

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]

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, SEPTEMBER 18, 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, Schwartz, Trivelli, Weideman, and Chair M. Higginbotham

2. FLAG SALUTE: Commissioner Trivelli

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, September 12, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS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: August 21, 2025

7. ADMINISTRATIVE MATTERS

7A. Community Development – Consider a Mills Act Contract for Historic Landmark #2 HPC24-00004: RANDELL KLINENBERG

Recommendation of the Community Development Director that the Historic Preservation Commission consider and recommend that City Council enter into a Mills Act Contract with the homeowner of a Historic Landmark designated residence located in the R-2 Zone, Torrance Tract Overlay Zone 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 15331 (Historic Resource Rehabilitation/Restoration).

7B. Community Development – Summary of Outreach Efforts

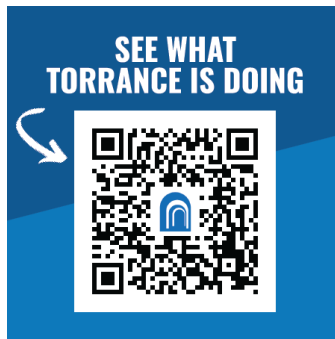
Recommendation of the Community Development Director that Historic Preservation Commission receive and file a report of the City’s outreach efforts.

8. HEARINGS - NONE

9. COMMISSION ORAL COMMUNICATIONS

10. ADJOURNMENT

10A. Adjournment of Historic Preservation Commission Meeting to Thursday, October 23, 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 6:32 p.m. on Thursday, August 21, 2025, in the West Annex Meeting Room.

ROLL CALL

Present: Commissioners Griffiths, G. Higginbotham, M. Higginbotham, Weideman, and Chair Trivelli.

Absent: Commissioner Schwartz

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

MOTION: Commissioner Weideman moved to excuse the absence of Commissioner Schwartz from the meeting. Commissioner M. Higginbotham seconded the motion; a roll call vote reflected 5-0 approval.

2. FLAG SALUTE

Commissioner G. Higginbotham led the Pledge of Allegiance.

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

Lead Planning Associate Carolyn Chun reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Friday, August 15, 2025.

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

Planning Manager Martinez requested the Commission move Agenda Item No. 8A prior to Agenda Item No. 7A.

Commission concurred with Planning Manager Martinez on a vote of 5-0.

5. ORAL COMMUNICATIONS

None.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES: June 19, 2025

MOTION: Commissioner Weideman moved to approve the June 19, 2025, minutes. Commissioner G. Higginbotham seconded the motion; a roll call vote reflected 4-0-1 approval with Commissioner Griffiths abstaining.

(Items taken out of order)

8. PUBLIC 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)

Planning Associate Kevin Joe presented 8A.

Applicant Harold Hoffman spoke.

Commissioner Weideman disclosed that he has visited the property and will base his decision on presentation and comments made. He also expressed his desire for Post Avenue to become a Historic District.

Chair Trivelli disclosed that she has visited the property and will base her decision on presentation and comments made. She also inquired about the siding of the home.

Applicant Hoffman responded to the question.

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

Commission Griffiths disclosed that he has been a docent in the home and will base his decision on presentation and comments made.

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

Commissioner M. Higginbotham inquired when the applicants moved into the home and if any interesting artifacts were discovered.

Applicant Hoffman responded to the question.

Commissioner G. Higginbotham inquired about the Tudor style and clinker bricks.

Applicant Hoffman responded to the question.

Chair Trivelli inquired about the hardy board siding on the home.

Applicant Hoffman responded to the question.

MOTION: Commissioner Weideman moved to close the public hearing. Commissioner M. Griffiths seconded the motion; a roll call vote reflected 5-0 approval.

MOTION: Commissioner Weideman moved to approve HPC25-00003. Commissioner M. Higginbotham seconded the motion; a roll call vote reflected 5-0 approval.

RESOLUTION: Planning Associate Joe read the title of Resolution Number 25-002, a Resolution of the Historic Preservation Commission of the 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.

MOTION: Commissioner Weideman moved to approve Resolution No. 25-002. Commissioner M. Higginbotham seconded the motion; a roll call vote reflected 5-0 approval.

7. ADMINISTRATIVE MATTERS

7A. APPOINT COMMISSION CHAIRPERSON AND VICE CHAIRPERSON

Planning Manager Martinez recommended the Commission nominate a Chair and Vice Chair for the Term 2025-2026.

MOTION: Commissioner Weideman moved to elect Commissioner M. Higginbotham as the Chair and Commissioner Schwartz as the Vice Chair for the Term 2025-2026. Commissioner G. Higginbotham seconded the motion; a roll call vote reflected 5-0 approval.

9. COMMISSION AND STAFF ORAL COMMUNICATIONS

Commissioner G. Higginbotham reminded everyone that school is back in session.

Commissioner Griffiths commented that he is honored to be on the Commission and looks forward to working with everyone. He inquired if landmarked properties received a plaque in addition to the certificate and also commented on the requirements needed to be on the Commission and his belief that the application should be updated.

Planning Manager Oscar Martinez responded and informed the Commission about the plaque and Community Development Director Michelle Ramirez responded and informed the Commissioners that she would address this concern with the City Clerk's Office.

Commissioner Trivelli inquired if staff will be providing information on the Mills Act to the newly approved Historic Landmark.

Planning Manager Martinez responded to Commissioner Trivelli's inquiry.

Chair M. Higginbotham inquired if staff received any interest as a result of the Commission's participation at the City Yard Open House.

Planning Manager Martinez responded to Chair M. Higginbotham's inquiry and informed the Commission that staff had received one application as a result of participating in the City Yard Open House.

Commissioner Weideman welcomed Commissioner Griffiths to the Commission.

Planning Manager Martinez announced the installment of the Downtown Torrance archway.

Community Development Director Ramirez announced the upcoming retirement of Lead Planning Associate Carolyn Chun.

10. **ADJOURNMENT**

MOTION: At 7:07 p.m., Commissioner Weideman moved to adjourn the meeting to Thursday, September 18, 2025, at 6:30 p.m. in the West Annex Meeting Room. Commissioner M. Griffiths seconded the motion; a roll call vote reflected 5-0 approval.



Date: September 18, 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 – Consider a Mills Act Contract for Historic Landmark #2 (HPC24-00004) for a Residence Located in the Two-Family Residential (R-2) Zone, Torrance Tract Overlay Zone at 2268 Sonoma Avenue.

RECOMMENDATION

Recommendation of the Community Development Director that the Historic Preservation Commission consider and recommend that City Council enter into a Mills Act Contract with the homeowner of a Historic Landmark designated residence located in the R-2 Zone, Torrance Tract Overlay Zone 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 15331 (Historic Resource Rehabilitation/Restoration).

DISCUSSION

Background

In 2017, the City Council adopted an Ordinance to establish Historic Preservation program to allow homeowners of qualified properties to request their homes be designated a Historic Landmark and creation of Historic Districts. Under State law and this Ordinance, the City is authorized to enter into a Mills Act contract with the owner of a Historic Landmark for the purpose of preserving, rehabilitating, restoring, and maintaining the home. On June 20, 2024, the Historic Preservation Commission approved HPC24-00002 to designate the Spanish Colonial Revival home located at 2268 Sonoma Street a Historic Landmark (Historic Landmark #2).

On May 15, 2025, the Historic Preservation Commission reviewed and recommended that City Council approve the Mills Act contract application process and review procedures and, on August 5, 2025, the City Council adopted a Resolution establishing a Mills Act application process and review procedures.

Analysis

The applicant, Randall Klinenberg, requests to enter into a Mills Act Contract for his residence on property located in the R-2 Zone, Torrance Tract Overlay Zone at 2268 Sonoma Street (APN 7355-017-025).

A Mills Act contract was prepared for this property based on the template that was created as part of the application process and review procedures that were established by City Council

(Attachment 1). If this request is approved, the executed contract will be recorded with Los Angeles County Recorder, submitted to Los Angeles County Tax Assessor, and applicable to future owners of the property until the term of the contract expires. The property tax savings will be reflected in the following year's tax bill. The contract has perpetual 10-year term, whereby a year is added on the anniversary date of the contract until the homeowner elects for nonrenewal.

The applicant submitted a proposed Property Rehabilitation and Maintenance Plan (Attachment 2) along with a structural report (Attachment 4) prepared by a licensed architect that identified structural deficiencies and remedies to correct those deficiencies. The Property Maintenance and Rehabilitation Plan specifies the work to be performed over the life of the contract, year of completion, and estimated costs. The structural report specifically identified retrofitting the stair railings for the rear doors, post footing for the crawl space, and foundation for the rear room addition to meet current building code requirements. The proposed Property Rehabilitation and Maintenance Plan includes repairing and repainting rear patio doors and kitchen door, replacement of damaged clay roof tiles, stucco repairs and painting, painting of trim, replacing the electrical panel, replacing exterior outlets with GFCI outlets, and the aforementioned items included in the structural report. The plan calls for the electric work, door and stair railing repairs to be completed by the end of 2026, stucco repairs to be completed by 2027, and roof tile replacement, post footing and foundation repairs to be completed by 2029. Preliminary cost estimates for all work items total \$112,500, which does not take into account inflation. The final Property Rehabilitation and Maintenance Plan and conditions of approval will be incorporated as exhibits to the Mills Act contract when it is recorded.

A Mills Act Tax Adjustment Worksheet (Attachment 3) was prepared in accordance with State guidelines for assessing the property value of homes that have been designated a historic landmark and provides an estimated property tax annual savings. For this property, the annual property tax would be reduced from \$11,730 to \$2,878.15 for an estimated savings of \$8,851.85. The property savings will fluctuate over time. The actual assessed value and property tax savings will be determined by the Los Angeles County Assessor.

The Historic Preservation Commission may recommend that the City Council approve the Mills Act contract request as conditioned or as amended, accept the Maintenance and Rehabilitation Plan as proposed or as amended, or deny the request.

Staff recommends that the Historic Preservation Commission recommend approval, as conditioned, of the Mills Act contract request to the City Council.

ENVIRONMENTAL FINDINGS

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

ATTACHMENTS

1. Draft Mills Act Contract
2. Property Maintenance & Rehabilitation Plan
3. Mills Act Tax Adjustment Worksheet
4. Structural Report
5. Photographs of Property

ITEM 7A
ATTACHMENT 1
DRAFT MILLS ACT CONTRACT

Recording Requested by:
Rebecca Poirier, City Clerk

When Recorded, Mail to:
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503-2970
ATTN: City Clerk's Office

HISTORIC PROPERTY AGREEMENT

This Historic Property Agreement (“Agreement”) is made and entered into as of **<insert date>**, by and between the CITY OF TORRANCE, a municipal corporation (“City”) and Randall Klinenberg (“Owner”).

RECITALS:

WHEREAS, California Government Code Section 50280, et seq. (the Mills Act), authorizes cities to enter into contracts with the owners of qualified historic buildings to provide for the use, maintenance and restoration of such historic property so as to retain its characteristics of historic significance; and

WHEREAS, Owner possesses fee title in and to that certain real property, together with associated structures and improvements thereon, located at 2268 Sonoma Street, Assessor Parcel Number 7355-017-025, Torrance, California (“Historic Property”). A legal description of the Historic Property is attached hereto, marked as Exhibit A and is incorporated herein by this reference; and

WHEREAS, on December 12, 2017, City of Torrance City Council adopted Ordinance No. 3822 creating a Historic Preservation Program that enables the City to enter into a Mills Act contract with the owner of a Historic Landmark designated property; and

WHEREAS, City and Owner, for their mutual benefit, now desire to enter in this Agreement both to protect and preserve the historically significant characteristics of the Historic Property and to qualify the Historic Property for an assessment of valuation pursuant to the Provisions of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

AGREEMENT:

1. EFFECTIVE DATE AND TERM

This Agreement shall be effective and commence on **<insert date>**, and shall remain in effect for a term of ten (10) years thereafter. Each year upon the anniversary of the effective date, such initial term will automatically be extended as provided in Paragraph 2 below.

2. AUTOMATIC RENEWAL

Each year on the anniversary of the effective date of this Agreement (“renewal date”), a year shall automatically be added to the initial term of this Agreement unless notice of nonrenewal is as provided herein.

3. NOTICE OF NONRENEWAL

If either Owner or City desires in any year not to renew the Agreement, Owner or City that party shall serve written notice of nonrenewal of the Agreement on the other party in advance of the annual renewal date, or served by City to Owner at least ninety (90) days prior to the annual renewal date. If such notice is not timely served, one (1) year shall be automatically added to the term of the Agreement as provided herein. Upon receipt by Owner of a notice of nonrenewal from City, Owner may make a written protest of the notice. City may, at any time prior to the annual renewal date of the Agreement, withdraw its notice to Owner of nonrenewal. If either City or Owner serves notice to the other of nonrenewal in any year, the agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the agreement, whichever may apply.

4. PRESERVATION OF HISTORIC PROPERTY

During the term of this Agreement the Historic Property shall be subject to the following conditions, requirements and restrictions:

- A) Owner shall rehabilitate, preserve and maintain the historically significant characteristics of the Historic Property. Attached hereto, marked as Exhibit B: Property Maintenance and Rehabilitation Plan and incorporated herein by this reference is a list of those minimum standards and conditions for rehabilitation, maintenance, use and preservation of the Historic Property, which shall apply to such property throughout the term of this Agreement.
- B) Owner shall, additionally and where necessary, restore and rehabilitate the property according to the rules and regulations of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, attached hereto, marked as Exhibit C.
- C) Owner shall allow reasonable periodic examination, by prior appointment, of the interior and exterior of the Historic Property by representative of the County Assessor, State Office of Historic Preservation, State Board of Equalization and City, as may be necessary to determine Owner's compliance with the terms and provisions of this Agreement.
- D) Owner shall submit an annual progress report to City documenting all maintenance, rehabilitation, and preservation activities performed during the preceding year, including supporting photographs and, where applicable, contractor invoices.

5. PROVISION OF INFORMATION OF COMPLIANCE

Owner hereby agrees to furnish City with any and all information requested by the City which may be reasonable and necessary to determine compliance with the terms and provisions of this Agreement.

6. CANCELLATION

Prior to cancellation, City shall provide Owner with written notice of the alleged breach or deficiency and a reasonable opportunity (not less than sixty (60) days) to cure such breach or deficiency. If the Owner fails to cure within specified period, City may proceed with cancellation. City, following a duly noticed public hearing as set forth in California Government Code Section 50280, et seq., may cancel this Agreement if City determines:

- A) Owner has breached any of the conditions or covenants of the Agreement;

- B) Owner has allowed the Historic Property to deteriorate to the point that it no longer meets the standards for a qualified historical property; or
- C) Owner has failed to restore or rehabilitate the Historic Property in the manner specified in paragraph 4 of this Agreement.

City's right to cancel this Agreement pursuant to this paragraph shall in no way limit or restrict its rights or legal remedies arising from City's Historic Preservation Ordinance or Municipal Code.

7. CANCELLATION FEE

In the event of cancellation, Owner shall be subject to payment of those cancellation fees set forth in California Government Code Sections 50280, et seq, described herein. Upon cancellation, Owner shall pay cancellation fee equal to twelve and one-half percent (12.5%) of the current fair market value of the property as determined by the County Assessor as though the Historic Property were free of contractual restriction pursuant to this Agreement. The Owner shall pay the cancellation fee to the county auditor in the time and manner prescribed by the County Auditor. As an alternative to cancellation of the contract for breach of any conditions, City or landowners that are party to the contract, may bring any action in court necessary to enforce the contract, including, but not limited to, an action to enforce the contract by specific performance or injunction.

8. ENFORCEMENT OF AGREEMENT

In lieu of and/or in addition to any provisions to cancel this Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of this Agreement.

9. WAIVER

City does not waive any claim or default by Owner if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties are available to City to pursue in the event there is a breach of this Agreement. No waiver by City of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

10. BINDING EFFECT OF AGREEMENT

Owner hereby subjects the Historic Property to the covenants, reservations and restrictions set forth in this Agreement. City and Owner hereby declare their specific intent that the covenants, reservations, and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon Owner's successors and assigns in title or interest to the Historic Property.

Each and every contract, deed or other instrument hereinafter executed, governing or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations and restrictions are set forth in such contract, deed or other instrument.

City and Owner hereby declare their understanding and intent that the burden of the covenants, reservations and restrictions set forth herein touch and concern the land in that it restricts development of the Historic Property. City and Owner hereby further declare their understanding and intent that the benefit of such covenants, reservations and restrictions touch and concern the land by enhancing and maintaining the cultural and

historic characteristics and significance of the Historic Property for the benefit of the public and Owner.

11. NOTICE

Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below, by personal delivery or United States mail, postage prepaid, addressed as follows:

CITY: City of Torrance
City Clerk
3031 Torrance Boulevard
Torrance, CA 90503

OWNER: Randall Klinenberg
2268 Sonoma Street
Torrance, CA 90501

12. EFFECT OF AGREEMENT

None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors or assigns, nor shall such terms, provisions or conditions cause them to be considered joint ventures or members of any joint enterprise.

13. INDEMNITY OF CITY

Owner will indemnify, defend, and hold harmless City, the City Council, each member of thereof, present and future, members of boards and commissions, its officers, agents, employees and volunteers from and against any and all liability, expenses, including, but not limited to, those arising from breach of contract, bodily injury, death, personal injury, property damage, loss of use, or property loss however the same may be caused and regardless of the responsibility for negligence. The obligation to indemnify, defend and hold harmless includes, but is not limited to, any liability or expense, including defense cost and legal fees, arising from the negligent acts or omissions, or willful misconduct of Owner, its officers, employees, agents, subcontractors or vendors. It is further agreed, Owner's obligations to indemnify, defend and hold harmless will apply even in the event of concurrent negligence on the part of City, the City Council, each member thereof, present and future, or its officers, agents and employees, except for liability resulting solely from the negligence or willful misconduct of City, its officers, employees or agents. Payment by City is not a condition precedent to enforcement of this indemnity. In the event of any dispute between Owner and City, as to whether liability arises from the sole negligence of the City or its officers, employees, agents, subcontractors or vendors, Owner will be obligated to pay for City's defense until such time as a final judgment has been entered adjudicating the City as solely negligent. Owner will not be entitled in the event of such determination to any reimbursement of defense costs including, but not limited to attorney's fees, expert fees and costs of litigation.

Owner agrees to protect, defend, indemnify, and shall hold City and its elected officials, officers, agents, and employees harmless from liability for claims, loss, proceedings, damages, causes of action, liability, costs of expense, including reasonable attorney's fees in connection with damage for personal injuries, including death, and claims of property

damage which may arise from the direct or indirect use of operations of such Owner or those of owner's contractor, subcontractor, agent, employee or other person acting on owners behalf which relate to the use, operation and maintenance of the Historic Property. Owner hereby agrees to and shall defend the City and its elected officials, officers, agents and employees with respect to any and all actions for damages caused by, or alleged to have been caused by, reason of Owner's activities in connection with the Historic Property. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, by reason of the operations referred to in this Agreement regardless of whether or not City prepared, supplied or approved the plans, specifications or other documents for the Historic Property.

14. BINDING UPON SUCCESSORS

All of the agreements, rights, covenants, reservations, and restrictions contained in this Agreement shall be binding upon and shall inure to benefit of the parties herein, their heirs, successors, legal representatives, assigns and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner whatsoever. Owner shall provide written notice to the City at least thirty (30) days prior to any transfer of ownership of the Historic Property.

15. LEGAL COSTS

In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevail party in such proceeding my recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.

16. SEVERABILITY

If any part of this Agreement is found to be in conflict with applicable laws, the part will be inoperative, null and void insofar as it is in conflict with any applicable laws, but the remainder of the License will remain in full force and effect.

17. GOVERNING LAW

This Agreement shall be construed and governed in accordance with the laws of the State of California. Jurisdiction of any litigation arising from the Agreement will be in Los Angeles County, California.

18. NOTIFICATION TO OFFICE OF HISTORIC PRESERVATION

City shall provide written notice of the Agreement to the State Office of Historic Preservation within six (6) months of the effective date of the Agreement.

19. RECORDATION

Owner or agents of Owner shall record this agreement with the Los Angeles County Recorder within sixty (60) days after the parties execute this Agreement. Owner shall provide copies of the recorded agreement to the City Clerk and Community Development Department.

20. AMENDMENTS

This Agreement may be amended, in whole or in part, only by written recorded instrument executed by the parties hereto.

21. COMPLIANCE WITH ALL LAWS

Owner and City agree that this Agreement shall be subject to and comply with any future amendments to relevant local, state and federal preservation laws and guidelines, including but not limited to the Mills Act and the Secretary of the Interior's Standards for Rehabilitation.

City of Torrance,
a municipal corporation

Mayor George Chen

By: _____
Randall Klinenberg, Owner

ATTEST:

Rebecca Poirer, City Clerk

APPROVED AS TO FORM:
PATRICK Q. SULLIVAN, City Attorney

By: _____
Tatia Y. Strader, Assistant City Attorney

- Exhibit A Property Legal Description
- Exhibit B Property Maintenance and Rehabilitation Plan
- Exhibit C Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
- Exhibit D Conditions of Approval

Exhibit A

Property Legal Description

The land referred to herein below is situated in the County of Los Angeles, State of California and is described as follows:

The east 70 feet of Lot 22 in Block 51 of Torrance Tract, in the City of Torrance, County of Los Angeles, State of California, as per map recorded in Book 22, Pages(s) 94 and 95 of Maps, in the Office of the County Recorder of said county.

Except therefrom all oil, gas, hydrocarbons and kindred substances lying below a depth of 500 feet from the surface of said land without however the right to enter upon the surface of said land as provided in an instrument recorded June 17, 1965 as Instrument No. 1630 official records.

APN: 7355-017-025

Exhibit B

Property Maintenance and Rehabilitation Plan

Exhibit C

Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Rehabilitating Historic Buildings

<https://www.nps.gov/crps/tps/rehab-guidelines/rehabilitation-guidelines-1997.pdf>

Exhibit D

Conditions of Approval

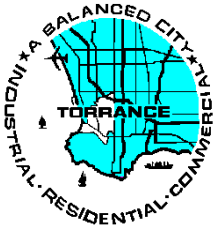
1. That the Property Owner (“Owner”) of 2268 Sonoma Street, Torrance CA 90501 (“Property”) shall enter into a Historic Property Agreement (“Agreement”) with the City of Torrance (“City”) to qualify for Mills Act benefits.
2. That the Owner shall record Agreement with the Los Angeles County Registrar-Recorder and copy of the recorded Agreement shall be submitted to the Community Development Department.
3. That the Owner shall comply with all terms and conditions of the Agreement. Failure to comply with terms and conditions of the Agreement could result in cancellation of Agreement and payment of cancellation fees set forth in California Government Code Section 50280, et seq., equal to 12.5% of the current fair market value of the property.
4. That the Agreement shall remain in effect for a term of 10 years and shall be automatically renewed and a year automatically added to the initial term on the anniversary date unless notice of nonrenewal is provided from the Owner or City. The Owner shall provide written notice of nonrenewal of Agreement 90 days prior to annual renewal date.
5. That Owner shall be responsible for rehabilitating, preserving and maintaining the historically significant characteristics of the Historic Property in accordance with Property Maintenance and Rehabilitation Plan (Exhibit B) and the Secretary of the Interior Standard for Rehabilitation.
6. That all work to be performed on Property Maintenance and Rehabilitation Plan shall be completed by the year stated in Plan and prior to the expiration of Agreement.
7. That any proposed revisions or time extensions to the Property Maintenance and Rehabilitation Plan shall require a determination from the Community Development Director with appeal rights to the Historic Preservation Commission.
8. That proposed alterations, modifications, rehabilitation work, door and window replacement, and repairs to the exterior of the subject Property may be subject to the approval of a Certificate of Appropriateness from the City of Torrance Historic Preservation Commission or Community Development Director.
9. That applicable building permits from the City Building and Safety Division shall be obtained prior to any alterations, modifications, rehabilitation work, door and window replacement, or repairs to the subject Property.
10. That all exterior architectural elements, features, materials, windows, doors, and finishes shall be consistent with the Spanish Colonial Revival architectural style (<https://www.torranceca.gov/home/showpublisheddocument/2806/636302205224930000>). Owner shall submit exterior color and/or material samples of siding, trim, stucco, roof tiles, and stair railings to the Community Development Department Planning Division for review prior to application/installation.

11. That Owner shall submit an annual progress report on the anniversary date of the contract execution to the Community Development Department documenting all maintenance, rehabilitation, and preservation activities performed during the preceding year, including supporting photographs and, where applicable, contractors invoices.
12. That Owner shall allow reasonable periodic examination, by prior appointment, of the interior and exterior of Property by representatives of the County Assessor, State Office of Historic Preservation, State Board of Equalization and City, as may be necessary to determine Owner's compliance with the terms and provisions of this Agreement.

ITEM 7A

ATTACHMENT 2

MAINTENANCE & REHABILITATION PLAN



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 ___ - _____**

Mills Act Property Tax Program Supplemental Application

PROPERTY MAINTENANCE AND REHABILITATION PLAN

STREET ADDRESS OF PROPERTY: ASSESSOR PARCEL NUMBER:
 2268 Sonoma St

Describe the maintenance and rehabilitation work that will be completed in the next ten years on the property. Be specific as possible in describing work to be performed. Work may include exterior rehabilitation, plumbing, electrical and foundation repairs, but not interior remodeling work. (attach additional sheets if necessary)

WORK ITEM:	COMPLETION YEAR:	COST ESTIMATE:
Replace damaged clay roof shingles	2029	\$3,500

DESCRIPTION OF WORK:
 There are some clay roof shingles that are partially broken. These shingles should be removed and install new clay shingles

WORK ITEM:	COMPLETION YEAR:	COST ESTIMATE:
Stucco	2027	\$5,000

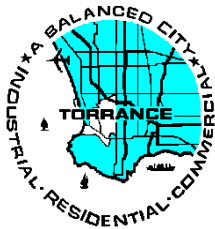
DESCRIPTION OF WORK:
 There are some stucco cracks in the exterior walls. Need to re-stucco and paint the damaged parts

WORK ITEM:	COMPLETION YEAR:	COST ESTIMATE:
Trim paint	2029	\$7,000

DESCRIPTION OF WORK:
 The paint at the trims is pilling off and some parts of the wood is damaged. Need to scrape the existing layer of paint, replace the damaged wood, and repaint the trim. The new paint shall match the existing paint color.

WORK ITEM:	COMPLETION YEAR:	COST ESTIMATE:
Electrical panel & Exterior outlets	2026	\$6,500

DESCRIPTION OF WORK:
 Replace the existing electrical panel to a 200amp panel and label clearly the circuits.
 The exterior outlets need to be replaced to weather protected GFCI outlets.



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 ___ - _____**

Mills Act Property Tax Program Supplemental Application		
PROPERTY MAINTENANCE AND REHABILITATION PLAN		
STREET ADDRESS OF PROPERTY: 2268 Sonoma St		ASSESSOR PARCEL NUMBER:
Describe the maintenance and rehabilitation work that will be completed in the next ten years on the property. Be specific as possible in describing work to be performed. Work may include exterior rehabilitation, plumbing, electrical and foundation repairs, but not interior remodeling work. (attach additional sheets if necessary)		
WORK ITEM: Doors Replacement	COMPLETION YEAR: 2026	COST ESTIMATE: \$3,000
DESCRIPTION OF WORK: The back door is deteriorate. It needs to be replaced and painted to match the existing door paint color.		
WORK ITEM: Stair railing	COMPLETION YEAR: 2026	COST ESTIMATE: \$2,500
DESCRIPTION OF WORK: The stair railing does not meet current code requirements, and the wood is in poor condition. The railing needs to be replaced and redesigned per current code requirements		
WORK ITEM: Post footing	COMPLETION YEAR: 2029	COST ESTIMATE: \$15,000
DESCRIPTION OF WORK: The connection of the post to the girder at the crawl space needs to be retrofitted per code requirements. The existing connection is with diagonal bracing, and it needs to be engineered to meet code requirements.		
WORK ITEM: Back room	COMPLETION YEAR: 2029	COST ESTIMATE: \$70,000
DESCRIPTION OF WORK: The house has a back room with foundation that do not meet current code. The foundations need to be redesigned and engineered per current code		

ITEM 7A
ATTACHMENT 3
TAX ADJUSTMENT WORKSHEET

Mills Act Tax Adjustment Worksheet

1	County Assessed Valuation	\$1,173,000.00
2	Property Tax Rate from property tax bill	1.00%
3	Annual Property tax [(1) x (2)]	\$11,730.00

Mills Act Assessed/Income Approach Valuation and Property Tax Calculation

4	Estimated Monthly Rent - based on comparable rents for similar property in the area	\$4,047.00
5	Annual Rent [(4) x 12]	\$48,564.00
6	Annual Expenses (insurance, repairs, utilities)	\$8,721.00
7	Annual Net Income [(5)-(6)]	\$39,843.00

Capitalization Rate

8	Interest Rate Component - Federal Home Loan Interest Rate*	7.25%
9	Historic Property Risk Component - 4% for owner-occupied single-family dwelling, 2% for all other properties	4.00%
10	Amortization Component - remaining life of improvement (20 years (0.05) for wood frame building or 50 years (0.02) for masonry building) multiplied by improvement value divided by land value (from property tax bill)	0.02
11	Property Tax Rate from property tax bill	1.00%
12	Capitalization Rate [(8) + (9) + (10) + (11)]	13.84%

13	Mills Act Assessed Value [(7)/(12) Annual Net Income divided by Capitalization Rate]	\$287,814.73
14	Home Owner's Exemption	
15	New Value for Tax Purposes [(13) - (14)]	\$287,814.73
16	New Annual Property Tax [(15) x (2)]	\$2,878.15
17	Estimated Property Tax Annual Savings [(3) - (16)]	\$8,851.85

*as determined by the State Board of Equalization by September of the year preceding the assessment year and is based on the effective rate on conventional mortgages as determined by the Federal Home Loan Bank Board

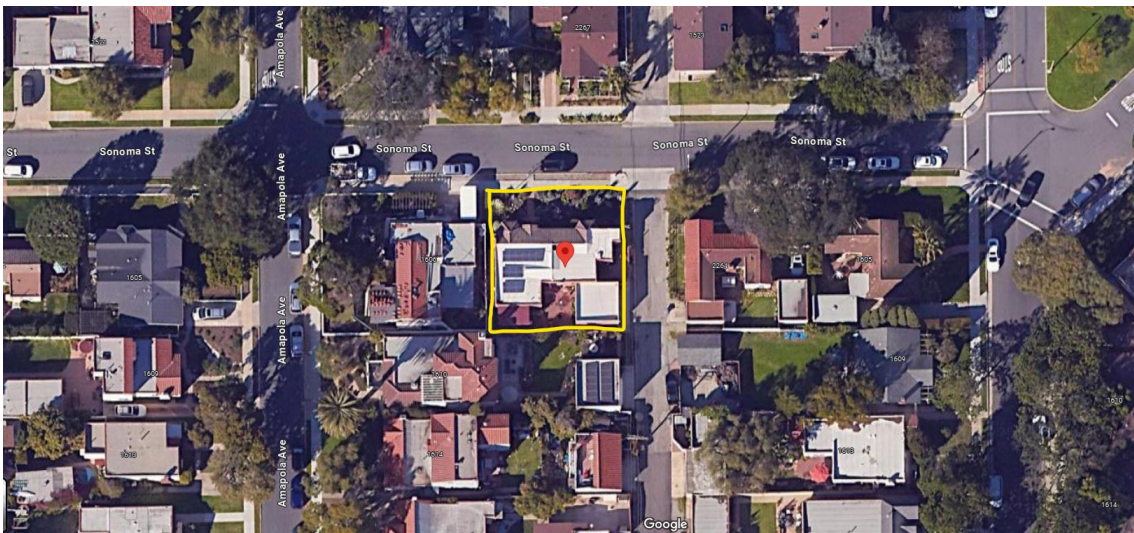
ITEM 7A
ATTACHMENT 4
STRUCTURAL REPORT

Structural Observation Report

Prepared for Randy Klinenberg

Project address:

2268 Sonoma St
Torrance, CA 90501



Prepared by

A. Erlich Architect Inc
Ayal Erlich



General

This report was done as part of the Mills Act application to the city of Torrance. The report was done by Ayal Erlich, a licensed Architect in the state of California. The report focuses on structural elements that will require work.

Findings

Railing: The rear doors leading to the back yard have stairs with railing. The railing connections to the stairs are not adequate and the railing cannot support and/or protect users in case of fall. The railings need to be engineered to comply with CA building code requirements for attachment and for correct railing height.



Post footing: The post footing in the crawl space is attached to the girder with diagonal nailing and looks like it is sitting on the footing with no attachment. There should be metal brackets attached from the post to the girder and from the footing to the post



Back room – The southwest corner of the house has a portion with footing do not comply with CA building requirements. This house has raised foundations and the foundation for the back portion of the house should have continuous concrete footing that are minimum 12” wide and 24” deep into soil.



Date: 9/9/2025

From: Ayal Erlich

To: City of Torrance – Community Development Dept

Subject: Clarification for Mills Act Application to 2268 Sonoma St, Torrance

Dear City Official,

This letter is to clarify that this house has two exits to the backyard. Both exits have doors that are in poor shape that need to be repaired and repainted in total of \$3,000.

Thank you,
Ayal Erlich

[REDACTED]

[REDACTED]

ITEM 7A
ATTACHMENT 5
PHOTOGRAPHS OF PROPERTY



Front of property from Sonoma Street



Rear kitchen door and stair railing



Rear kitchen door



Double doors, stairs and railing to rear yard



Rear room addition foundation

DATE: September 18, 2025

TO: Members of the Historic Preservation Commission

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

BY: Brice Kennedy, Planning Assistant | BKennedy@TorranceCA.gov

SUBJECT: Summary of Outreach Efforts

RECOMMENDATION

Recommendation of the Community Development Director that Historic Preservation Commission receive and file a report of the City's outreach efforts.

DISCUSSION

National Preservation Month

The Month of May 2025 was recognized as National Preservation Month via Certificate of Recognition (Attachment 1) on behalf of the City Council to the Historic Preservation Commission.

Social Media Outreach

Historic Preservation Commissioners, 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 the City's Facebook and Instagram accounts. This year, the Community Engagement Team recommended posting photos and historical anecdotes about the City of Torrance primarily on Facebook and Instagram stories. The new campaign strategy included posting a full caption and image on Facebook, an Instagram story with a link to the Facebook post, and creating a highlight section that will have all the Instagram stories saved within. The rationale for this approach is based on last year's analytics and successful posts on Facebook.

The details for the metrics and scope of the outreach are provided in Attachment 2. The following is a summary of the social media report for 2025:

- ❖ Facebook – Reached 294,658 users, top posts included:
 - The family home of George Wallace Post, posted May 28, 2025, reached over 43,000 users, receiving over 60,000 views and 845 engagements.
 - Downtown Torrance looking northeast on El Prado from Cravens, posted May 25, 2025, reached over 33,000 users, receiving over 36,000 views and 975 engagements.
 - The Hollywood Riviera Beach Club, posted May 9, 2025, reached over 27,000 users, receiving over 35,000 and 275 engagements.

- ❖ Instagram – Reached 26,745 users, top posts included:
 - Fred Marlow ‘spec’ House in the Hollywood Riviera, posted May 13, 2025, reached 2,592 users.
 - The 1947 Military Parade, posted May 17, 2025, reached 2,228 users.
 - Looking down El Prado Ave toward Torrance High School, posted May 13, 2025, reached 1,690 users.

- ❖ Website Traffic and Engagement:
 - During the month of May 2025, the Historic Preservation page of the City of Torrance’s Website experienced growth in users and views. The page had 601 active users in May, a 30.39% increase from May 2024. The page also had 755 views in May, a 24.59% increase from May 2024. 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.

Pop-Up Events

Over the past year, members of the Historic Preservation Commission (HPC) and City staff have participated in several in-person outreach activities to raise awareness of preservation efforts and foster community interest.

On December 4, 2024, City staff hosted an information table at the Holiday Stroll event in Downtown Torrance, providing free Historic Preservation merchandise, informational materials, and opportunities for residents to request additional information by email or mail. On May 24, 2025, Commissioner Schwartz staffed an informational table at the Torrance Farmers Market in Downtown Torrance, engaging attendees in discussions about local historic resources and Commission initiatives. On June 21, 2025, HPC members and City staff hosted informational tables at the City Yard Open House, distributing free Historic Preservation merchandise such as seed packets, bumper stickers, and chip clips. On July 17, 2025, City staff hosted an informational table at the Rock Around the Block event in Downtown Torrance. Following that event, one resident scheduled a meeting with City staff to discuss landmark designation and the Mills Act contract process.

Across these activities, approximately nine individuals signed up for the Commission’s mailing list and interest form, reflecting sustained public interest in historic preservation programs and upcoming initiatives. Photographs from these events are provided for review (Attachment 3).

CONCLUSION

The outreach efforts resulted in elevated public interaction with the Historic Preservation webpage and staff received an increase in inquiries and applications from property owners interested in Landmark Designation and Mills Act Programs. Staff recommends the Historic Preservation Commission accept and file this summary of outreach efforts.

ATTACHMENTS

1. Certificate of Recognition
2. Social Media Report 2025
3. Photos

City Of

TORRANCE



AWARDED TO

HISTORIC PRESERVATION COMMISSION

City of Torrance

In recognition of National Preservation Month and your contributions to the preservation of our shared heritage. Your commitment to protecting and promoting our community's historical and cultural treasures enriches the present and inspires the future.




On behalf of the
City Council of Torrance, California
May 6, 2025

George K. Chen
Mayor



Torrance, California

City of
TORRANCE
California



**HISTORIC PRESERVATION MONTH
SOCIAL MEDIA REPORT**

Torrance, California

FACEBOOK


TOP POSTS


 **City of Torrance CA Government** 2d · 🌐

This was the family home of George Wallace Post and his wife, Laura. Post arrived in Torrance in 1913 after his old friend, Jared Torrance, encouraged him to help start a bank for the new city. He was 65 when he and his wife settled into this home on what was then called Guadalupe Avenue. Post became highly respected for keeping the city's finances steady during World War I, and the street was renamed Post Avenue in his honor. He passed away from pneumonia in Torrance on June 30, 1923.

Learn more about our Historic Preservation Program at TorranceCA.Gov/Historic #TorranceCA



MAY IS HISTORIC PRESERVATION MONTH 

 This was the family home of George Wallace Post and his wife...
Post · May 28, 2025

Views	Reach	Interactions	Link clicks
60.3K	43.4K	845	90

Interactions ⓘ **845**

Reactions	Higher than typical	692
Comments	Higher than typical	88
Shares	Higher than typical	53
Saves	Higher than typical	12

Torrance, California

FACEBOOK

TOP POSTS

 City of Torrance CA Government  5d · 

What a nice afternoon it was in Downtown Torrance in the 1950s! This view looks northeast on El Prado Avenue from Cravens Avenue. If you look closely, you'll spot parking meters, which are no longer used in the city today.

Learn more about our Historic Preservation Program at TorranceCA.Gov/Historic #TorranceCA #HistoricPreservationMonth



What a nice afternoon it was in Downtown Torrance in the 1950...

Post · May 25, 2025

Views	Reach	Interactions	Link clicks
36.6K	33.6K	975	23

Interactions ⓘ 975

Reactions Higher than typical 759

Comments Higher than typical 124





Shares Higher than typical 82

Saves Higher than typical 11

Torrance, California


FACEBOOK

TOP POSTS

 **City of Torrance CA Government**  
May 9 · 


Inspired by the French Riviera, developer Clifford Reid set out to create a stylish, Mediterranean-style enclave intended to attract Hollywood celebrities. Development began in 1927 and included the Hollywood Riviera Beach Club in 1931.

Learn more about our Historic Preservation Program at TorranceCA.Gov/Historic #TorranceCA




MAY IS HISTORIC PRESERVATION MONTH

City of TORRANCE
California
TorranceCA.Gov/Historic

 Inspired by the French Riviera, developer Clifford Reid set out t...
Post · May 9, 2025

Views	Reach	Interactions	Link clicks
35.9K	27.8K	275	61

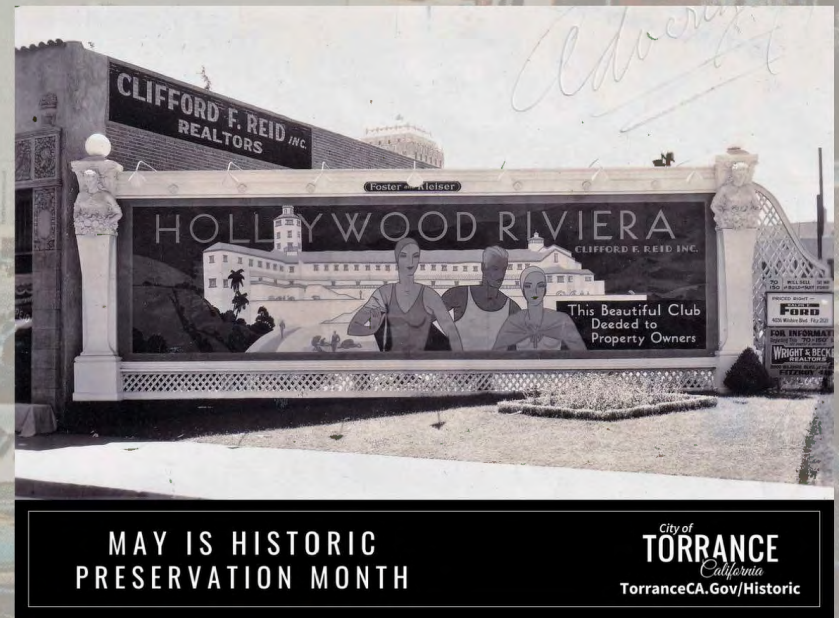
Interactions  **275**

Reactions	Higher than typical	216
Comments	Higher than typical	19
Shares	Higher than typical	35
Saves	Higher than typical	5

Torrance, California

FACEBOOK TOTALS

REACH.....294,658
VIEWS.....355,247
COMMENTS.....499
SHARES.....428
LIKES AND REACTIONS...4,814
LINK CLICKS.....496



Torrance, California

INSTAGRAM STORIES

TOP POSTS

MAY IS HISTORIC PRESERVATION MONTH
TorranceCA.Gov/Historic

City of TORRANCE California



An early Fred Marlow "spec" house—part of the vision that built the Hollywood Riviera.



Likes	15
Replies	0
Shares	0
Accounts engaged	15
Link clicks	36

Torrance, California

INSTAGRAM STORIES

TOP POSTS



Likes	12
Replies	0
Shares	0
Accounts engaged	12
Link clicks	13

Torrance, California

INSTAGRAM STORIES

TOP POSTS



Likes	13
Replies	0
Shares	0
Accounts engaged	13
Link clicks	7

Torrance, California

INSTAGRAM STORIES TOTALS

REACH.....26,745
VIEWS.....28,760
COMMENTS.....3
SHARES.....2
LIKES.....178
LINK CLICKS.....239



Torrance, California

WEBSITE

MAY 2024

Plot rows		/our-city/community-development/planning		Rows per page	
Page path and screen class	Views	Active users	Views per active user	Average engagement time per active user	
Total	606 0.16% of total	461 0.42% of total	1.31 Avg -60.97%	42s Avg -38.03%	

MAY 2025

Plot rows		/our-city/community-development/planning		Rows per page	
Page path and screen class	Views	Active users	Views per active user	Average engagement time per active user	
Total	755 0.2% of total	601 0.57% of total	1.26 Avg -64.98%	25s Avg -61.75%	13

- Views: + 24.59%%
- Users: + 30.39%%
- Views per user: - 3.82%
- Average Engagement Time: - 17 seconds

Torrance, California

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.

Torrance, California

WEBSITE

USER AQUISITIONS

First user prim...Channel Group) ▾		Page path and screen class ▾ ×		↓	Total users	New users	Returning users	Average engagement time per active user
Total					631 0.58% of total	488 0.53% of total	116 0.36% of total	25s Avg -61.75%
1	Organic Search	/our-city/community-development/planning-division/historic-preservation			51 (8.08%)	16 (3.28%)	27 (23.28%)	1m 14s
2	Direct	/our-city/community-development/planning-division/historic-preservation			33 (5.23%)	16 (3.28%)	16 (13.79%)	42s
3	Organic Social	/our-city/community-development/planning-division/historic-preservation			20 (3.17%)	15 (3.07%)	1 (0.86%)	8s
4	Direct	/our-city/community-development/planning-division/historic-preservation/-fsiteid-1			16 (2.54%)	4 (0.82%)	9 (7.76%)	39s

- Organic Social: 443
- Direct: 94
- Organic Search: 89
- Referral: 2
- Unassigned: 2
- Organic Video: 1

Torrance, California

WEBSITE

USER ACQUISITIONS

- **Organic Social:** Defined as users who arrive at your site on social sites
- **Direct:** Defined as users who arrive at your site via a saved link or by entering your URL
- **Organic Search:** Defined as users who arrived at your site via organic-search results by search engines
- **Referral:** Defined as users who arrive at your site on other sites/apps (e.g. blogs or news sites)
- **Unassigned:** Defined as website sessions that don't fit into any of the predefined channel groupings
- **Organic Video:** Defined as website traffic that originates from clicks on non-ad links found on video platforms like YouTube, TikTok, or Vimeo

Torrance, California

THE RESPONSE



Kenneth Preder

We (mom, my sister, and I) used to ride this to downtown LA to shop when I was a child. Even went to ballgames at old Wrigley Field to watch the "Hollywood Stars" and PCL teams. LOL

1w Like Reply Hide



Phyllis Leilani Halstead

My dad was a builder there in the 50's and 60's and also in PV. Spraker and Halstead Construction. We lived on Calle Mayor and then Palos Verdes Blvd in houses/apartments they built. Great area. Beach life!

2w Like Reply Hide



Kathy Branstner

many, many memories.....I grew up in Torrance from 1952 to 1969 (one year old to 18).....before Del Amo Shopping Center, we did all of our shopping downtown.....

6d Like Reply [Send message](#) Hide



Dru Harvey

Wonderful town with great people. I was Miss Torrance in 1972!

6d Like Reply [Send message](#) Hide



Frank Glines

I worked at the Torrance Sports Shop during H.S. In the early 70's. My mom was the bookkeeper at the A&P in the late 50's and early 60's before it closed.

6d Like Reply [Send message](#) Hide



Chris Acherman

Awesome! Love seeing the Red Car and all the vintage cars - although not vintage back then.

1w Like Reply Hide












City of
TORRANCE
California
Historic Preservation Commission

1  2 

3  4 

Now Landmarking Residential Properties and Districts in the Torrance Tract

Landmarked Properties may Qualify for Mills Act Tax Relief

Contact the Community Development Department about becoming the next **Historic Landmark!**

GDDinfo@TorranceCA.Gov - (310) 618-5990


bit.ly/3wJR2Qn


City of
TORRANCE
California



