A

DATE: June 20, 2024
TO: Historic Preservation Commission
FROM: Carolyn Chun, Senior Planning Associate
Oscar Martinez, Planning Manager
SUBJECT: Summary of Outreach Efforts

RECOMMENDATION

Recommendation of the Community Development Director that Historic Preservation Commission receive and file a report on the City’s outreach efforts and discuss a potential event in conjunction with the Torrance Historical Society.

OVERVIEW

Per the request of the Historic Preservation Commission, staff has conducted outreach to raise awareness about the Historic Preservation program. For this year’s Historic Preservation Month of May, staff and members of the Historic Preservation Commission worked with the Community Engagement Team to post a photo and one historical fact per day on the City’s Instagram, X (formerly known as Twitter) and Facebook accounts. Overall, the campaign resulted in an over 300% increase in page views for the Historic Preservation Program. For comparison, last year there was a 112% increase in visits. In addition, 760 Historic Preservation Program flyers were mailed to property owners of contributing or altered contributing homes.

DISCUSSION

Historic Preservation Month

The Month of May 2024 was designated as Historic Preservation Month by the Torrance City Council at their regular meeting on May 7th, 2024. Commissioner Adam Schwartz accepted the Proclamation on behalf of the Historic Preservation Commission from the City Council.

Social Media Outreach

Historic Preservation Commissioners, Kartsonis, Schwartz and Weideman, with the help of Tom Brewer and the Historical Society, curated this year’s pictures and captions for the social media outreach efforts. Staff worked with the Community Engagement Team to post on Facebook, Instagram, and X. A photo (or photos) and a historical fact about the City of Torrance was posted daily in the month of May. Attached are the metrics and scope of the outreach (Attachment #1). The following is a summary of the social media report for 2024:

❖ Facebook

Top posts included:

- El Prado Bridge (aka the Torrance Bridge), shown in 1953, crossing Torrance Blvd. looking east towards Western Avenue. The post reached 46,511 users and 1,209 engagements.
- Torrance's Oil Field Derricks – Icons of the Landscape Until the 1950's. The post reached 36,283 users and 785 engagements.
- 1920 Pacific Electric Railroad Depot – The Gateway to Torrance. The post reached 24,744 users and 211 engagements.

❖ Instagram

Top posts included:

- Torrance School, circa 1917/18, now Torrance High School: First Torrance Property on the National Register of Historic Places. This post garnered 192 likes and 38 shares.
- May 1st post announcing the daily posts, "Get Ready for One Photo Every Day for the Entire Month!" The photo featured a sign depicting "Torrance: City of Industrial Opportunity - Business District". This post garnered 242 likes and 8 shares.
- El Prado Bridge (aka the Torrance Bridge), Shown in 1953, Crossing Torrance Blvd. looking east towards Western Avenue. The post garnered 137 likes and 13 shares.

❖ X (formerly known as Twitter)

Top posts included:

- Sam Levy Department Store on Sartori Avenue. One of Torrance's earliest entrepreneurs for over a century, spanning 4 generations. It holds the title of the City's longest standing family-owned business. This post garnered 544 impressions and 22 engagements.
- Higginbotham House is Torrance's first Residential Historic Landmark in Torrance. Built in the 1900's, it showcases the unique Queen Anne architecture of the Victorian Era. This post garnered 480 Impressions and 14 engagements.
- The Historic Preservation Commission was pictured with the 2024 Historic Proclamation for Historic Preservation Month presented by the City Council. This post garnered 449 Impressions and 6 engagements.

❖ Website Traffic and Engagement

- During the month of May 2024, the Historic Preservation page of the City Website experienced growth in users and views. The page had 507 users in May, a 359.6% increase from April. The page also had 745 views in May, a 340.26% increase from April. Users are classified as individual visitors to the page, and views account for the number of screens that saw the page. A user may view multiple times. This increase of first-time visitors to the page indicates the success of the social media and outreach efforts.

Historic Preservation Program Flyer

At several of the Commission meetings, Commissioners discussed reaching out to property owners in the Torrance Tract area. During these meetings, the Commission discussed the possibility of sending out a flyer promoting the Historic Preservation Program, which includes the Landmark Designation and Mills Act property tax rebate programs. Staff sent out 760 mailers to property owners of contributing and altered-contributing homes. Approximately 20 homeowners have reached out to the City inquiring about the program since the flyers were mailed out. Many of which are interested in Landmarking their homes and taking advantage of the property tax rebate program.

Potential Event with the Historical Society

Janet Payne from the Torrance Historical Society (THS) contacted Commissioner Trivelli with an event idea. The Society would like to offer a free community evening where residents of Old Torrance can learn about the many research resources available. The purpose of the event is to encourage residents to apply to have their homes landmarked. The tentative date would be in August. Although the museum is temporarily closed, THS would make the space available for this event. THS would like the Historic Preservation Commissioners to participate in this event. Staff recommends the Commission discuss participation in this potential event.

CONCLUSION

The Social Media campaign was a success and resulted in a positive public response. The presence of the Historic Preservation Program and Commissioners at events has in the past increased public awareness. The outreach efforts resulted in elevated public interaction with the Historic Preservation webpage and staff received several calls from property owners interested in Landmark Designation and Mills Act Programs.

ATTACHMENTS

1. Social Media Report 2024
2. Historic Preservation Program Flyer

STAFF CONTACT

Carolyn Chun, Senior Planning Associate
CChun@TorranceCA.gov

Oscar Martinez, Planning Manager
OMartinez@TorranceCA.gov

ITEM 7A
ATTACHMENT 1
SOCIAL MEDIA REPORT 2024

HISTORIC PRESERVATION MONTH

City of
TORRANCE
California



SOCIAL MEDIA REPORT 2024

ATTACHMENT 1

FACEBOOK

TOP POSTS

MAY IS HISTORIC PRESERVATION MONTH **MAY 11**









THE EL PRADO BRIDGE, SHOWN IN 1953, CROSSING TORRANCE BLVD. LOOKING EAST TOWARD WESTERN AVE.







City of **TORRANCE** California

www.TorranceCA.Gov

Post Impressions <small>i</small>	Post reach <small>i</small>	Engagement <small>i</small>
46,754	45,511	1,209

Interactions i


					
561	79	0	6	0	0

 Reactions	477
 Comments	27
 Photo Views	108
 Link Clicks	6
 Shares	58
 Other Clicks	533

FACEBOOK

TOP POSTS

MAY IS HISTORIC PRESERVATION MONTH **MAY 13**









**TORRANCE'S OIL FIELD DERRICKS -
ICONS OF THE LANDSCAPE UNTIL THE 1950S**







City of **TORRANCE** California

www.TorranceCA.Gov

Post Impressions ⓘ	Post reach ⓘ	Engagement ⓘ
37,162	36,283	785

Interactions ⓘ

					
217	8	1	12	1	0

 Reactions	225
 Comments	32
 Photo Views	67
 Link Clicks	14
 Shares	52
 Other Clicks	395

FACEBOOK

TOP POSTS

**MAY IS HISTORIC
PRESERVATION MONTH**

**MAY
3**



City of
TORRANCE
California

**1920: THE PACIFIC ELECTRIC RAILROAD
DEPOT - THE GATEWAY TO TORRANCE**

www.TorranceCA.Gov

Post Impressions ⓘ
24,744

Post reach ⓘ
24,744

Engagement ⓘ
211

Interactions ⓘ

👍 70 ❤️ 9 😄 0 😲 3 😞 0 😡 0

😊 Reactions 71

💬 Comments 3

🖼️ Photo Views 14

➡️ Shares 5

🖱️ Other Clicks 118

FACEBOOK

TOTALS

REACH

267.5K

REACTIONS

2534

SHARES

357

COMMENTS

188

SAVES

32

CLICKS

67

FACEBOOK

AVERAGES

REACH

8629

REACTIONS

82

SHARES

12

COMMENTS

188

SAVES

6

CLICKS

2

INSTAGRAM

TOP POSTS

**MAY IS HISTORIC
PRESERVATION MONTH**

**MAY
10**



City of
TORRANCE
California

**TORRANCE SCHOOL, CIRCA 1917/18,
NOW TORRANCE HIGH SCHOOL!**

www.TorranceCA.Gov

Post interactions	248
♡ Likes	192
▽ Shares	38
🔖 Saves	12
🗨 Comments	6

Profile ⓘ

Profile activity	62
Profile visits	57
External link taps	3
Follows	2

INSTAGRAM

TOP POSTS

MAY IS HISTORIC PRESERVATION MONTH	MAY 1
	
	GET READY FOR A NEW PHOTO EVERY DAY FOR THE ENTIRE MONTH!

www.TorranceCA.Gov

Post interactions	265
♡ Likes	242
🔖 Saves	10
📄 Shares	8
💬 Comments	5

Profile ⓘ

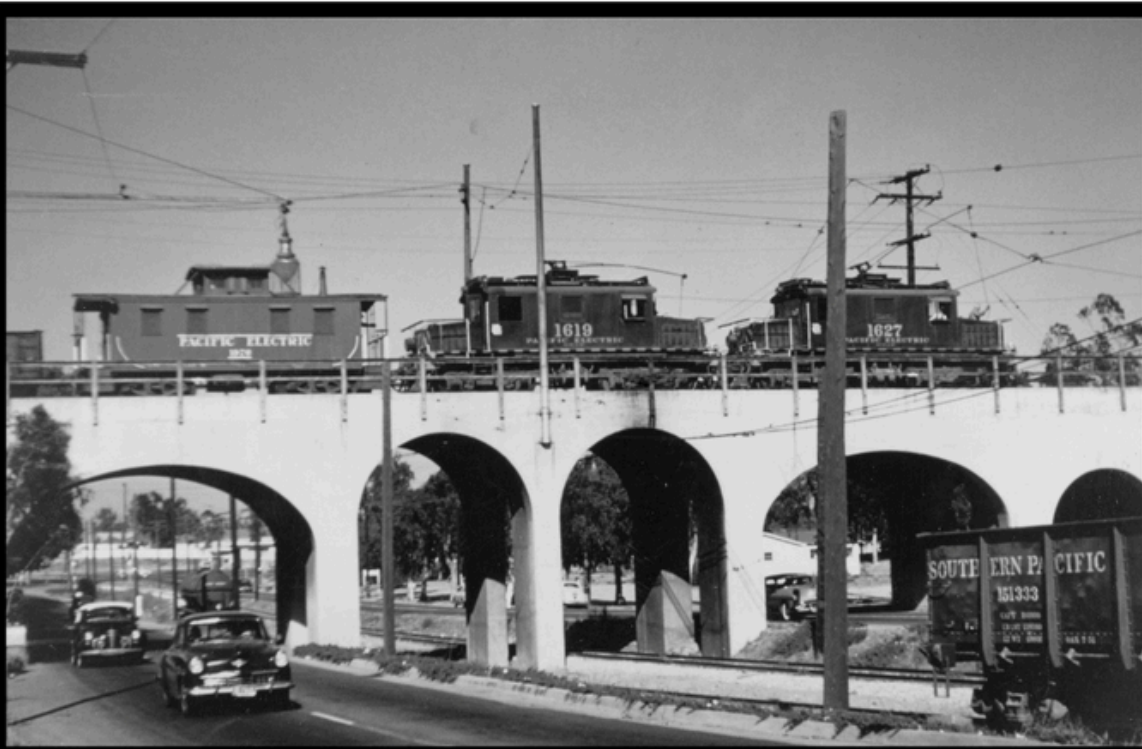
Profile activity	39
Profile visits	37
Follows	2

INSTAGRAM

TOP POSTS

**MAY IS HISTORIC
PRESERVATION MONTH**

**MAY
11**



City of
TORRANCE
California

**THE EL PRADO BRIDGE, SHOWN IN 1953,
CROSSING TORRANCE BLVD. LOOKING
EAST TOWARD WESTERN AVE.**

www.TorranceCA.Gov

Post interactions	158
♡ Likes	137
▽ Shares	13
🔖 Saves	5
💬 Comments	3

Profile ⓘ

Profile activity	31
Profile visits	22
External link taps	8
Follows	1

INSTAGRAM

TOTALS

REACH	44.5K
REACTIONS	2416
SHARES	135
COMMENTS	53
SAVES	113

INSTAGRAM

AVERAGES

REACH	1435
REACTIONS	78
SHARES	4
COMMENTS	2
SAVES	4

X (FORMERLY KNOWN AS TWITTER)

KEY METRICS

- **Impressions:** Times this post was seen on X.
- **Engagements:** Total number of times a user has interacted with a post. This includes all clicks anywhere on the post (including hashtags, links, avatar, username, and post expansion), reposts, replies, follows, and likes.
- **Detail Expands:** Times people viewed the details about this post.

X (FORMERLY KNOWN AS TWITTER)

TOP POSTS

MAY IS HISTORIC PRESERVATION MONTH **MAY 29**



SAM LEVY DEPARTMENT STORE ON SARTORI AVENUE.

City of TORRANCE California

www.TorranceCA.Gov

City of Torrance @TorranceCA · May 29



Here is the historic Sam Levy Department Store on Sartori Avenue, founded by one of Torrance's earliest entrepreneurs, Sam Levy. Owned by the same family for over a century, spanning four generations, it holds the title of the City's longest-standing family-owned business.

Likes **10** Shares **2** Comments **1**

Impressions **544** Engagements **22** Detail expands **6**

New followers **0** Profile visits **0**

X (FORMERLY KNOWN AS TWITTER)

TOP POSTS

MAY IS HISTORIC PRESERVATION MONTH **MAY 30**



City of TORRANCE *California*

SEEN HERE IS THE HIGGINBOTHAM HOUSE, THE FIRST RESIDENTIAL HISTORIC LANDMARK IN TORRANCE.

www.TorranceCA.Gov

 **City of Torrance**  @TorranceCA · May 30

 We couldn't celebrate Historic Preservation Month without highlighting the Higginbotham House! This iconic home became Torrance's first Residential Historic Landmark on October 20, 2022. Built in 1900, it showcases the unique Queen Anne architecture of the Victorian era. (1/4)

Likes  6 Shares  0 Comments  1

Impressions  **480** Engagements  **14** Detail expands  **5**

New followers  **0** Profile visits  **1**

X (FORMERLY KNOWN AS TWITTER)

TOP POSTS



 **City of Torrance**  @TorranceCA · May 31

 The Historic Preservation Commission received the 2024 Historic Proclamation in recognition of Historic Preservation Month. From left to right: Mia Higginbotham, Mia Kartsonis, Adam Schwartz, Marifrances Trivelli, and Kurt Weiderman. (1/4)

Likes  2 Shares  1 Comments  1

Impressions  **449** Engagements  **6** Detail expands  **1**

New followers  **0** Profile visits  **1**

X (FORMERLY KNOWN AS TWITTER)

TOTALS

LINK CLICKS

246

**RETWEETS WITHOUT
COMMENTS**

85

LIKES

364

REPLIES

60

WEBSITE

KEY METRICS

- **Views:** The number of app screens or web pages your users saw. Repeated views of a single screen or page are counted.
- **Users:** The total number of active users.
- **Views per User:** The average number of mobile app screens or web pages viewed per user.
- **Average Engagement Time:** The average length of time that the app was in the foreground, or the web site had focus in the browser.

WEBSITE

APRIL 2024

Page path and screen class	↓ Views	Users	Views per user	Average engagement time
	122 0.04% of total	79 0.08% of total	1.54 Avg -52.15%	38s Avg -45.38%
1 /our-city/community-development/planning-division/historic-preservation	77	57	1.35	43s

MAY 2024

Page path and screen class	↓ Views	Users	Views per user	Average engagement time
	745 0.2% of total	507 0.46% of total	1.47 Avg -56.37%	42s Avg -36.85%
1 /our-city/community-development/planning-division/historic-preservation	339	262	1.29	1m 00s

- Views: + 340.26%
- Users: + 359.6.%
- Views per user: - 4.4%
- Average Engagement Time: + 17 seconds

WEBSITE

KEY METRICS

- **New Users:** The number of users who interacted with your site or launched your app for the first time.
- **Engaged Sessions:** The number of sessions that lasted longer than 10 seconds, or had a conversion event, or had 2 or more screen or page views.
- **Engagement Rate:** The percentage of engaged sessions (Engaged sessions divided by Sessions).
- **Engaged Sessions per User:** Number of engaged sessions per user (Engaged sessions/Users).
- **Average Engagement Time:** The average length of time that the app was in the foreground, or the web site had focus in the browser.

WEBSITE

APRIL 2024

Session primary...Channel Group) ▾ +		↓ <u>Users</u>	<u>Sessions</u>	<u>Engaged sessions</u>	<u>Average engagement time per session</u>
		57 100% of total	85 100% of total	51 100% of total	29s Avg 0%
1	Organic Search	52	79	48	29s
2	Direct	4	5	2	19s
3	Referral	1	1	1	1m 13s

- Organic Search: Defined as users who arrived at your site via organic-search results by search engines
- Direct: Defined as users who arrive at your site via a saved link or by entering your URL
- Referral: Defined as users who arrive at your site on other sites/apps (e.g. blogs or news sites)

WEBSITE

MAY 2024

Session primary...Channel Group) ▾ +		↓ <u>Users</u>	<u>Sessions</u>	<u>Engaged sessions</u>
		262 100% of total	339 100% of total	166 100% of total
1	Direct	107	129	46
2	Organic Search	87	124	85
3	Organic Social	43	53	21
4	Unassigned	15	15	0
5	Referral	14	18	14

- Organic Social: Defined as users who arrive at your site on social sites
- Referral: Defined as users who arrive at your site on other sites/apps (e.g. blogs or news sites)
- Unassigned: Defined as web traffic that isn't categorized under any of the traffic sources or mediums provided by Google Analytics 4 (GA4).

FEEDBACK



Rhena Murphy
Good memories for my brother and me

1w **Love** Reply Hide



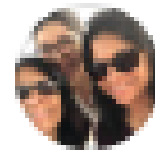
anthonywalkercre Love the history of old Torrance!

1w 1 like Reply



susie_lazuli Please don't stop doing these!

2d 1 like Reply



jeanettebelch Love this idea

4w 1 like Reply



Top fan

Dickey Lenahan

Yes, in the 60's is where us kids went to dance with live bands, (no movies, just danced and listen to the bands)



mluvsdogs I just love these old buildings

3w 1 like Reply



Top fan

Jeannie Alvarez-Aviles

I love Torrance. My hometown 😊❤️



Celina Henderson

I really enjoy looking at these older photos. I will be 80 in June and have lived in Torrance my entire life.

1w Like Reply Hide



ITEM 7A

ATTACHMENT 2

HISTORIC PRESERVATION PROGRAM FLYER

The Historic Preservation Commission is looking for **TORRANCE'S NEXT HISTORIC LANDMARK**

Scan the QR code to
learn more!



Your property may be
eligible to be designated
as a historic landmark if:

- It is affiliated with important people or events of the past.
- It features design or workmanship of a historic quality.
- It features high artistic or aesthetic values.

If so, you may be
eligible for designation!



**Torrance Historic Landmark #1
The Higginbotham House on Arlington Avenue**

You are receiving this because contributing homes listed on the Historic Resources Survey are eligible to apply for a Historic Landmark designation. Homes designated as Landmarks are eligible to apply for the Mills Act contract, which can effectively reduce property taxes. The primary goal of the City of Torrance's Historic Preservation Program is to encourage the designation of properties as historic landmarks and the establishment of historic districts to preserve the Torrance Tract's unique place in the City's history, maintain its neighborhood character, manage appropriate change, and promote its sense of place.

**Contact the Community Development Department about
applying to become the next Historic Landmark!**

For more information, call (310) 618-5990, visit www.TorranceCA.Gov/Historic
or email CDDInfo@TorranceCA.Gov

AGENDA ITEM NO. 8A

DATE: June 20, 2024

TO: Historic Preservation Commission

FROM: Kevin Joe, Planning Associate
Oscar Martinez, Planning Manager

SUBJECT: 2268 Sonoma Street (APN 7355-017-025)
Historic Preservation Commission (HPC24-00002)

Consideration of a Historic Landmark Designation for an existing single-family residence on property located in the R-2 Zone, Torrance Tract Overlay at 2268 Sonoma Street (APN 7355-017-025).

RECOMMENDATION

Recommendation of the Community Development Director that Historic Preservation Commission conduct a public hearing and consider adoption of Resolution No. 24-001 to approve a Historic Landmark Designation for an existing single-family residence on property located in the R-2 Zone, Torrance Tract Overlay at 2268 Sonoma Street (APN 7355-017-025), and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15308 (Actions by Regulatory Agencies for Protection of the Environment) and Section 15331 (Historical Resource Restoration/Rehabilitation).

DISCUSSION

Background and Analysis

The applicant, Randell S. Klinenberg, requests approval by the Historic Preservation Commission to approve a Historic Landmark Designation for an existing single-family residence on property located in the R-2 Zone, Torrance Tract Overlay at 2268 Sonoma Street (APN 7355-017-025).

In 2011, the Torrance Historical Society, in collaboration with the City, performed a Historic Resources Survey of the original Torrance Tract through the use of volunteers from the community and under the guidance of historic preservation architect. The Survey was to serve as the foundation for creating a Historic Preservation Program for the City and identified contributing structures that have historic significance. In 2017, the City Council adopted a Historic Preservation Ordinance, which established criteria and procedures for designating properties Historic Landmarks and Historic Districts.

In order to grant a Landmark Designation, the Historic Preservation Commission shall find that the property maintains integrity in location, design, setting, materials, workmanship, feeling and association for the time period which it is significant and make one or more of the following significance findings:

- A) The property is associated with events that have made a significant contribution to the broad patterns of local regional, state, or national history, or the cultural heritage of the City, California, or the United States; or

- B) The property is associated with an important person or persons who made a significant contribution to the history, development, and/or culture of the City, region, state or nation; or
- C) The property embodies the distinctive characteristics of a type, period, style or method of construction; or
- D) The property is representative of the work of a master; or
- E) The property possesses high artistic or aesthetic values; or
- F) The property has yielded or has the potential to yield information to the prehistory or history of the City, region, state or nation; or
- G) The property is among the last, best remaining examples of an architectural or historical type or specimen.

The applicant, Randell S. Klinenberg, is requesting approval of a Historic Landmark Designation of the residence located at 2268 Sonoma Street. The subject property was identified as a Spanish Colonial Revival contributor in the Historic Resources Survey. The home was originally constructed in 1927. In 1967, a Waiver (W67-33) was approved by the Planning Commission to allow a garage to encroach in the side and rear yard setbacks but was not constructed. In 1981, W81-15 was approved by the Planning Commission to allow an expansion of the residence with a reduced front, side, and rear yard setbacks. The reduced front setback allowed a bay window to be added to match an existing bay window and the reduced rear setback allowed the garage to be enlarged and attached to the residence.

In staff's judgment, the property satisfies the findings criteria C, E and G; and the structure maintains its integrity to convey its significance. The original Spanish Colonial Revival design, red tile roof, clay tile coping, arched entry, recessed windows, wood entry door with paneling, tile stair accents, and stucco finish have been preserved. Per the applicant, the original construction framing is made of redwood.

Public notices were mailed to property owners within 500 feet of the site, posted on the property, and legal advertisement published in the newspaper.

Environmental Determination

This request for Historic Landmark designation is Categorically Exempt by the Guidelines of Implementation of the California Environmental Quality Act, Section 15308 (Actions by Regulatory Agencies for Protection of the Environment) and Section 15331 (Historical Resource Restoration/Rehabilitation).

CONCLUSION

In staff's judgment, the property embodies the distinctive characteristics of the Spanish Colonial Revival architectural style, possesses high artistic and aesthetic value, and is among the last, best remaining examples of Spanish Colonial Revival architecture in the Torrance Tract Overlay. The property has been restored and preserved in a manner which the integrity to convey its significance has been maintained.

Decisions made by the Historic Preservation Commission may be appealed to the City Council within 15 calendar days of adoption of the resolution.

As of the preparation of this report, no written correspondence has been received pertaining to the request.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

Staff has prepared draft findings and conditions of approval for consideration by the Historic Preservation Commission that are listed in the attached Resolution (Attachment 1).

PUBLIC NOTICE

In accordance with the Torrance Municipal Code, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on June 7, 2024, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

In accordance with Torrance Municipal Code Section 91.50.100, decisions made by the Historic Preservation Commission may be appealed to the City Council within 15 calendar days of adoption of the Resolution. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at CityClerk@TorranceCA.Gov.

ATTACHMENTS

1. Resolution No. 24-001
2. Location and Zoning Map
3. Landmark Designation Supplemental Application

STAFF CONTACT

Kevin Joe, Planning Associate
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Oscar Martinez, Planning Manager
OMartinez@TorranceCA.gov

HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 24-001

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF 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-2, TORRANCE TRACT OVERLAY ZONE AT 2268 SONOMA STREET.

HPC24-00002: RANDELL S. KLINENBERG

WHEREAS, the Historic Preservation Commission of the City of Torrance conducted a public hearing on May 16, 2024 to consider a request (HPC24-00002) filed by Randall S. Klingenberg to designate property located in the R-2, Torrance Tract Overlay Zone at 2268 Sonoma Street a Historic Landmark; and

WHEREAS, the matter was continued to a date certain of June 20, 2024;

WHEREAS, the Historic Preservation Commission of the City of Torrance conducted a public hearing on June 20, 2024 to consider a request (HPC24-00002) filed by Randall S. Klingenberg to designate property located in the R-2, Torrance Tract Overlay Zone at 2268 Sonoma Street a Historic Landmark; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 50 of the Torrance Municipal Code; and

WHEREAS, the Historic Preservation Commission by the following roll call vote APPROVED HPC24-00002:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

WHEREAS, the Historic Preservation Commission of the City of Torrance does hereby find and determine as follows:

- A) That the property for which this Landmark Designation is approved by the City of Torrance Historic Preservation Commission is located at 2268 Sonoma Street;
- B) That the property is located on the east 70 feet of Lot 17 of Block 51 of the Torrance Tract (Assessor Parcel No. 7355-017-025);
- C) That the landmark designation of the property located at 2268 Sonoma Street is Categorically Exempt from the California Environmental Quality Act pursuant to

Section 15308 – Actions by Regulatory Agencies for Protection of the Environment and Section 15331 – Historical Resource Restoration/Rehabilitation;

- D) That the subject property embodies the distinctive characteristics of a type, period, style, or method of construction;
- E) That the property possesses high artistic or aesthetic value; and
- F) That the property, in addition to having significance, maintains integrity in location, design, setting, materials, workmanship, feeling and association for the time period in which it is significant.

NOW, THEREFORE, BE IT RESOLVED that HPC24-00002, a request filed by Randall S. Klinenberg to designate property located in the R-2, Torrance Tract Overlay Zone at 2268 Sonoma Street a Historic Landmark, on file in the Community Development Department of the City of Torrance, is hereby APPROVED, subject to following condition:

1. That Historic Preservation Commission or Community Development Director review shall be required for proposed alterations, additions, rehabilitation, restoration, reconstruction, or partial demolition affecting the exterior of the historic landmark or the relocation or full demolition of the historic landmark.

Introduced, approved and adopted this 20th day of June 2024.

Chairman, Torrance Historic Preservation Commission

ATTEST:

Secretary, Historic Preservation Commission

STATE OF CALIFORNIA)
COUNTY OR LOS ANGELES) ss
CITY OF TORRANCE)

I, OSCAR MARTINEZ, Secretary to the Historic Preservation Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Historic Preservation Commission of the City of Torrance at a regular meeting of said Commission held on the 20th day of June 2024, by the following roll call vote:

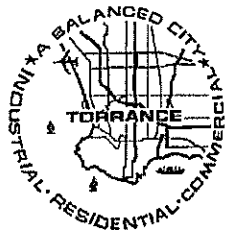
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Historic Preservation Commission



City of Torrance, Community Development Department Michelle G. Ramirez, Director
 3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

**HISTORIC PRESERVATION COMMISSION
 APPLICATION HPC** ___ - _____

Landmark Designation Supplemental Application	
STREET ADDRESS OF PROPERTY: 2268 SONOMA ST., TORRANCE, CA 90501	
ASSESSOR PARCEL NUMBER: 7355-017-025	
PROPERTY OWNER	APPLICANT
PRINT NAME RANDALL S. KLINENBERG TRUST	PRINT NAME RANDALL S. KLINENBERG
ADDRESS (NUMBER, STREET) 2268 SONOMA ST.	ADDRESS (NUMBER, STREET) SAME
ADDRESS (CITY, STATE & ZIP CODE) TORRANCE, CA 90501	ADDRESS (CITY, STATE & ZIP CODE) SAME
TELEPHONE NUMBER [REDACTED]	TELEPHONE NUMBER SAME
EMAIL [REDACTED]	EMAIL [REDACTED]
SIGNATURE [REDACTED]	SIGNATURE [REDACTED]
Significance TMC Section 91.50.050 (a) (check all that apply)	
<input checked="" type="checkbox"/>	Property is associated with events that have made a significant contribution to the broad patterns of local, regional, state or national history, or the cultural heritage of the City, California or the United States.
<input type="checkbox"/>	Property is associated with an important person or persons who made a significant contribution to the history, development, and/or culture of the City, region, state, or nation.
<input checked="" type="checkbox"/>	Property embodies the distinctive characteristics of a type, period, style, or method of construction.
<input type="checkbox"/>	Property is representative of the work of a master.
<input checked="" type="checkbox"/>	Property possesses high artistic or aesthetic values.
<input type="checkbox"/>	Property has yielded or has the potential to yield information important to the prehistory or history of the City, region, state, or nation.
<input checked="" type="checkbox"/>	Property is among the last, best remaining examples of an architectural or historical type or specimen.
Describe how the property meets each of the selected significance criteria (attach additional sheets if necessary): THIS HOME BUILT IN 1927, IS ON THE HISTORIC TOUR IN OLD TORRANCE. IT'S BUILT IN ITS ORIGINAL SPANISH/SOUTHWEST RANCH STYLE, W/ DRAINAGE RESISTANT GARDENS. IT IS VERY WELL MAINTAINED & IS VERY UNIQUE. IT IS ALSO BUILT/EARLIER OUT OF RED WOOD. NOTHING LOOKS QUITE LIKE THIS HOME EVEN THOUGH SIMILAR HOMES WERE BUILT IN 1927 BY THE SAME ARCHITECT.	
Integrity TMC Section 91.50.050 (b) Integrity is defined by seven aspects: location, design, setting, materials, workmanship, feeling and association. A property or area need not possess all seven aspects, but must retain enough to convey the reason for its significance. How has the property/structure maintained integrity for the time period in which it is significant? (attach additional sheets if necessary) BUILT IN 1927, THIS HOME HAS MAINTAINED, AND WILL MAINTAIN, ITS ORIGINAL INTEGRITY. BUILT OUT OF RED WOOD + ADobe, THIS SOUTHWEST, SPANISH COLONIAL HOME, W/ DRAINAGE RESISTANT LANDSCAPING, WAS FEATURED IN THE 2014 ORIGINAL FALL TOUR OF OLD TORRANCE HISTORIC HOMES. I IMMEDIATELY FELL IN LOVE WITH THIS PROPERTY MAKING IT MY FOREVER HOME.	