

In compliance with the Americans with Disabilities Act, if special assistance is needed 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 Environmental Quality and Energy Conservation Commission is an advisory body to the City Council that meets on the first Thursday of each month at 6:00 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/Environmental-Quality-Commission-Agendas-Minutes](http://www.TorranceCA.gov/Environmental-Quality-Commission-Agendas-Minutes)

Direct questions or concerns to the Commission Liaison at (310) 618-5912, or individual department head prior to submission to the Commission. Parties will be notified if the complaint will be included on a subsequent agenda.

Members of the public may provide comments related to any items on the meeting agenda. Oral comments are limited to one minute per speaker for items on the agenda and limited to one minute per speaker for items not on the agenda. Everyone interested in speaking on an agenda item will be heard at the meeting. Speakers are asked to come forward to the podium, speak clearly, and provide their name and address for the record. Meetings are audio recorded. If presenting handout material to the Environmental Commission, please provide 10 color copies to staff before speaking.

Written comments may be submitted via email to [EnvironmentalCommission@torranceca.gov](mailto:EnvironmentalCommission@torranceca.gov). Written comments may also be delivered by mail or submitted in-person to the Permit Center (Environmental Counter) in the Community Development Department located at the above referenced address, open 8:00 a.m. to 5:00 p.m., Monday through Thursday, open alternate Fridays. Comments must include in the subject line "Public Comment" and the record number. Comments must be pertinent to the agenda item and must not include personal remarks. All personal signatures, personal addresses, personal telephone numbers and personal email addresses must be omitted or will be redacted. Repetitive comments and/or duplicate copies of petitions and flyers are neither necessary nor helpful.

Comments that are submitted no later than 5:00 p.m. on Wednesday the day before the Environmental Commission meeting will be included as a supplemental agenda item and will be posted on the City webpage no later than 5:00 p.m. on Thursday the day of the meeting. A copy of the supplemental agenda item will be available at the back of the Commission room. Comments that are submitted in writing after 5:00 p.m. on Wednesday the day before the Environmental Commission meeting will be filed with the public record.

**TORRANCE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION  
COMMISSION AGENDA  
MAY 01, 2025  
REGULAR MEETING  
6:00 P.M. IN WEST ANNEX COMMISSION MEETING ROOM  
AT 3031 TORRANCE BL.**

**ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION MAY  
TAKE ACTION ON ANY ITEM LISTED ON THE AGENDA**

- 1. CALL MEETING TO ORDER**  
**ROLL CALL:** Commission members: Ahmed, Hill, Love, Seferian, Zhang and Chair Jendrucko
- 2. FLAG SALUTE:** Commissioner Love
- 3. REPORT OF THE STAFF ON THE POSTING OF THE AGENDA**  
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, April 24, 2025.
- 4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**
- 5. ORAL COMMUNICATIONS (Limited up to a 15-minute period)**  
*This portion of the meeting is reserved for comments on items on the Consent Calendar or not on the agenda. Under the Ralph M. Brown Act, the Commission 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. **No longer than 1 minute per speaker.** If presenting handout material to Commission, please provide 10 copies to staff before speaking.*

**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. Approve Commission Minutes: None**

**7. ADMINISTRATIVE MATTERS**

**7A. Review and Discuss the Residential Beautification Awards Nominations**

**7B. Discussion of City Yard Open House**

**8. PUBLIC HEARINGS**

**9. COMMISSION ORAL COMMUNICATIONS**

**10. ADJOURNMENT**

**10A.** Adjournment of Environmental Quality and Energy Conservation Commission Meeting to Thursday, June 05, 2025, at 6:00 p.m. in the West Annex Commission Meeting Room.



## **AGENDA ITEM NO. 7A**

**To:** Environmental Quality and Energy Conservation Commission

**FROM:** Neighborhood Services Division

**SUBJECT:** Review and Discuss Torrance Residential Beautification Awards

### **RECOMMENDATION**

Staff recommends that the Environmental Quality Commission discuss the Residential Beautification award nominees and vote on award nominees.

### **DISCUSSION**

For tonight's meeting, staff will be providing the nominations for the 2025 Residential Beautification Awards to the Commission. The Torrance Residential Beautification Award seeks to recognize the efforts of residents who maintain and enhance their homes and outdoor spaces.

The Residential Beautification awards are in the following categories:

- LANDSCAPE BEAUTIFICATION AWARD: Recognizes homes that exhibit exceptional pride in ownership through well-maintained and exceptional landscaping of the property. This includes an attractive landscaping design of the front yard and parkway, a clean and well-maintained exterior, and overall good curb appeal.
- SUSTAINABLE LANDSCAPE BEAUTIFICATION AWARD: Recognizes homes that exhibit exceptional pride of ownership through the use of water conservation practices as part of the landscaping design. This includes the use of drought-tolerant or native plants, water-friendly irrigation systems, and energy efficient or solar lighting.

The qualifications for nominees are as follows:

- Residence must be located within the City of Torrance.
- Residence may be a single-family or multi-family property.
- Residence must be properly permitted at the time of nomination with no code violations.
- Nominated residences should display pride in ownership through well-maintained and exceptional landscaping of their property.

There are no open complaints or other permitting concerns for the nominated properties. Attached are the nominations received prior to the end of the nomination period.

## **CONCLUSION**

It is the recommendation of Staff that the Environmental Quality Commission discuss the Residential Beautification Award nominees and vote on Residential Beautification Awards nominees.

## **ATTACHMENT**

1. Residential Beautification Award Nominations

## **STAFF CONTACT**

Gregg Lodan, Neighborhood Services Manager  
[GLodan@TorranceCA.gov](mailto:GLodan@TorranceCA.gov)

Nora Duncan, Sr. Environmental Quality Officer  
[NDuncan@TorranceCA.gov](mailto:NDuncan@TorranceCA.gov)

**2025 City of Torrance Beautification Awards  
District 1 Nominations**

2025 CITY OF TORRANCE  
**BEAUTIFICATION AWARDS**

**NOMINATION FORM**

The City of Torrance Beautification Award Program honors homeowners who take pride in the maintenance and beautification of their homes and outdoor spaces. To nominate a single family or multi-family property, please complete this form and submit it to the Community Development Department.

I hereby nominate the following location within Torrance for the 2025 Beautification Award Program:



**Address**

**Please check one:**  Single Family Residential  Multi-family Residential

**Please check one:**  Landscape Beautification  Sustainable Landscape Design

**Select Residence District (See District Map Attached):**

District 1  District 2  District 3  District 4  District 5  District 6

**If known, please provide the following Property Owner information:**

**Name:** Kathleen Kuniyoshi **Is property owner occupied?** Yes  No

**Phone Number:** \_\_\_\_\_ **Email address:** \_\_\_\_\_

**Briefly describe how this property enhances or preserves the beauty of the City of Torrance:**

16509 Casimir - front yard featuring colorful ground cover, shrubbery and trees which exhibit pride in ownership and enhance the streetscape along Casimir.

**Name of Person Submitting Nomination:** CDD

**Phone Number:** \_\_\_\_\_ **Email address:** \_\_\_\_\_

**Photos**

Each application must include 3 to 5 photos of the nominated property. Please include a wide shot of the residence with as much landscaping as possible. These photos can be attached to printed nomination forms or emailed along with electronic submittals.

**Thank you for your nomination!**

CITY OF TORRANCE

# 16509 Casimir



2025 CITY OF TORRANCE  
**BEAUTIFICATION AWARDS**

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**Address**

Please check one:  Single Family Residential  Multi-family Residential

Please check one:  Landscape Beautification  Sustainable Landscape Design

Select Residence District (See District Map Attached):

District 1  District 2  District 3  District 4  District 5  District 6

If known, please provide the following Property Owner information:

Name: 3435 Artesia LLC Is property owner occupied? Yes  No

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

Briefly describe how this property enhances or preserves the beauty of the City of Torrance:

3435 Artesia Blvd, Pacific Apartment Homes - a modern facelift to this apartment building provides the backdrop to a drought tolerant front yard featuring a variety of plantings that enhance the look of the property from Artesia Blvd.

Name of Person Submitting Nomination: CDD

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

**Photos**

Each application must include 3 to 5 photos of the nominated property. Please include a wide shot of the residence with as much landscaping as possible. These photos can be attached to printed nomination forms or emailed along with electronic submittals.

**Thank you for your nomination!**

CITY OF TORRANCE

**2425 Artesia**





4/9/25, 16:23  
Torrance, CA



2025 CITY OF TORRANCE  
**BEAUTIFICATION AWARDS**

**NOMINATION FORM**

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I hereby nominate the following location within Torrance for the 2025 Beautification Award Program:



**Address**

**Please check one:**  Single Family Residential  Multi-family Residential

**Please check one:**  Landscape Beautification  Sustainable Landscape Design

**Select Residence District (See District Map Attached):**

District 1  District 2  District 3  District 4  District 5  District 6

**If known, please provide the following Property Owner information:**

**Name:** Kurt Weideman **Is property owner occupied?** Yes  No

**Phone Number:** \_\_\_\_\_ **Email address:** \_\_\_\_\_

**Briefly describe how this property enhances or preserves the beauty of the City of Torrance:**

3337 166th Street - variety of lush plant materials create a welcoming cottage style garden which acts as a focal point at the end of Ermanita Ave.

**Name of Person Submitting Nomination:** CDD \_\_\_\_\_

**Phone Number:** \_\_\_\_\_ **Email address:** \_\_\_\_\_

**Photos**

Each application must include 3 to 5 photos of the nominated property. Please include a wide shot of the residence with as much landscaping as possible. These photos can be attached to printed nomination forms or emailed along with electronic submittals.

**Thank you for your nomination!**

CITY OF TORRANCE

3335 166<sup>th</sup>

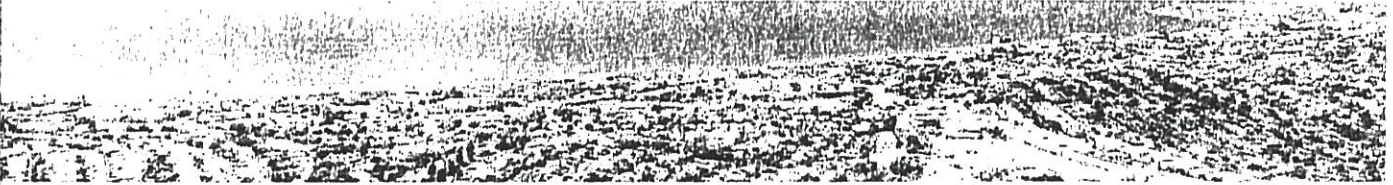


# BEAUTIFICATION AWARDS

## NOMINATION FORM

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I hereby nominate the following location within Torrance for the 2025 Beautification Award Program:



Address:

Please check one:  Single Family Residential  Multi-family Residential

Please check one:  Landscape Beautification  Sustainable Landscape Design

Select Residence District (See District Map Attached):

District 1  District 2  District 3  District 4  District 5  District 6

If known, please provide the following Property Owner information:

Name: LEANNA SMITH Is property owner occupied? Yes  No

Phone Number: [REDACTED] Email address: [REDACTED]

Briefly describe how this property enhances or preserves the beauty of the City of Torrance:

15501 DOVEMAN SEE ATTACHED

Name of Person Submitting Nomination: Ted Litvin

Phone Number: [REDACTED] Email address: [REDACTED]

Photos:

Each application must include 3 to 5 photos of the nominated property. Please include a wide shot of the residence with as much landscaping as possible. These photos can be attached to printed nomination forms or emailed along with electronic submittals.

Thank you for your nomination!

CITY OF TORRANCE

I GREW UP ACCROSS THE STREET FROM THIS PROPERTY, THE LANDSCAPING WAS UNCHANGED SINCE 1960. LARGE JUNIPERS THAT MADE IT IMPOSSIBLE TO EXIT A VEH. ON THE PASSANGER SIDE AND PROVIDED A HAVEN FOR SPIDERS.

LAST APRIL THE CURRENT OWNER (MY GIRLFRIEND) PURCHASED IT + RE-LANDSCAPED 90% OF THE STREET SIDE FRONTAGE.

LEANNA WAS TORRANCE BORN AND HAS RESIDED IN THE CITY FOR 72+ YEARS.

NEIGHBORS WALKING BYE CONSTANTLY MAKE COMMENTS ON THE IMPROVEMENT "PAINT + PLANTS MONEY WELL SPENT."

TED LITVIN

# 15507 Dorman



## District 2 Nominations

2025 CITY OF TORRANCE  
**BEAUTIFICATION AWARDS**

**NOMINATION FORM**

The City of Torrance Beautification Award Program honors homeowners who take pride in the maintenance and beautification of their homes and outdoor spaces. To nominate a single family or multi-family property, please complete this form and submit it to the Community Development Department.

I hereby nominate the following location within Torrance for the 2025 Beautification Award Program:



**Address**

**Please check one:**  Single Family Residential  Multi-family Residential

**Please check one:**  Landscape Beautification  Sustainable Landscape Design

**Select Residence District (See District Map Attached):**

District 1  District 2  District 3  District 4  District 5  District 6

**If known, please provide the following Property Owner information:**

**Name:** Carleton & Miyiko Burch **Is property owner occupied?** Yes  No

**Phone Number:** \_\_\_\_\_ **Email address:** \_\_\_\_\_

**Briefly describe how this property enhances or preserves the beauty of the City of Torrance:**

5520 Emerald Street - Well kept property with an abundance of colorful flowers and shrubs that create a lush focal point on the street.

**Name of Person Submitting Nomination:** CDD

**Phone Number:** \_\_\_\_\_ **Email address:** \_\_\_\_\_

**Photos**

Each application must include 3 to 5 photos of the nominated property. Please include a wide shot of the residence with as much landscaping as possible. These photos can be attached to printed nomination forms or emailed along with electronic submittals.

**Thank you for your nomination!**

CITY OF TORRANCE

# 5520 Emerald



2025 CITY OF TORRANCE  
**BEAUTIFICATION AWARDS**

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I hereby nominate the following location within Torrance for the 2025 Beautification Award Program:



**Address**

Please check one:  Single Family Residential  Multi-family Residential

Please check one:  Landscape Beautification  Sustainable Landscape Design

Select Residence District (See District Map Attached):

District 1  District 2  District 3  District 4  District 5  District 6

If known, please provide the following Property Owner information:

Name: Dieter & Pamela Veas Is property owner occupied? Yes  No

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

Briefly describe how this property enhances or preserves the beauty of the City of Torrance:

5008 Cathann Street - Bright poppies and other drought tolerate plants punctuate this front yard providing a welcoming street frontage.

Name of Person Submitting Nomination: CDD

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

**Photos**

Each application must include 3 to 5 photos of the nominated property. Please include a wide shot of the residence with as much landscaping as possible. These photos can be attached to printed nomination forms or emailed along with electronic submittals.

**Thank you for your nomination!**

CITY OF TORRANCE

# 5008 Cathann



2025 CITY OF TORRANCE  
**BEAUTIFICATION AWARDS**

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**Address**

Please check one:  Single Family Residential  Multi-family Residential

Please check one:  Landscape Beautification  Sustainable Landscape Design

Select Residence District (See District Map Attached):

District 1  District 2  District 3  District 4  District 5  District 6

If known, please provide the following Property Owner information:

Name: Anza Pacific LLC Is property owner occupied? Yes  No

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

Briefly describe how this property enhances or preserves the beauty of the City of Torrance:

20900 Anza Ave, the Milano Apartments - lushly landscaped front yard area are featured at this multi family property, complete with rockscape focal points and signage at the each end of the street frontage.

Name of Person Submitting Nomination: CDD

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

**Photos**

Each application must include 3 to 5 photos of the nominated property. Please include a wide shot of the residence with as much landscaping as possible. These photos can be attached to printed nomination forms or emailed along with electronic submittals.

**Thank you for your nomination!**

CITY OF TORRANCE

20900 Anza



## District 3 Nominations

2025 CITY OF TORRANCE  
**BEAUTIFICATION AWARDS**

**NOMINATION FORM**

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I hereby nominate the following location within Torrance for the 2025 Beautification Award Program:



**Address**

Please check one:  Single Family Residential  Multi-family Residential

Please check one:  Landscape Beautification  Sustainable Landscape Design

Select Residence District (See District Map Attached):

District 1  District 2  District 3  District 4  District 5  District 6

If known, please provide the following Property Owner information:

Name: Daniel & Sheri Fraiser Is property owner occupied? Yes  No

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

Briefly describe how this property enhances or preserves the beauty of the City of Torrance:

3304 187th Place - front yard has been landscaped by removing turf and replacing with a variety of drought tolerant plants. The new design enhances the corner of 187th Place and Falda, creating a welcoming street presence.

Name of Person Submitting Nomination: CDD

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

**Photos**

Each application must include 3 to 5 photos of the nominated property. Please include a wide shot of the residence with as much landscaping as possible. These photos can be attached to printed nomination forms or emailed along with electronic submittals.

**Thank you for your nomination!**

CITY OF TORRANCE

3304 187<sup>th</sup>



4/9/25, 16:29  
Torrance, CA



2025 CITY OF TORRANCE  
**BEAUTIFICATION AWARDS**

**NOMINATION FORM**

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I hereby nominate the following location within Torrance for the 2025 Beautification Award Program:



**Address**

Please check one:  Single Family Residential  Multi-family Residential

Please check one:  Landscape Beautification  Sustainable Landscape Design

Select Residence District (See District Map Attached):

District 1  District 2  District 3  District 4  District 5  District 6

If known, please provide the following Property Owner information:

Name: Jackie & Carl Sbarounis Is property owner occupied? Yes  No

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

Briefly describe how this property enhances or preserves the beauty of the City of Torrance:

804 Faysmith - front yard has been landscaped with a modern design a varied and interesting plant selection. The design of the yard enhances the craftsman style home while showcasing pride of ownership.

Name of Person Submitting Nomination: CDD \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

**Photos**

Each application must include 3 to 5 photos of the nominated property. Please include a wide shot of the residence with as much landscaping as possible. These photos can be attached to printed nomination forms or emailed along with electronic submittals.

**Thank you for your nomination!**

CITY OF TORRANCE

# 804 Faysmith



2025 CITY OF TORRANCE  
**BEAUTIFICATION AWARDS**

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I hereby nominate the following location within Torrance for the 2025 Beautification Award Program:



**Address**

**Please check one:**  Single Family Residential  Multi-family Residential

**Please check one:**  Landscape Beautification  Sustainable Landscape Design

**Select Residence District (See District Map Attached):**

District 1  District 2  District 3  District 4  District 5  District 6

**If known, please provide the following Property Owner information:**

**Name:** Kristen Linden TR **Is property owner occupied?** Yes  No

**Phone Number:** \_\_\_\_\_ **Email address:** \_\_\_\_\_

**Briefly describe how this property enhances or preserves the beauty of the City of Torrance:**

1104 Maple - front yard has been re-landscaped with a modern design and some drought tolerant plantings. The updated look exhibits pride of ownership in this quaint cottage.

**Name of Person Submitting Nomination:** CDD

**Phone Number:** \_\_\_\_\_ **Email address:** \_\_\_\_\_

**Photos**

Each application must include 3 to 5 photos of the nominated property. Please include a wide shot of the residence with as much landscaping as possible. These photos can be attached to printed nomination forms or emailed along with electronic submittals.

**Thank you for your nomination!**

CITY OF TORRANCE

# 1104 Maple



2025 CITY OF TORRANCE  
**BEAUTIFICATION AWARDS**

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**Address**

**Please check one:**  Single Family Residential  Multi-family Residential

**Please check one:**  Landscape Beautification  Sustainable Landscape Design

**Select Residence District (See District Map Attached):**

District 1  District 2  District 3  District 4  District 5  District 6

**If known, please provide the following Property Owner information:**

**Name:** Scott & Thea Price **Is property owner occupied?** Yes  No

**Phone Number:** \_\_\_\_\_ **Email address:** \_\_\_\_\_

**Briefly describe how this property enhances or preserves the beauty of the City of Torrance:**

18412 Roslin - front yard has been landscaped by removing turf and replacing with a variety of drought tolerant plants. A modern wood fence and updates to the facade of the home lend a new modern look to the property.

**Name of Person Submitting Nomination:** CDD

**Phone Number:** \_\_\_\_\_ **Email address:** \_\_\_\_\_

**Photos**

Each application must include 3 to 5 photos of the nominated property. Please include a wide shot of the residence with as much landscaping as possible. These photos can be attached to printed nomination forms or emailed along with electronic submittals.

**Thank you for your nomination!**

**CITY OF TORRANCE**

# 18412 Roslin



## District 4 Nominations

2025 CITY OF TORRANCE  
**BEAUTIFICATION AWARDS**

**NOMINATION FORM**

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I hereby nominate the following location within Torrance for the 2025 Beautification Award Program:



**Address**

Please check one:  Single Family Residential  Multi-family Residential

Please check one:  Landscape Beautification  Sustainable Landscape Design

Select Residence District (See District Map Attached):

District 1  District 2  District 3  District 4  District 5  District 6

If known, please provide the following Property Owner information:

Name: Randall Klinenberg Is property owner occupied? Yes  No

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

Briefly describe how this property enhances or preserves the beauty of the City of Torrance:

2268 Sonoma - large agaves and other drought tolerant plantings enhance the facade of this Spanish Colonial home while minimizing the need for irrigation. The lush environment that is created accentuates the street frontage along Sonoma.

Name of Person Submitting Nomination: CDD

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

**Photos**

Each application must include 3 to 5 photos of the nominated property. Please include a wide shot of the residence with as much landscaping as possible. These photos can be attached to printed nomination forms or emailed along with electronic submittals.

**Thank you for your nomination!**

CITY OF TORRANCE

2268 Sonoma



2025 CITY OF TORRANCE  
**BEAUTIFICATION AWARDS**

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**Address**

**Please check one:**  Single Family Residential  Multi-family Residential

**Please check one:**  Landscape Beautification  Sustainable Landscape Design

**Select Residence District (See District Map Attached):**

District 1  District 2  District 3  District 4  District 5  District 6

**If known, please provide the following Property Owner information:**

**Name:** Dana & Ruth Hagen **Is property owner occupied?** Yes  No

**Phone Number:** \_\_\_\_\_ **Email address:** \_\_\_\_\_

**Briefly describe how this property enhances or preserves the beauty of the City of Torrance:**

1517 El Prado - front yard has been landscaped by removing turf and replacing with a lush mix of shrubbery and groundcover which help enhance the spanish colonial architecture of the home.

**Name of Person Submitting Nomination:** CDD

**Phone Number:** \_\_\_\_\_ **Email address:** \_\_\_\_\_

**Photos**

Each application must include 3 to 5 photos of the nominated property. Please include a wide shot of the residence with as much landscaping as possible. These photos can be attached to printed nomination forms or emailed along with electronic submittals.

**Thank you for your nomination!**

CITY OF TORRANCE

# 1517 El Prado



Apr 13, 2025 at 12:52:59 PM  
1517 El Prado Ave  
Torrance CA 90501  
United States





2025 CITY OF TORRANCE  
**BEAUTIFICATION AWARDS**

**NOMINATION FORM**

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**Address**

Please check one:  Single Family Residential  Multi-family Residential

Please check one:  Landscape Beautification  Sustainable Landscape Design

Select Residence District (See District Map Attached):

District 1  District 2  District 3  District 4  District 5  District 6

If known, please provide the following Property Owner information:

Name: Jerry & Theresa Hernandez Is property owner occupied? Yes  No

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

Briefly describe how this property enhances or preserves the beauty of the City of Torrance:

1443 El Prado - unusual materials are combined to create an innovative retaining wall which frames a raised patio overlooking El Prado Park. Lush landscaping has been introduced replacing the front lawn.

Name of Person Submitting Nomination: CDD

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

**Photos**

Each application must include 3 to 5 photos of the nominated property. Please include a wide shot of the residence with as much landscaping as possible. These photos can be attached to printed nomination forms or emailed along with electronic submittals.

**Thank you for your nomination!**

CITY OF TORRANCE

# 1443 El Prado



## District 5 Nominations

2025 CITY OF TORRANCE  
**BEAUTIFICATION AWARDS**

**NOMINATION FORM**

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I hereby nominate the following location within Torrance for the 2025 Beautification Award Program:



**Address**

Please check one:  Single Family Residential  Multi-family Residential

Please check one:  Landscape Beautification  Sustainable Landscape Design

Select Residence District (See District Map Attached):

District 1  District 2  District 3  District 4  District 5  District 6

If known, please provide the following Property Owner information:

Name: Susan Herbers 2264 W 230th St Is property owner occupied? Yes  No

Phone Number: [REDACTED] Email address: \_\_\_\_\_

Briefly describe how this property enhances or preserves the beauty of the City of Torrance:

This project transformed a plain turf lawn into a native garden that provides habitat to pollinators, visual beauty to the neighborhood utilizing drought tolerant vegetation and sustainable design. The dry creek bed also provides the home a natural drainage solution during heavy rains. Neighbors have commented on how enjoyable it is to watch the new, colorful plantings fill in and how it has become a welcoming component of the neighborhood.

Name of Person Submitting Nomination: Keith Herbers

Phone Number [REDACTED] Email address [REDACTED]

**Photos**

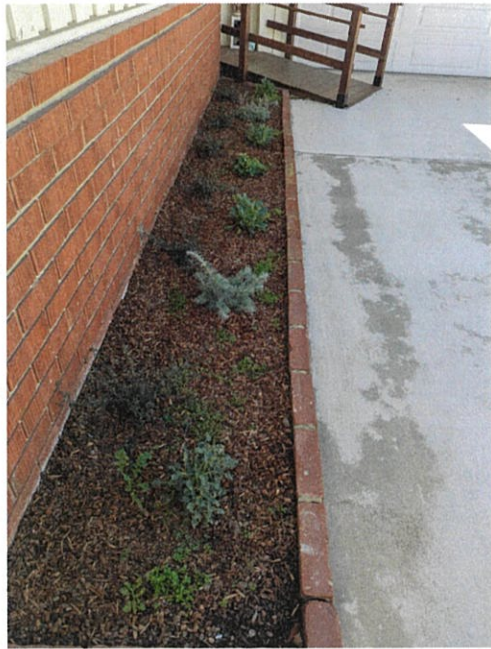
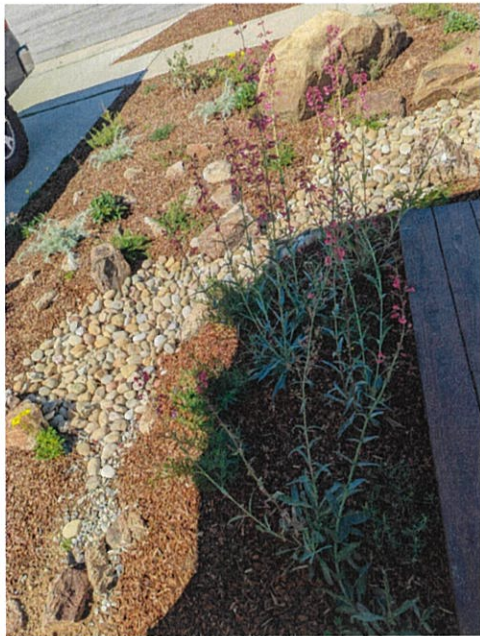
Each application must include 3 to 5 photos of the nominated property. Please include a wide shot of the residence with as much landscaping as possible. These photos can be attached to printed nomination forms or emailed along with electronic submittals.

Thank you for your nomination!

CITY OF TORRANCE

2264 W 230<sup>th</sup>





2025 CITY OF TORRANCE  
**BEAUTIFICATION AWARDS**

**NOMINATION FORM**

The City of Torrance Beautification Award Program honors homeowners who take pride in the maintenance and beautification of their homes and outdoor spaces. To nominate a single family or multi-family property, please complete this form and submit it to the Community Development Department.

I hereby nominate the following location within Torrance for the 2025 Beautification Award Program:



**Address**

**Please check one:**  Single Family Residential  Multi-family Residential

**Please check one:**  Landscape Beautification  Sustainable Landscape Design

**Select Residence District (See District Map Attached):**

District 1  District 2  District 3  District 4  District 5  District 6

**If known, please provide the following Property Owner information:**

**Name:** Victor Rosenthal **Is property owner occupied?** Yes  No

**Phone Number:** \_\_\_\_\_ **Email address:** \_\_\_\_\_

**Briefly describe how this property enhances or preserves the beauty of the City of Torrance:**

22308 Warmside Ave - quaint shrubbery encircles a decomposed granite yardscape with fountain drought tolerant plants. Pebble accents and lighting accentuate the front yard.

**Name of Person Submitting Nomination:** CDD

**Phone Number:** \_\_\_\_\_ **Email address:** \_\_\_\_\_

**Photos**

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CITY OF TORRANCE

## 22308 Warmside



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Please check one:  Landscape Beautification  Sustainable Landscape Design

Select Residence District (See District Map Attached):

District 1  District 2  District 3  District 4  District 5  District 6

If known, please provide the following Property Owner information:

Name: Maricopa Investments LP Is property owner occupied? Yes  No

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

Briefly describe how this property enhances or preserves the beauty of the City of Torrance:

22413 Ocean Ave - Kona Kai Apartments - An abundance of palm trees, tropical shrubbery and a variety of decorative grasses create a Hawaiian vibe at this multi family residential property.

Name of Person Submitting Nomination: CDD

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

**Photos**

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CITY OF TORRANCE

# 22413 Ocean



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Please check one:  Landscape Beautification  Sustainable Landscape Design

Select Residence District (See District Map Attached):

District 1  District 2  District 3  District 4  District 5  District 6

If known, please provide the following Property Owner information:

Name: Daniel Hovenstine Is property owner occupied? Yes  No

Phone Number: [REDACTED] Email address: [REDACTED]

Briefly describe how this property enhances or preserves the beauty of the City of Torrance:

I have replaced standard water intensive plantings of grass, trees and shrubs with a variety of drought tolerant plantings that also provided more color and structural interest. I also in my rear yard replaced over 1,000 sq/ft of grass with low water plants and drip system that created benefits to birds, butterflies and insects. I did all the work myself.

Name of Person Submitting Nomination: Owner: Daniel Hovenstine

Phone Number: [REDACTED] Email address: [REDACTED]

**Photos**

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CITY OF TORRANCE

## 425 Via La Selva









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**BEAUTIFICATION AWARDS**

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Please check one:  Landscape Beautification  Sustainable Landscape Design

Select Residence District (See District Map Attached):

District 1  District 2  District 3  District 4  District 5  District 6

If known, please provide the following Property Owner information:

Name: June Okamoto 120 Via Colusa Is property owner occupied? Yes  No

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

**Briefly describe how this property enhances or preserves the beauty of the City of Torrance:**

Transformed water-thrifty front yard into a water-wise oasis that provides seasonable color from California natives and Mediterranean plants. Incorporates a "swale" to retain runoff (tied into roof downspout) to spread and sink water into the garden instead of storm drain. Uses low-flow MP3 sprinklers/drip irrigation, as well as energy-efficient LED lighting to add night time ambiance. Plants and trees attract hummingbirds and bees to garden.



Name of Person Submitting Nomination: June Okamoto

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

**Photos**

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CITY OF TORRANCE

## 120 Via Colusa, Council District 5



Plant palette uses California natives and low-water Mediterranean plants. Manzanita ground cover slows water runoff on the steeply sloped lot.



Examples of California natives, include Western Redbud (left) and California golden poppies.

## 120 Via Colusa, Council District 5



To reduce water runoff on the highly sloped yard, a rock-filled “swale” captures rain water, allowing it to percolate into the garden instead of running into the storm drains and onto the ocean. The swale is also tied into a rain gutter downspout to channel water from roof to the garden during storms.

## District 6 Nominations

2025 CITY OF TORRANCE  
**BEAUTIFICATION AWARDS**

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Select Residence District (See District Map Attached):

District 1  District 2  District 3  District 4  District 5  District 6

If known, please provide the following Property Owner information:

Name: Edward & Ingrid Slizewski Is property owner occupied? Yes  No

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

Briefly describe how this property enhances or preserves the beauty of the City of Torrance:

24823 Winlock Drive - Lush plantings accentuate the front yard of this remodeled home.

Name of Person Submitting Nomination: CDD

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

**Photos**

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**Thank you for your nomination!**

CITY OF TORRANCE

## 24823 Winlock



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Please check one:  Landscape Beautification  Sustainable Landscape Design

Select Residence District (See District Map Attached):

District 1  District 2  District 3  District 4  District 5  District 6

If known, please provide the following Property Owner information:

Name: Melissa and Kevin Kitajima Is property owner occupied? Yes  No

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

Briefly describe how this property enhances or preserves the beauty of the City of Torrance:

24702 Ridgeland Road - This corner lot is accentuated by a variety of lush plants which include shrubbery, decorative grasses, vines and groundcover.

Name of Person Submitting Nomination: CDD

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

**Photos**

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**Thank you for your nomination!**

CITY OF TORRANCE

2702 Ridgeland



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Select Residence District (See District Map Attached):

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If known, please provide the following Property Owner information:

Name: Glenn Sakamoto Is property owner occupied? Yes  No

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

Briefly describe how this property enhances or preserves the beauty of the City of Torrance:

2546 227th Street - Native plants, decorative grasses and drought tolerant ground cover and shrubbery punctuate this well kept property that exudes pride of ownership.

Name of Person Submitting Nomination: CDD

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

**Photos**

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**Thank you for your nomination!**

CITY OF TORRANCE

2546 227<sup>th</sup>



## **AGENDA ITEM NO. 7B**

**DATE:** May 01, 2025  
**TO:** Members of the Environmental Quality and Energy Conservation Commission  
**FROM:** Neighborhood Services Division  
**SUBJECT:** Discussion of City Yard Open House

### **RECOMMENDATION**

Staff recommends that the Environmental Quality and Energy Conservation Commission continue to discuss options for commission outreach at the Torrance City Yard Open House.

### **DISCUSSION**

At the February 6, 2025, TEQECC meeting, Community Development Director Michelle Ramirez announced that the City Yard Open House will take place June 21, 2025, and that the Commission could decide to participate with a booth at the event.

At the April 3, 2025, TEQECC meeting, staff brought this item back for the commission's consideration. The commission suggested potential options for outreach, including:

- Posterboard highlighting the upcoming Climate Smart Awards.
- Posterboard highlighting the recipients of the 2025 Residential Beautification Awards.
- List the goals from the Strategic Plan, referencing the results of the poll from the previous City Yard Open house and where we are meeting or exceeding the citizens priorities.
- Provide education on sustainability.
- Promote the other Environmental booths at the open house.

### **CONCLUSION**

It is the recommendation of Staff that the Environmental Quality Commission discuss the options and finalize the plan for commission outreach at the Torrance City Yard Open House.

### **STAFF CONTACT**

Gregg Lodan, Neighborhood Services Manager  
[GLodan@TorranceCA.gov](mailto:GLodan@TorranceCA.gov)

Nora Duncan, Supervising Senior Environmental Quality Officer  
[NDuncan@TorranceCA.gov](mailto:NDuncan@TorranceCA.gov)