

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
NOVEMBER 06, 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, Reilly, Seferian and Chair Jendrucko
- 2. FLAG SALUTE:** Commissioner Love
- 3. REPORT OF THE STAFF ON THE POSTING OF THE AGENDA**
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard. and on the City's Website on Thursday, October 30, 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: October 2, 2025

7. PUBLIC HEARINGS – None scheduled

8. ADMINISTRATIVE MATTERS

8A. Review and Discuss Torrance Commercial Beautification Awards

9. COMMISSION ORAL COMMUNICATIONS

10. ADJOURNMENT

10A. Adjournment of Environmental Quality and Energy Conservation Commission Meeting to Thursday, December 04, 2025, at 6:00 p.m. in the West Annex Commission Meeting Room.



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

1. CALL MEETING TO ORDER

The Torrance Environmental Quality Conservation Commission convened in a regular session at 6:03 PM on October 2, 2025, in the West Annex Commission Meeting Room 3031 Torrance Boulevard.

ROLL CALL

Present: Commissioners Ahmed, Berry, Love, and Chair Jendrucko

Absent: Commissioners Hill, Reilly and Seferian

Also Present: Sr. Environmental Quality Officer Nora Duncan and Neighborhood Services Manager, CDD, Greg Lodan.

MOTION: Commissioner Ahmed moved to excuse the absence of Commissioners Hill and Reilly from the October 2, 2025 meeting. Commissioner Love seconded the motion; a roll call vote reflected 4-0 approval. (Absent: Commissioners Hill, Reilly and Seferian)

2. FLAG SALUTE

The Pledge of Allegiance was led by Commissioner Love.

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

Sr. Environmental Quality Officer Duncan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, September 25, 2025.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

None

5. ORAL COMMUNICATIONS

None.

6. CONSENT CALENDAR

6A. Approve Commission Minutes: September 4, 2025

MOTION: Commissioner Love moved to approve September 4, 2025 minutes. Commissioner Ahmed seconded the motion; a roll call vote reflected 4-0 approval. (Absent: Commissioners Hill, Reilly and Seferian)

7. ADMINISTRATIVE MATTERS

7A. PRESENTATION ACCEPT AN UPDATE OF COASTAL CLEAN UP DAY

Sr. Environmental Quality Officer Duncan introduced and presented the item.

Commission discussed the item; Sr. Environmental Quality Officer Duncan answered commission's questions.

Commission consensus to receive and file the update of Coastal Clean Up Day.

8. PUBLIC HEARINGS

None

9. COMMISSION ORAL COMMUNICATIONS

Commissioners and staff provided final comments.

Commission consensus to bring back topics regarding environmental policy, both at the local and national level for discussion and possibly present to Council for consideration; Commission also asked if Public Works would consider presenting on the Urban Forrest Initiative and solar lighting within the city of Torrance.

10. ADJOURNMENT

MOTION: At 6:30 PM Commissioner Hill moved to adjourn the meeting to November 6, 2025, at 6:00 PM in the West Annex Commission Meeting Room. Commissioner Berry seconded the motion; a roll call vote reflected 4-0 approval. (Absent: Commissioners Hill, Reilly and Seferian)



Date: November 6, 2025

To: Members of the Environmental Quality and Energy Conservation Commission

From: Gregg Lodan, Neighborhood Services Manager

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

Subject: Review and Discuss Torrance Commercial Beautification Awards

RECOMMENDATION

Recommendation of the Community Development Director that the Environmental Quality and Energy Conservation Commission (TEQECC) discuss the Commercial Beautification award nominees and vote on award nominees that meet voting criteria.

DISCUSSION

The City Council approved both a Residential and Commercial Beautification Awards Program at their meeting date of January 14, 2025. Following this approval, the TEQECC held the first Annual Residential Beautification Awards program with winners announced at their meeting date of June 5, 2025. Upon the completion of the Residential Beautification Awards Program, staff began marketing for the first Annual Commercial Beautification Awards Program. Nominations for this program were accepted from August 1, 2025 through September 30, 2025.

As an overview, the Torrance Commercial Beautification Award Program seeks to recognize the efforts of commercial property owners and businesses who enhance their storefronts, offices, and outdoor spaces, creating a more vibrant and welcoming community. Nominations received were required to meet the below criteria.

- Overall Curb Appeal
- Civic Pride
- Attractive Landscape Design
- Well-Maintained Structure
- Contributes to the Beautification of Torrance
- Sustainable Design Features

The qualifications for nominees included:

- Commercial Property must be located within the City of Torrance,
- One nomination per submission form,
- Commercial Property must be properly licensed and permitted at the time of the nomination period with no open code violations,

- Photos that clearly display the exterior of the nominated property highlighting the nomination criteria, and
- There are no open complaints or other permitting concerns for the nominated properties.

The program was advertised in a number of ways including announcements at City Council meetings, social media posting, and public outreach at the City Yard Open House and Chamber of Commerce. During the nomination period, the City received two (2) nominations from community members. Due to the low response, City staff members were tasked with also providing nominations. In the end, a total of nine (9) nominations were received, which included two (2) from community members and seven (7) from City staff.

At this time, it would be appropriate for the TEQECC to review each nomination and select a maximum of 2 overall winners and 3 Honorable Mention recipients for each district, if applicable.

ATTACHMENT

1. Commercial Beautification Award Nominations

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

2025 COMMERCIAL PROPERTY
BEAUTIFICATION AWARDS

NOMINATION FORM

The City of Torrance Commercial Property Beautification Award Program honors owners of retail, office and industrial property who take pride in the maintenance and beautification of their structures and outdoor spaces. To nominate a commercial property, please complete this form and submit it to the Community Development Department.

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



Address

Business Location by Council District (See District Map Attached):

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

Name of Business: Van Art Square

Address of Business: 2102 Artesia Blvd.

Contact Person at Business (if known): _____

Phone Number (if known): _____

Briefly describe how this property enhances the city of Torrance through their storefront, landscaping, property maintenance or sustainable landscaping practices:

This plaza is well maintained, with smooth drive aisles and thoughtfully landscaped greenery and shrubs that balance the hardscape. The sidewalk along the frontage is also in excellent condition. Altogether, the well-kept property creates an inviting atmosphere for customers to enjoy the variety of shops and dining options.

Name of Person Submitting Nomination: Anthony Maatubang

Phone Number: 310-781-7692 **Email address:** AMaatubang@TorranceCA.gov

Photos

Each application must include at least 2 photos of the nominated business that clearly display the exterior of the nominated property highlighting the nomination criteria. These photos can be attached to printed nomination forms or emailed along with electronic submittals.

Thank you for your nomination!

CITY OF TORRANCE

2102 Artesia Blvd.



2102 Artesia Blvd.



2102 Artesia Blvd.



2025 COMMERCIAL PROPERTY BEAUTIFICATION AWARDS

NOMINATION FORM

The City of Torrance Commercial Property Beautification Award Program honors owners of retail, office and industrial property who take pride in the maintenance and beautification of their structures and outdoor spaces. To nominate a commercial property, please complete this form and submit it to the Community Development Department.

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



Address

Business Location by Council District (See District Map Attached):

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

Name of Business: Switzer Learning Center

Address of Business: 2201 Amapola Court, Torrance, CA 90501

Contact Person at Business (if known): Jeremy Deming

Phone Number (if known): 310-328-3611

Briefly describe how this property enhances the city of Torrance through their storefront, landscaping, property maintenance or sustainable landscaping practices:

Switzer Learning Center is deeply committed to enhancing the community and has invested in a few major projects recently. We replaced all of the grass on campus with artificial turf to eliminate water waste and ongoing maintenance costs. We also worked with the City of Torrance to re-landscape the cul-de-sac island for beautification and to install drought-tolerant plants. New fencing was installed.

Name of Person Submitting Nomination: Jeremy Deming

Phone Number: 310-328-3611 ex. 337 **Email address:** jdeming@switzercenter.org

Photos

Each application must include at least 2 photos of the nominated business that clearly display the exterior of the nominated property highlighting the nomination criteria. These photos can be attached to printed nomination forms or emailed along with electronic submittals.

Thank you for your nomination!

CITY OF TORRANCE

2201 Amapola Court



Duncan, Nora

From: CDD Info
Sent: Thursday, September 18, 2025 2:19 PM
To: Lodan, Gregg
Cc: Duncan, Nora
Subject: FW: City of Torrance: Beautification Awards - Commercial Property [Submission]

Follow Up Flag: Follow up
Flag Status: Flagged

From: webmaster@torranceca.gov <webmaster@torranceca.gov>
Sent: Thursday, September 18, 2025 2:09 PM
To: CDD Info <cddinfo@TorranceCA.gov>
Subject: City of Torrance: Beautification Awards - Commercial Property [Submission]

A new entry to a form/survey has been submitted.

Form Name: Beautification Awards - Commercial Property
Date & Time: 09/18/2025 2:08 PM
Response #: 6
Submitter ID: 69572
IP address: 204.145.129.190
Time to complete: 8 min. , 36 sec.

Survey Details

Page 1

NOMINATION FORM

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

Address

1. Business Location by Council District ([View the Council Districts Map](#)):

(o) District 4

2. Name of Business:

Hadrain

3. Address of Business:

19501 Western Avenue

4. Contact Person at Business (if known):

City of Torrance

5. Phone Number (if known):

(310) 618-5835

6. Briefly describe how this property enhances the City of Torrance through their storefront, landscaping, property maintenance or sustainable landscaping practices:

An industrial building that is enhanced with the use of different materials, colors, and breaks in the horizontal and vertical planes assist with the scale and mass of the building. The site has a balance of landscaping materials and is well maintained and manicured.

7. Name of Person Submitting Nomination:

Robert Garcia

8. Phone Number:

(310) 618-5835

9. Email address:

RobertGarcia@TorranceCA.gov

Photos

Each application must include *at least 2 photos of the nominated business* that clearly display the exterior of the nominated property highlighting the nomination criteria.

10. Attach at least 2 photos of the nominated business:

[IMG_2224.jpg](#)

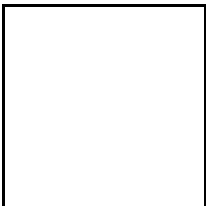
[IMG_2225.jpg](#)

[IMG_2237.jpg](#)

[IMG_2227.jpg](#)

Thank you,
City of Torrance

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19501 Western Ave. Photos



19501 Western Ave. Photos



19501 Western Ave. Photos



From: webmaster@torranceca.gov <webmaster@torranceca.gov>
Sent: Thursday, September 18, 2025 1:50 PM
To: CDD Info <cddinfo@TorranceCA.gov>
Subject: City of Torrance: Beautification Awards - Commercial Property [Submission]

A new entry to a form/survey has been submitted.

Form Name: Beautification Awards - Commercial Property
Date & Time: 09/18/2025 1:50 PM
Response #: 5
Submitter ID: 69570
IP address: 204.145.129.190
Time to complete: 22 min. , 22 sec.

Survey Details

Page 1

NOMINATION FORM

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

Address

1. Business Location by Council District ([View the Council Districts Map](#)):

(o) District 4

2. Name of Business:

MOOG

3. Address of Business:

1

20285 Western Avenue

4. Contact Person at Business (if known):

City of Torrance

5. Phone Number (if known):

(310) 618-5835

6. Briefly describe how this property enhances the City of Torrance through their storefront, landscaping, property maintenance or sustainable landscaping practices:

The slick design of the building with the glaze treatment enhances the architectural design. The landscaping brings the property to life and is well balanced with low shrubs and mature trees. The site is well maintained and manicured.

7. Name of Person Submitting Nomination:

Robert Garcia

8. Phone Number:

(310) 618-5835

9. Email address:

RobertGarcia@TorranceCA.gov

Photos

Each application must include *at least 2 photos of the nominated business* that clearly display the exterior of the nominated property highlighting the nomination criteria.

10. Attach at least 2 photos of the nominated business:

[IMG_2267.jpg](#)

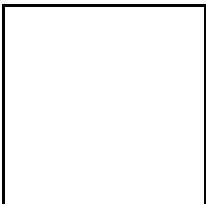
[IMG_2264.jpg](#)

[IMG_2265.jpg](#)

[IMG_2259.jpg](#)

Thank you,
City of Torrance

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20285 Western Ave. Photos



20285 Western Ave. Photos



20285 Western Ave. Photos



From: webmaster@torranceca.gov <webmaster@torranceca.gov>
Sent: Thursday, September 18, 2025 2:16 PM
To: CDD Info <cddinfo@TorranceCA.gov>
Subject: City of Torrance: Beautification Awards - Commercial Property [Submission]

A new entry to a form/survey has been submitted.

Form Name: Beautification Awards - Commercial Property
Date & Time: 09/18/2025 2:15 PM
Response #: 7
Submitter ID: 69573
IP address: 204.145.129.190
Time to complete: 6 min. , 22 sec.

Survey Details

Page 1

NOMINATION FORM

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

Address

1. Business Location by Council District ([View the Council Districts Map](#)):

(o) District 4

2. Name of Business:

Miyako Hotel

3. Address of Business:

21381 Western Avenue

4. Contact Person at Business (if known):

City of Torrance

5. Phone Number (if known):

(310) 618-5835

6. Briefly describe how this property enhances the City of Torrance through their storefront, landscaping, property maintenance or sustainable landscaping practices:

Simple architecture that is enhanced with the use of materials such as recessed glazing, vertical and horizontal column features that bring the building to life. The mature landscaping and treatment of the perimeter complement not only the building, but the use.

7. Name of Person Submitting Nomination:

Robert Garcia

8. Phone Number:

(310) 618-5835

9. Email address:

RobertGarcia@TorranceCA.gov

Photos

Each application must include *at least 2 photos of the nominated business* that clearly display the exterior of the nominated property highlighting the nomination criteria.

10. Attach at least 2 photos of the nominated business:

[IMG_2271.jpg](#)

[IMG_2274.jpg](#)

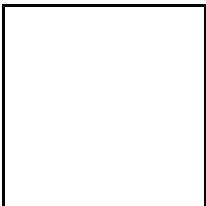
[IMG_2279.jpg](#)

[IMG_2283.jpg](#)

[IMG_2277.jpg](#)

Thank you,
City of Torrance

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21381 Western Ave. Photos



21381 Western Ave. Photos



21381 Western Ave. Photos



2025 COMMERCIAL PROPERTY
BEAUTIFICATION AWARDS

NOMINATION FORM

The City of Torrance Commercial Property Beautification Award Program honors owners of retail, office and industrial property who take pride in the maintenance and beautification of their structures and outdoor spaces. To nominate a commercial property, please complete this form and submit it to the Community Development Department.

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



CITY OF TORRANCE

Address

Business Location by Council District (See District Map Attached):

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

Name of Business: Rexford Industrial

Address of Business: 21515 Western Ave, Torrance, CA

Contact Person at Business (if known): Luis Gomez

Phone Number (if known): 562 895-3392

Briefly describe how this property enhances the city of Torrance through their storefront, landscaping, property maintenance or sustainable landscaping practices:

21515 Western Avenue is an outstanding addition to the neighborhood, transforming the site of a blighted vacant building into a modern state of the art industrial warehouse. Recently completed, this LEED Gold-certified facility exemplifies modern architectural design paired with thoughtful sustainability initiatives, including an 80KW solar array that powers 85% of its operations, recycled interior finishes, and inviting EV charging stations. The inclusion of a shower caters to cyclists and pedestrians, while drought-tolerant landscaping enhances both environmental stewardship and visual appeal, making the property a prime candidate for beautification recognition.

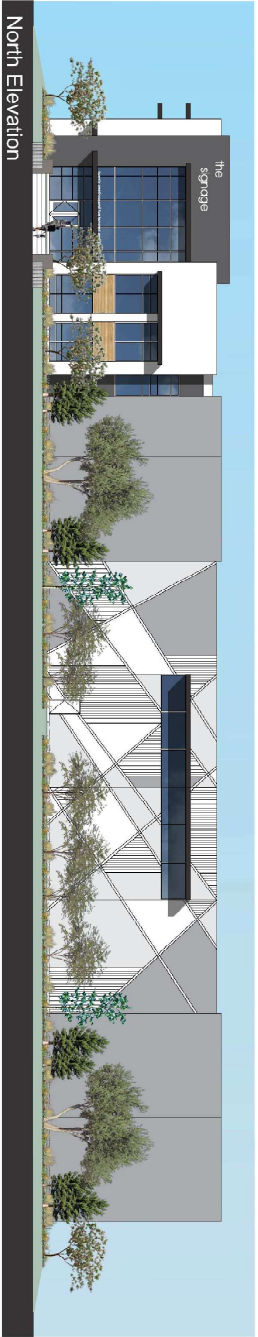
Name of Person Submitting Nomination: Luis Gomez

Phone Number: 562 895-3392 **Email address:** Lagomez@rexfordindustrial.com

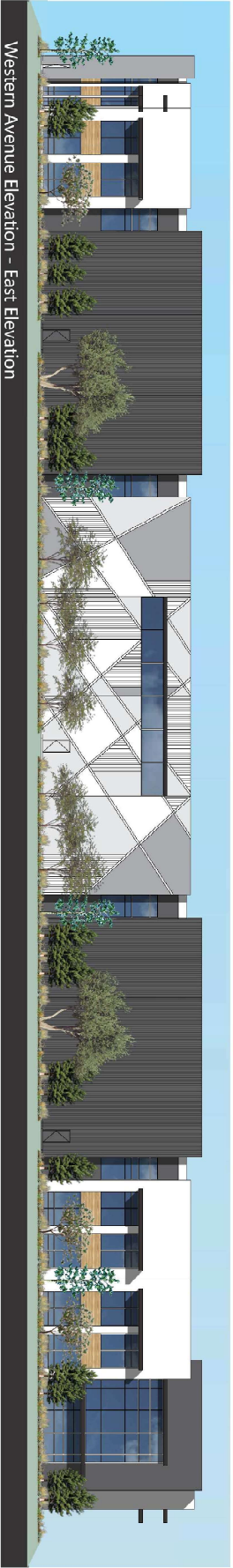
Photos

Each application must include at least 2 photos of the nominated business that clearly display the exterior of the nominated property highlighting the nomination criteria. These photos can be attached to printed nomination forms or emailed along with electronic submittals.

Thank you for your nomination!



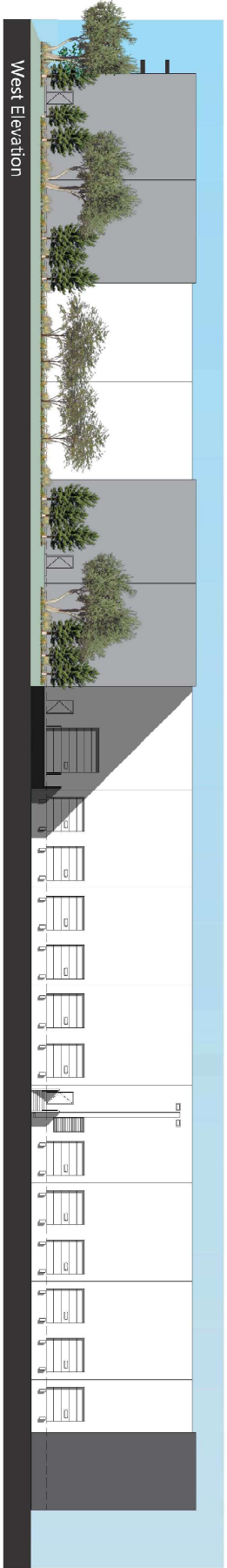
North Elevation



Western Avenue Elevation - East Elevation



South Elevation



West Elevation

JOB NO. 2118.00

CONCEPTUAL ELEVATIONS - 3rd CLEAR

HPA
ARCHITECTS LLP

21515 S. WESTERN STREET

APRIL 11, 2022

TORRANCE, CALIFORNIA





Photo : Entry Facade and Landscape preserving original site trees



Photo: Western Ave Facade and Landscape

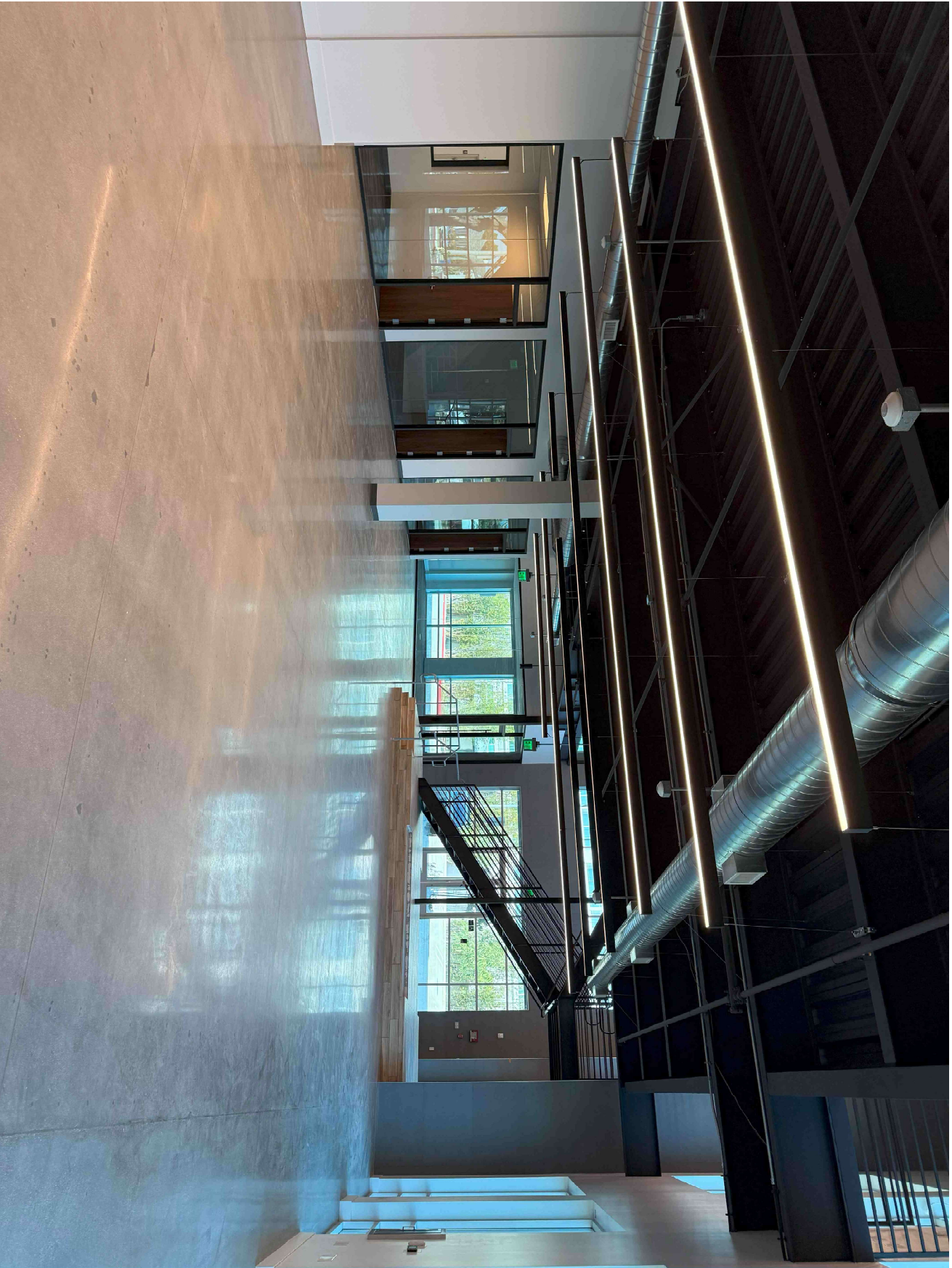


Photo: Interior Office Lobby

**2025 City of Torrance Commercial Beautification Awards
District 5 Nominations**

@torranceca.gov>

Sent: Friday, September 26, 2025 2:33 PM

To: CDD Info <cddinfo@TorranceCA.gov>

Subject: City of Torrance: Beautification Awards - Commercial Property [Submission]

A new entry to a form/survey has been submitted.

Form Name: Beautification Awards - Commercial Property

Date & Time: 09/26/2025 2:32 PM

Response #: 9

Submitter ID: 69759

IP address: 204.145.129.190

Time to complete: 14 min. , 58 sec.

Survey Details

Page 1

NOMINATION FORM

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

Address

1. Business Location by Council District ([View the Council Districts Map](#)):

(o) District 5

2. Name of Business:

Starbucks

3. Address of Business:

4170 PCH

4. Contact Person at Business (if known):

Not answered

5. Phone Number (if known):

Not answered

6. Briefly describe how this property enhances the City of Torrance through their storefront, landscaping, property maintenance or sustainable landscaping practices:

I am nominating this business for the Beautification Award because the property is well maintained, reflecting a strong dedication to cleanliness and visual appeal. The landscaping is carefully designed and consistently cared for, making the space welcoming and attractive to both customers and the community. Furthermore, the building's exterior is in excellent condition, demonstrating pride and commitment to enhancing the neighborhood's overall beauty.

7. Name of Person Submitting Nomination:

U. Keo

8. Phone Number:

(310) 618-5910

9. Email address:

ukeo@torranceca.gov

Photos

Each application must include *at least 2 photos of the nominated business* that clearly display the exterior of the nominated property highlighting the nomination criteria.

10. Attach at least 2 photos of the nominated business:

[IMG_5953.JPG](#)

[IMG_5954.JPG](#)

[IMG_5955.JPG](#)

[IMG_5956.JPG](#)

[IMG_5957.JPG](#)

Thank you,
City of Torrance

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4170 Pacific Coast Highway Photos



4170 Pacific Coast Highway Photos



From: webmaster@torranceca.gov <webmaster@torranceca.gov>
Sent: Friday, September 26, 2025 2:35 PM
To: CDD Info <cddinfo@TorranceCA.gov>
Subject: City of Torrance: Beautification Awards - Commercial Property [Submission]

A new entry to a form/survey has been submitted.

Form Name: Beautification Awards - Commercial Property
Date & Time: 09/26/2025 2:35 PM
Response #: 10
Submitter ID: 69760
IP address: 204.145.129.190
Time to complete: 1 min. , 47 sec.

Survey Details

Page 1

NOMINATION FORM

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

Address

1. Business Location by Council District ([View the Council Districts Map](#)):

(o) District 5

2. Name of Business:

Courtyard Villa Estate

3. Address of Business:

3970 Sepulveda Blvd

4. Contact Person at Business (if known):

Not answered

5. Phone Number (if known):

Not answered

6. Briefly describe how this property enhances the City of Torrance through their storefront, landscaping, property maintenance or sustainable landscaping practices:

I am nominating this business for the Beautification Award because the property is well maintained, reflecting a strong dedication to cleanliness and visual appeal. The landscaping is carefully designed and consistently cared for, making the space welcoming and attractive to both customers and the community. Furthermore, the building's exterior is in excellent condition, demonstrating pride and commitment to enhancing the neighborhood's overall beauty.

7. Name of Person Submitting Nomination:

U. Keo

8. Phone Number:

(310) 618-5910

9. Email address:

ukeo@torranceca.gov

Photos

Each application must include *at least 2 photos of the nominated business* that clearly display the exterior of the nominated property highlighting the nomination criteria.

10. Attach at least 2 photos of the nominated business:

[IMG_5950.JPG](#)

[IMG_5951.JPG](#)

[IMG_5952.JPG](#)

Thank you,
City of Torrance

This is an automated message generated by Granicus. Please do not reply directly to this email.

3970 Sepulveda Blvd. Photos



3970 Sepulveda Blvd. Photos



**2025 City of Torrance Commercial Beautification Awards
District 6 Nominations**

Duncan, Nora

From: CDD Info
Sent: Tuesday, September 2, 2025 11:08 AM
To: Ramirez, Michelle
Cc: Duncan, Nora; Lodan, Gregg
Subject: FW: City of Torrance: Beautification Awards - Commercial Property [Submission]

Follow Up Flag: Follow up
Flag Status: Flagged

I did get this one, today

CDD INFO

Community Development Department
cddinfo@TorranceCA.gov

[TorranceCA.Gov](https://www.torranceca.gov) | [Facebook](#) | [X \(Formerly Twitter\)](#) | [Instagram](#)

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From: webmaster@torranceca.gov <webmaster@torranceca.gov>
Sent: Tuesday, September 2, 2025 10:29 AM
To: CDD Info <cddinfo@TorranceCA.gov>
Subject: City of Torrance: Beautification Awards - Commercial Property [Submission]

A new entry to a form/survey has been submitted.

Form Name: Beautification Awards - Commercial Property
Date & Time: 09/02/2025 10:29 AM
Response #: 3
Submitter ID: 69145
IP address: 204.145.129.190
Time to complete: 39 min. , 52 sec.

Survey Details

Page 1

NOMINATION FORM

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

Address

1. Business Location by Council District ([View the Council Districts Map](#)):

(o) District 6

2. Name of Business:

Morgan's Jewelers

3. Address of Business:

22200 Hawthorne Boulevard

4. Contact Person at Business (if known):

Russ Varon

5. Phone Number (if known):

(562) 290-2157

6. Briefly describe how this property enhances the City of Torrance through their storefront, landscaping, property maintenance or sustainable landscaping practices:

The store's entrance is meticulously framed by the landscape to welcome customers. The walkway is well-maintained with smooth concrete that is kept spotless. The building also features functional signage that is clearly visible. The building itself is nicely kept with appropriate lighting covering the front entrance. Lastly, the landscape features strategically placed, meticulously pruned ornamental trees that provide a sense of permanence and classic beauty and don't obscure the storefront.

7. Name of Person Submitting Nomination:

Aram Chaparyan

8. Phone Number:

(310) 618-5996

9. Email address:

MRamirez@TorranceCA.gov

Photos

Each application must include *at least 2 photos of the nominated business* that clearly display the exterior of the nominated property highlighting the nomination criteria.

10. Attach at least 2 photos of the nominated business:

[Morgans Jewelers.png](#)

[Morgans Jewelers.png](#)

[Morgans Jewelers.png](#)

[Morgans Jewelers.png](#)

[Morgans Jewelers.png](#)

22200 Hawthorne Blvd. Photos

