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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. For further information, contact the Planning Division of the Community Development Department at (310) 618-5990.

Written comments and handout material may be submitted via email to HistoricPreservationCommission@TorranceCA.Gov. Comments must include in the subject line "Public Comment" and the record number and project address. 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 5:00pm on Tuesday one week before the meeting will be attached to the agenda item and posted on the City webpage. Comments that are submitted no later than 5:00pm on Wednesday the day before the meeting will be included as a supplemental agenda item and will be posted on the City webpage on the day of the meeting. Comments that are submitted after 5:00pm on Wednesday the day before the meeting 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, AUGUST 21, 2025
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: Griffiths, G. Higginbotham, M. Higginbotham, Schwartz, Weideman, and Chair Trivelli

2. FLAG SALUTE: Commissioner

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

The agenda was posted on the Public Notice Board at 3031 Torrance Bl. and on the City's Website on Friday, August 15, 2025.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS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: June 19, 2025

7. ADMINISTRATIVE MATTERS

7A. Appoint Commission Chairperson and Vice Chairperson

Recommendation of the Community Development Director that the Historic Preservation Commission appoint a Commission Chairperson and Vice Chairperson.

8. HEARINGS

8A. Community Development - Conduct a Public Hearing to Consider Approval of HPC25-00003: HAROLD JAY HOFFMAN (ALICIA JACOBSEN)

Recommendation of the Community Development Director that the Historic Preservation Commission Conduct a Public Hearing and Adopt a **RESOLUTION** for approval of a Historic Landmark Designation (HPC25-00003) for an existing single-family residence in the R-1 Zone, Torrance Tract Overlay, located at 1620 Post Avenue (APN 7355-018-025). This project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15331 - Historical Resource Restoration/Rehabilitation. (Res. No. 25-002)

9. COMMISSION ORAL COMMUNICATIONS

10. ADJOURNMENT

10A. Adjournment of Historic Preservation Commission Meeting to Thursday, September 18, 2025, 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**

1. CALL MEETING TO ORDER

The Torrance Historic Preservation Commission convened in a regular session at 6:30 p.m. on Thursday, June 19, 2025, in the West Annex Meeting Room 3031 Torrance Boulevard

ROLL CALL

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

Absent: None

Also Present: Planning Manager Oscar Martinez, Lead Planning Associate Carolyn Chun, Planning Associate Adrina Perez, Planning Assistant Brice Kennedy, and Community Development Director Michelle Ramirez.

2. FLAG SALUTE

Commissioner Schwartz led the Pledge of Allegiance.

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

Planning Manager Martinez reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Thursday, June 12, 2025.

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

Planning Manager Martinez reported a continuance of Item 6A to a date uncertain.

5. ORAL COMMUNICATIONS

None.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES - None.

7. ADMINISTRATIVE MATTERS - None.

8. PUBLIC HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of HPC 25-0001: FRANCES MCCUTCHON

Recommendation of the Community Development Director that the Historic Preservation Commission Conduct a Public Hearing and Adopt a RESOLUTION for approval of a Historic Landmark Designation (HPC25-00001) for an existing single-family residence in R-1 Zone, Torrance Tract Overlay, at 1504 Acacia Avenue (APN 7355-010-018). This project is Categorically Exempt from CEQA per Guidelines Section 15331 – Historical Resource Restoration/Rehabilitation. (Res. No. 25-001)

Planning Associate Perez presented Item 8A.

Commissioner Schwartz disclosed that he viewed the property and will base his decision on presentation and comments made.

Commissioner M. Higginbotham disclosed that she viewed the property on Google Earth and Zillow and will base her decision on presentation and comments made.

Commissioner G. Higginbotham disclosed that he viewed the property and will base his decision on presentation and comments made.

Commissioner Weideman disclosed that he viewed the property and will base his decision on presentation and comments made.

Chair Trivelli disclosed that she viewed the property and will base her decision on presentation and comments made.

Ms. McCutcheon, property owner, spoke on her property.

Chair Trivelli invited members of the public to speak; no members of the public spoke.

Members of the Commission spoke, thanking the resident for her participation in the program and well-maintained home.

MOTION: Commissioner Weideman moved to close the public hearing and adopt HPC25-00001. Commissioner Schwartz seconded the motion; a roll call vote reflected 5-0 approval.

9. COMMISSION AND STAFF ORAL COMMUNICATIONS

Members of the Commission spoke.

Commissioner Schwartz requested an excused absence from the Commission meeting date of August 21, 2025, as he will be out of town.

Commissioner Weideman inquired about the timing of presenting the Mills Act process and procedures to the City Council. Planning Manager Martinez responded to his Mills Act question.

Planning Assistant Kennedy distributed and provided an overview of the new Historic Preservation outreach material. Additionally, he apprised the Commissioners of the upcoming City Yard Open House. Lastly, he provided an update on the status of the Historic Preservation Plan and Ordinance amendment.

10. ADJOURNMENT

MOTION: At 6:52 p.m., Commissioner Weideman moved to adjourn the meeting to Thursday, August 21, 2025, at 6:30 p.m. in the West Annex Meeting Room. Commissioner M. Higginbotham seconded the motion; a roll call vote reflected 5-0 approval.



DATE: August 21, 2025

TO: Members of the Historic Preservation Commission

FROM: Oscar Martinez, Planning Manager / OMartinez@TorranceCA.gov

BY: Carolyn Chun, Lead Planning Associate / CChun@TorranceCA.gov

SUBJECT: Appoint Commission Chairperson and Vice Chairperson

RECOMMENDATION

Recommendation of the Community Development Director that Historic Preservation Commission appoint a Commissioner to serve as Chairperson and Vice Chairperson for a one-year term covering Fiscal Year (FY) 2025-26.

DISCUSSION

Section 13.21.060 of the Torrance Municipal Code provides that, "At the first meeting of the Commission and at the first meeting of the Commission in every fiscal year thereafter, the members shall appoint one (1) of their members as Chairperson who shall hold office for one (1) year and until the successor is appointed."

Additionally, the Historic Preservation Commission Rules of Order were adopted on October 17, 2019. Article 10, Section 10.1 of the Rules of Order provides that, "The Chairperson and Vice Chairperson shall be selected by a majority vote." Section 10.2 provides that, "At the first meeting of the Commission and at the first meeting of the Commission in every fiscal year, thereafter, the members shall select a Chairperson and Vice Chairperson who shall hold office for one year until a successor is selected."

It is the practice of several other City Commissions that the Vice Chairperson of the previous term is selected to be the Chairperson for the subsequent term; however, there are no rules that require this practice.

The Commission meeting of July 17, 2025 was cancelled and would have been the first meeting of FY2025-26. As such, staff has placed an item in this agenda for selection of a Chairperson and Vice Chairperson.

On August 15, 2024, the Historic Preservation Commission appointed Marifrances Trivelli as Chairperson and Mia Higginbotham as Vice Chairperson. At this time, staff respectfully recommends that a Chairperson and Vice Chairperson, who will preside over meetings in the absence of the Chairperson, are appointed at this time.



Date: August 21, 2025

To: Members of the Historic Preservation Commission

From: Oscar Martinez, Planning Manager | OMartinez@TorranceCA.gov

By: Kevin Joe, Planning Associate | KJoe@TorranceCA.gov

Subject: Community Development – Conduct a Public Hearing and Adopt a **RESOLUTION** for the approval of a Historic Landmark Designation (HPC25-00003) for an existing single-family residence located in the R-1 Zone, Torrance Tract Overlay Zone at 1620 Post Avenue.

RECOMMENDATION

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

1. Conduct a public hearing;
2. Adopt a **RESOLUTION** approving a Historic Landmark Designation (HPC25-00003) for an existing single-family residence located in the R-1 Zone, Torrance Tract Overlay Zone at 1620 Post Avenue (APN 7355-018-025); and
3. Determine that this item is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15331 - Historic Resource Restoration/Rehabilitation.

DISCUSSION

The applicants, Alicia Jacobsen and Harold Jay Hoffman, request approval of a Historic Landmark Designation for their residence on property located in the R-1 Zone, Torrance Tract Overlay Zone at 1620 Post Avenue (APN 7355-018-025).

Background

In 2011-2013, a Historic Resources Survey of the original Torrance Tract was prepared by volunteers from the community under the guidance of a historic preservation architect. The Survey was to serve as the foundation for establishing a Historic Preservation Program for the City and identified contributing structures that have historic significance. In 2017, the City Council adopted an Ordinance establishing the criteria and procedures for designating properties Historic Landmarks and Historic District.

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 pattern of local, regional, state, or national history, or cultural heritage of the City, California, or the United States;
- 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;
- C) The property embodies the distinctive characteristics of a type, period, style or method of construction;
- D) The property is representative of a work of a master;
- E) The property possesses high artistic or aesthetic values;
- F) The property has yielded or has the potential to yield information to the prehistory or history of the City; or
- G) The property is among the last, best remaining examples of an architectural or historical type or specimen.

Analysis

The subject property was identified as Tudor Revival contributor in excellent condition in the Historic Resources Survey. The home was originally constructed in 1925 for Grover C. and Pluma Whyte and the builder was J.E. Forbes. Mr. Whyte served as the general manager of the Torrance Herald newspaper, before becoming the editor and publisher of the Herald and Lomita News in July 1929. Mr. Whyte served as publisher of the Herald until his death in 1953. The Torrance Herald was published from 1914 to 1969 and was Torrance's primary and official newspaper during the early years of the City. This home is one of five Tudor Revival homes identified in the Historic Resources Survey and is unique in that it is the only one that features clinker brick cladding. The home was featured in the Torrance Historical Society's Historic Home Tours on five different occasions and most recently in 2016.

In 2007, a Waiver was approved to allow a reduction of the side and rear yard setbacks for the construction of a new attached garage. In 2017, building permits were issued to replace wood siding with Hardie board siding.

Conclusion

In staff's judgment, the subject residence satisfies the significance findings for criteria B, C, E, and G. The home was previously owned by a prominent citizen who contributed to the history of Torrance, retains its original building form and architectural features, features unique and distinctive characteristics, and is among the last remaining examples of Tudor Revival architecture in the Torrance Tract. The integrity to convey its significance has been maintained.

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

ENVIRONMENTAL FINDINGS

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

ATTACHMENTS

1. Resolution No. 25-002
2. Location and Zoning Map
3. Historic Preservation Commission Supplemental Application
4. Historic Resources Survey Sheet
5. Photographs of Property
6. Torrance Herald March 12, 1953

ITEM 8A
ATTACHMENT 1
RESOLUTION NO. 25-002

HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 25-002

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-1, TORRANCE TRACT OVERLAY ZONE AT 1620 POST AVENUE.

HPC25-00003: HAROLD JAY HOFFMAN & ALICIA JACOBSEN

WHEREAS, the Historic Preservation Commission of the City of Torrance conducted a public hearing on August 21, 2025 to consider a request (HPC25-00003) filed by Harold Jay Hoffman and Alicia Jacobsen to designate property located in the R-1, Torrance Tract Overlay Zone at 1620 Post Avenue 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 HPC25-00003:

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 1620 Post Avenue;
- B) That the property is located on Lot 8 of Block 30 of the Torrance Tract (Assessor Parcel No. 7355-018-025);
- C) That the landmark designation of the property located at 1620 Post Avenue is Categorically Exempt from the California Environmental Quality Act pursuant to Section 15331 – Historical Resource Restoration/Rehabilitation;
- D) That the subject property is associated with an important person or persons who made significant contributions to the history, development, and/or culture of the City as the residence was first owned by Grover C. and Pluma Whyte. Mr. Whyte

served as the publisher and editor of the Torrance Herald, which was the primary and official newspaper of Torrance during the early years of the city; and

- E) That the subject property embodies the distinctive characteristics of a type, period, style, or method of construction because the residence retains its original building form and Tudor Revival architectural features; and
- F) That the property possesses high artistic or aesthetic value because the residence has a distinctive and unique appearance and has been featured on the Torrance Historic Society's Home Tour on several occasions; and
- G) That the property is among the last, best remaining examples of an architectural or historical type or specimens as it is one of five Tudor Revival homes identified in the Historic Resources Survey and is unique in that it is the only one that features clinker brick cladding; and
- H) 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 because the residence has been preserved in manner respectful of architectural character and original design.

NOW, THEREFORE, BE IT RESOLVED that HPC25-00003, a request filed by Harold Jay Hoffman and Alicia Jacobsen to designate property located in the R-1, Torrance Tract Overlay Zone at 1620 Post Avenue 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, partial demolition, full demolition, and/or relocation affecting the exterior of the historic landmark structure and property. Proposed rehabilitation, restoration, and alterations to the historic landmark structure shall comply with the Secretary of the Interior's Standards for Preservation, Rehabilitation, Restoration and Reconstruction.

Introduced, approved and adopted this 21st day of August 2025.

Chair, 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 21st day of August 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Historic Preservation Commission

ITEM 8A

ATTACHMENT 2

LOCATION AND ZONING MAP

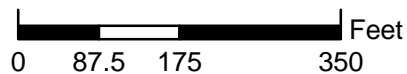


Location and Zoning Map HPC25-00003 1620 Post Avenue



Legend

- 1620 Post Avenue
- 500-Foot Notification Area



ITEM 8A
ATTACHMENT 3
SUPPLEMENTAL APPLICATION



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: 1620 Post Ave, Torrance, CA 90501	
ASSESSOR PARCEL NUMBER:	
PROPERTY OWNER	APPLICANT
PRINT NAME: ALICIA JACOBSEN	PRINT NAME: MARCO JAY HOFFMAN
ADDRESS (NUMBER, STREET): 1620 POST AVENUE	ADDRESS (NUMBER, STREET): 1620 POST AVENUE
ADDRESS (CITY, STATE & ZIP CODE): 3105028259	ADDRESS (CITY, STATE & ZIP CODE): 3109205534
TELEPHONE NUMBER: [blank]	TELEPHONE NUMBER: [blank]
EMAIL: hoffmaney@ad.com	EMAIL: hoffmaney@ad.com
SIGNATURE: [Signature]	SIGNATURE: [Signature]
Significance TMC Section 91.50.050 (a) (check all that apply)	
<input 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 checked="" 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 checked="" 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):	
<p>THE HOUSE WAS BUILT IN 1925 FOR GROVER WHYTE WHO WAS THE PUBLISHER-EDITOR OF THE TORRANCE HERALD NEWSPAPER. IT IS AN EXPLICIT TUDOR REVIVAL AND THERE IS NO SIMILAR HOUSE ANYWHERE IN TORRANCE. IT HAS BEEN A FAVORITE ON THE SEMI-ANNUAL "OLD TORRANCE HISTORIC HOMES" TOUR.</p>	
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)	
<p>THE EXTERIOR OF THE HOUSE IS UNCHANGED SINCE IT WAS BUILT IN 1925. THE CLINKER BRICK EXTERIOR WALLS AND WINDOWS ARE ORIGINAL.</p>	

ITEM 8A

ATTACHMENT 4

HISTORIC RESOURCES SURVEY SHEET

OLMSTED TRACT Torrance, California
2011 – 2013 Survey of Historic Resources



BLOCK	64
ADDRESS	1620 Post Avenue
YEAR BUILT	1925
APN NUMBER	7355 018 025
PROPERTY TYPE	Residential
ARCHITECTURAL STYLE	Tudor
SIGNIFICANCE	Contributor
CONDITION	Excellent
COMMENTS	Grover C., editor/publisher of the Torrance Herald, and his wife Pluma were the original owners of this home. The home features clinker brick.
SURVEYOR	Debbie Hays; September 18, 2011

ITEM 8A
ATTACHMENT 5
PHOTOGRAPHS OF PROPERTY







ITEM 8A

ATTACHMENT 6

TORRANCE HERALD MARCH 12, 1953

ell R. King, Samuel Levy, Otto A. Kresse, Charles Ver Jones, Carl S. Warner, James W. Post, Merwin M. Schwab, and Reed H. Parkin.

Ownership of the Herald will pass to his widow, Pluma, and an only daughter, Nancy Whyte Work, wife of Robert Work, managing editor of the Los Angeles Daily Journal. Mrs. Whyte lives in a home purchased at 1620 Post Ave. 26 years ago. His daughter and son-in-law live in Westchester.

One of three sisters, Mrs. Earl C. Willey of Flint, Mich., arrived Tuesday by air from Daytona Beach, Fla., where she was vacationing at the time she learned of her brother's death.

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