

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

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. 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
JUNE 05, 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 Seferian

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

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard. and on the City's Website on Thursday, May 29, 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 comments 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: April 03, 2025 & May 01, 2025

7. ADMINISTRATIVE MATTERS

7A. Present the Residential Beautification Awards

8. PUBLIC HEARINGS

9. COMMISSION ORAL COMMUNICATIONS

10. ADJOURNMENT

10A. Adjournment of Environmental Quality and Energy Conservation Commission Meeting to Thursday, August 07, 2025, at 6:00 p.m. in the West Annex Commission Meeting Room.



**MINUTES OF REGULAR MEETING OF THE
TORRANCE ENVIRONMENTAL QUALITY & ENERGY CONSERVATION COMMISSION**

1. CALL MEETING TO ORDER

The Torrance Environmental Quality and Energy Conservation Commission convened in a regular session at 6:02 p.m. on Thursday, April 3, 2025, in the West Annex Commission Meeting Room.

ROLL CALL

Present: Commissioners Ahmed, Hill, Love, Seferian, Zhang, and Chair Jendrucko.

Absent: None.

Also Present: Senior Environmental Quality Officer Nora Duncan and Neighborhood Services Manager Gregg Lodan.

Commissioner Zhang joined the Commission at 6:33 p.m.

MOTION: Commissioner Seferian moved to excuse the absence of Commissioners Ahmed and Commissioner Hill for the month of March 2025. Commissioner Love seconded the motion; a roll call vote reflected a 4-0 approval (Commissioners Ahmed and Zhang absent).

MOTION: Commissioner Seferian moved to excuse the absence of Commissioner Ahmed for the month of April 2025. Commissioner Hill seconded the motion; a roll call vote reflected a 4-0 approval (Commissioners Ahmed and Zhang absent).

2. FLAG SALUTE

Commissioner Hill led The Pledge of Allegiance.

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

Senior Environmental Quality Officer Duncan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, March 27, 2025.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

None.

5. ORAL COMMUNICATIONS

A member of the public spoke.

Commissioner Ahmed joined the Commission at 6:06 p.m.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES: FEBRUARY 6, 2025

MOTION: Commissioner Love moved to approve the February 6, 2025 minutes. Commissioner Seferian seconded the motion; a roll call vote reflected a 5-0 approval (Commissioner Zhang absent).

7. ADMINISTRATIVE MATTERS

7A. ACCEPT AND FILE 2025 UPDATED AGENDA CALENDAR FOR THE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION

**MINUTES OF REGULAR MEETING OF THE
TORRANCE ENVIRONMENTAL QUALITY & ENERGY CONSERVATION COMMISSION**

1. CALL MEETING TO ORDER

The Torrance Environmental Quality and Energy Conservation Commission convened in a regular session at 6:05 p.m. on Thursday, May 1, 2025, in the West Annex Commission Meeting Room 3031 Torrance Boulevard.

ROLL CALL

Present: Commissioners Ahmed, Hill, Love, Seferian, and Zhang.

Absent: Chair Jendrucko.

Also Present: Neighborhood Services Manager Gregg Lodan, Environmental Quality Officer Joe Zev, and Community Development Director Michelle Ramirez.

MOTION: Commissioner Seferian moved to excuse the absence of Chair Jendrucko. Commissioner Hill seconded the motion; a roll call vote reflected a 5-0 approval (Chair Jendrucko absent).

2. FLAG SALUTE

Commissioner Hill led The Pledge of Allegiance.

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

Neighborhood Services Manager Lodan reported that 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

None.

5. ORAL COMMUNICATIONS - None.

6. CONSENT CALENDAR - None

7. ADMINISTRATIVE MATTERS

7A. REVIEW AND DISCUSS THE RESIDENTIAL BEAUTIFICATION AWARDS NOMINATIONS

Neighborhood Services Manager Lodan presented Item 7A, providing Beautification Award nominations, score cards, and score sheet for the Commission's review.

MOTION: [For District 1] Commissioner Seferian moved to nominate 15507 Dorman Avenue and 3335 166th Street to receive the Residential Beautification Award and moved to name 16509 Casimir Avenue and 3435 Artesia Boulevard as honorable mentions. Commissioner Ahmed seconded the motion; a roll call vote reflected a 5-0 approval (Chair Jendrucko absent).

MOTION: [For District 2] Commissioner Hill moved to nominate 5520 Emerald Street to receive the Residential Beautification Award and moved to name 5008 Cathann Street and 20900 Anza Avenue as honorable mentions. Commissioner Seferian seconded the motion; a roll call vote reflected a 5-0 approval (Chair Jendrucko absent).

MOTION: [For District 3] Commissioner Ahmed moved to nominate 804 Faysmith Avenue to receive the Residential Beautification Award and moved to name 3304 187th Street, 18412 Roslin Avenue, and 1104 Maple Avenue as honorable mentions. Commissioner Hill seconded the motion; a roll call vote reflected a 5-0 approval (Chair Jendrucko absent).

MOTION: [For District 4] Commissioner Hill moved to nominate 1443 El Prado Avenue and 2268 Sonoma Street to receive the Residential Beautification Award and moved to name 1517 El Prado Avenue and 2264 West 230th Street as honorable mentions. Commissioner Ahmed seconded the motion; a roll call vote reflected a 5-0 approval (Chair Jendrucko absent).

MOTION: [For District 5] Commissioner Hill moved to nominate 425 Vía La Selva and 120 Vía Colusa to receive the Residential Beautification Award and moved to name 22308 Warmside Avenue and 22413 Ocean Avenue as honorable mentions. Commissioner Ahmed seconded the motion; a roll call vote reflected a 5-0 approval (Chair Jendrucko absent).

MOTION: [For District 6] Commissioner Seferian moved to nominate 24823 Winlock Drive to receive the Residential Beautification Award and moved to name 2546 227th Street and 2702 Ridgeland Road as honorable mentions. Commissioner Hill seconded the motion; a roll call vote reflected a 5-0 approval (Chair Jendrucko absent).

7B. DISCUSSION OF CITY YARD OPEN HOUSE

Neighborhood Services Manager Lodan presented Item 7B, providing the Commission additional information pertaining to the City Yard Open House.

MOTION: Commissioner Ahmed moved to accept and file Item 7B. Commissioner Seferian seconded the motion; a roll call vote reflected a 5-0 approval (Chair Jendrucko absent).

8. PUBLIC HEARINGS - None.

9. COMMISSION ORAL COMMUNICATIONS

Commissioners and staff provided final comments.

10. ADJOURNMENT

MOTION: At 7:06 p.m. Commissioner Seferian moved to adjourn the meeting to Thursday, June 5, 2025, at 6:00 p.m. Commissioner Ahmed seconded the motion; a roll call vote reflected a 5-0 approval (Chair Jendrucko absent).

Senior Environmental Quality Officer Duncan presented Item 7A, providing the Commission with the 2025 Environmental Quality and Energy Conservation Agenda Calendar for their review and approval.

A member of the public spoke.

MOTION: Commissioner Seferian moved to accept and file the calendar. Commissioner Ahmed seconded the motion; a roll call vote reflected a 5-0 approval (Commissioner Zhang absent).

7B. ACCEPT AND FILE 2024 TORRANCE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION ANNUAL REPORT

Senior Environmental Quality Officer Duncan presented Item 7B, requesting that the Commission accept and file the Environmental Quality and Energy Conservation Commission Annual Report.

Neighborhood Services Manager Lodan noted that the that the Commission's Annual Report will go before Council on Tuesday, May 6, 2025.

MOTION: Commissioner Hill moved to accept and file the report. Commissioner Seferian seconded the motion; a roll call vote reflected a 5-0 approval (Commissioner Zhang absent).

7C. ACCEPT AND FILE DISCUSSION OF CITY YARD OPEN HOUSE

Senior Environmental Quality Officer Duncan presented Item 7C, requesting how the Commission would like to participate at the City Yard Open House on Saturday, June 21, 2025.

Members of the Commission provided feedback for staff's consideration. Neighborhood Services Manager Lodan noted that additional information per the Commission's feedback can be provided during the next meeting.

MOTION: Commissioner Seferian moved to accept and file the report on the City Yard Open House. Commissioner Ahmed seconded the motion; a roll call vote reflected a 5-0 approval (Commissioner Zhang absent).

8. PUBLIC HEARINGS - None.

9. COMMISSION ORAL COMMUNICATIONS
Chair Jendrucko spoke.

10. ADJOURNMENT

MOTION: At 6:37 p.m. Commissioner Ahmed moved to adjourn the meeting to Thursday, May 1, 2025, at 6:00 p.m. Commissioner Hill seconded the motion; a roll call vote reflected a 6-0 approval.



Date: June 5, 2025

To: Members of the Environmental Quality and Energy Conservation Commission

From: Gregg Lodan, Neighborhood Services Manager | GLodan@TorranceCA.gov

By: Nora Duncan, Senior Environmental Quality Officer | NDuncan@TorranceCA.gov

Subject: Presentation of 2025 Residential Beautification Awards

RECOMMENDATION

Recommendation of the Community Development Director that the Torrance Environmental Quality and Energy Conservation Commission (TEQECC) present the 2025 Residential Beautification Awards to the District and Honorable Mentions winners.

DISCUSSION

On May 1, 2025, TEQECC selected the 2025 Residential Beautification District and Honorable Mention Award winners from a list of 22 nominees. The qualifications that must have been met for each nominee included:

- residence was required to be located within the City of Torrance,
- residence must have been a single-family or multi-family property,
- residence was required to be properly permitted at the time of nomination with no code violations, and
- residences should display pride in ownership through well-maintained and exceptional landscaping of their property.

After careful consideration and discussion on each of the 22 nominees, TEQECC selected nine Residential Beautification District winners and thirteen (13) Honorable Mentions winners. All awardees were invited to attend the presentation to be recognized and receive their award, which consist of a certificate of recognition, a commemorative yard sign, and a gift card to a local home improvement store.

ATTACHMENTS

1. Residential Beautification Awards

CERTIFICATE OF AWARD



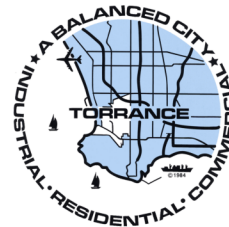
THIS CERTIFICATE IS PROUDLY PRESENTED TO

KATHLEEN KUNIYOSHI
16509 CASIMIR AVENUE

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
COMMISSIONER

CERTIFICATE OF AWARD



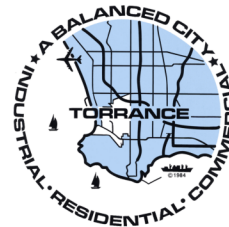
THIS CERTIFICATE IS PROUDLY PRESENTED TO

PACIFIC APTS HOMES
3435 ARTESIA BOULEVARD

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
COMMISSIONER

CITY OF TORRANCE

CERTIFICATE OF AWARD



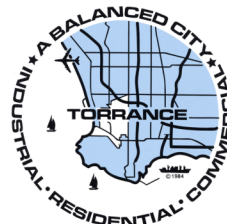
THIS CERTIFICATE IS PROUDLY PRESENTED TO

KURT WEIDEMAN & SUE GOLDEN
3337 166TH STREET

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
COMMISSIONER

CERTIFICATE OF AWARD



THIS CERTIFICATE IS PROUDLY PRESENTED TO

LEANNA SMITH
18507 DORMAN AVENUE

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
COMMISSIONER

CERTIFICATE OF AWARD



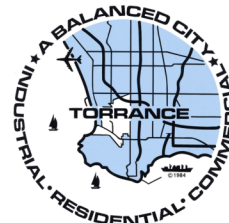
THIS CERTIFICATE IS PROUDLY PRESENTED TO

CARLETON AND MIYIKO BURCH
5520 EMERALD STREET

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
COMMISSIONER

CITY OF TORRANCE

CERTIFICATE OF AWARD



THIS CERTIFICATE IS PROUDLY PRESENTED TO

DIETER AND PAMELA VEES
5008 CATHANN STREET

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
COMMISSIONER

CITY OF TORRANCE

CERTIFICATE OF AWARD



THIS CERTIFICATE IS PROUDLY PRESENTED TO

ANZA PACIFIC, LLC.
THE MILANO APARTMENTS

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
COMMISSIONER

CERTIFICATE OF AWARD



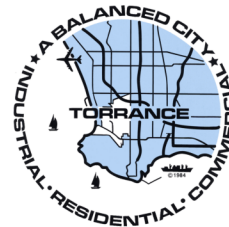
THIS CERTIFICATE IS PROUDLY PRESENTED TO

DANIEL AND SHERI FRAISER
3304 187TH PLACE

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
COMMISSIONER

CITY OF TORRANCE

CERTIFICATE OF AWARD



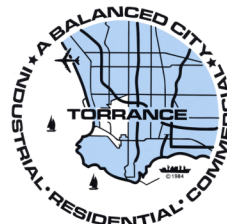
THIS CERTIFICATE IS PROUDLY PRESENTED TO

JACKY AND CARL SBAROUNIS
804 FAYSMITH AVENUE

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
COMMISSIONER

CERTIFICATE OF AWARD



THIS CERTIFICATE IS PROUDLY PRESENTED TO

KRISTEN LINDEN
1104 MAPLE AVENUE

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
COMMISSIONER

CERTIFICATE OF AWARD



THIS CERTIFICATE IS PROUDLY PRESENTED TO

SCOTT AND THEA PRICE
18412 ROSLIN AVENUE

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
COMMISSIONER

CITY OF TORRANCE

CERTIFICATE OF AWARD



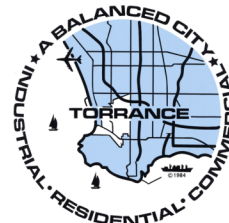
THIS CERTIFICATE IS PROUDLY PRESENTED TO

DANA AND RUTH HAGEN
1517 EL PRADO AVENUE

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
COMMISSIONER

CITY OF TORRANCE

CERTIFICATE OF AWARD



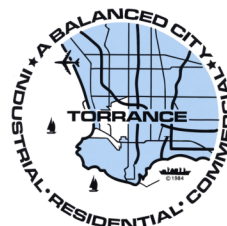
THIS CERTIFICATE IS PROUDLY PRESENTED TO

JERRY AND THERESA HERNANDEZ
1443 EL PRADO AVENUE

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
COMMISSIONER

CERTIFICATE OF AWARD



THIS CERTIFICATE IS PROUDLY PRESENTED TO

RANDALL KLINENBERG
2268 SONOMA STREET

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
COMMISSIONER

CERTIFICATE OF AWARD



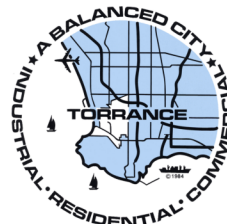
THIS CERTIFICATE IS PROUDLY PRESENTED TO

SUSAN HERBERS
2264 W 230TH STREET

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
COMMISSIONER

CERTIFICATE OF AWARD



THIS CERTIFICATE IS PROUDLY PRESENTED TO

VICTOR ROSENTHAL
22308 WARMSIDE AVENUE

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
COMMISSIONER

CERTIFICATE OF AWARD



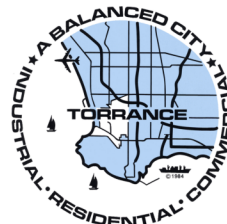
THIS CERTIFICATE IS PROUDLY PRESENTED TO

MARICOPA INVESTMENTS
KONA KAI APARTMENTS

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
COMMISSIONER

CERTIFICATE OF AWARD



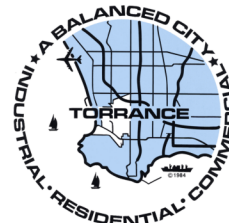
THIS CERTIFICATE IS PROUDLY PRESENTED TO

JUNE OKAMOTO
120 VIA COLUSA

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
COMMISSIONER

CERTIFICATE OF AWARD



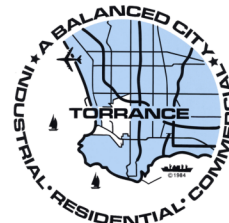
THIS CERTIFICATE IS PROUDLY PRESENTED TO

DANIEL HOVENSTINE
425 VIA LA SELVA

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
COMMISSIONER

CERTIFICATE OF AWARD



THIS CERTIFICATE IS PROUDLY PRESENTED TO

EDWARD AND INGRID SLIZEWSKI
24823 WINLOCK DRIVE

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
COMMISSIONER

CITY OF TORRANCE

CERTIFICATE OF AWARD



THIS CERTIFICATE IS PROUDLY PRESENTED TO

MELISSA AND KEVIN KITAJIMA
2702 RIDGELAND ROAD

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
COMMISSIONER

CITY OF TORRANCE

CERTIFICATE OF AWARD



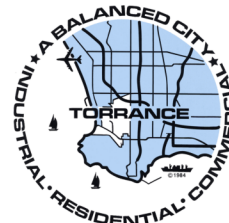
THIS CERTIFICATE IS PROUDLY PRESENTED TO

GLENN SAKAMOTO
2546 227TH STREET

2025 CITY OF TORRANCE BEAUTIFICATION AWARD WINNER

Feng Zhang
COMMISSIONER

Dr. Laurie Love
COMMISSIONER



Camilla Seferian
COMMISSIONER

Michelle Ramirez
COMMUNITY DEVELOPMENT
DIRECTOR

Estela Hill
COMMISSIONER

Susan Jendrucko
COMMISSIONER

Nida Ahmed
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