

Pursuant to Assembly Bill 361, Governor Newsom's Proclamation of a State of Emergency on March, 4, 2020, and the Order of the Health Officer of the County of Los Angeles Department of Public Health (revised September 28, 2021), members of the Historic Preservation Commission and staff will participate in this meeting via teleconference or other electronic means.

PARTICIPATE BEFORE THE MEETING by emailing HistoricPreservationCommission@TorranceCA.Gov and write "Public Comment" in the subject line. In the body of the email include the item number and/or title of the item with your comments.

All comments emailed by 2:00 p.m. on the date of the meeting will be included as a "Supplemental" and uploaded to <https://www.torranceca.gov/government/city-clerk/commissions-and-advisory-boards/historic-preservation-commission/agendas-minutes/-folder-5167>. Comments received after 2:00 p.m. will be uploaded the following day to the previously noted web address.

MEMBERS OF THE PUBLIC MAY VIEW AND PARTICIPATE IN THE HEARING via Zoom at <https://zoom.us> or (669) 900-9128 and using the following credentials:

Meeting ID: 846 5287 7439

Passcode: 959509

In compliance with the Americans with Disabilities Act, if you need special assistance 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]

Direct questions or concerns to the Commission Liaison, Planning Manager Gregg Lodan at (310) 618-5990, or individual department head prior to submission to the Commission. Parties will be notified if the complaint will be included on a subsequent agenda. Agendas and Minutes are posted on the City of Torrance Home Page www.TorranceCA.Gov.

The Historic Preservation Commission is an advisory body to the City Council that meets on the third Thursday of each month at 7:00 p.m. All meetings are open to the public. No new items will be discussed after 11:00 p.m. If there are items remaining, they will be heard at the next regular meeting.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action. Staff reports are attached to the agenda and available for review online.

**TORRANCE HISTORIC PRESERVATION COMMISSION AGENDA
DECEMBER 16, 2021
REGULAR MEETING
7:00 P.M. VIA TELECONFERENCE OR OTHER ELECTRONIC MEANS**

**HISTORIC PRESERVATION COMMISSION MAY TAKE ACTION ON ANY ITEM
LISTED ON THE AGENDA**

1. CALL MEETING TO ORDER

ROLL CALL: Commission members: DeBlock, G. Higginbotham, M. Higginbotham, O'Donnell, Riggs, Trivelli, and Chairman Weideman

2. FLAG SALUTE

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, December 10, 2021

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

5. ORAL COMMUNICATIONS #1 (Limited to a 30 minute period)

*This portion of the meeting is reserved for comment on items not on the agenda. Under the Ralph M. Brown Act, City Council 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 Orals are limited to either Oral Communications #1 or Oral Communication #2 and no longer than 3 minutes per speaker.** Speakers please turn off or leave your cellular phone when you come to the podium to speak. If presenting handout material to Council, please provide 10 copies to the City Clerk 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 Councilmember from the Consent Calendar and considered separately.

6A. Approve Commission Minutes:

7. ADMINISTRATIVE MATTERS

7A. Discussion of Virtual Commission Meetings

7B. Presentation of Project Review for Historic Properties

7C. Discussion of Potential Historic Preservation Ordinance changes

8. PUBLIC HEARINGS - NONE

9. COMMISSION ORAL COMMUNICATIONS

10. ADJOURNMENT

10A. Adjournment of Historic Preservation Commission Meeting to Thursday, January 20, 2022, at 7:00 p.m..

Agenda Item No. 7A

To: Members of the Historic Preservation Commission
From: Community Development Department
Date: December 16, 2021
Subject: Discussion of Virtual Commission Meetings

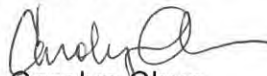
On March 17, 2020, Governor Newsom issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings completely telephonically or by other electronic means. As the Commission is aware, this allowed City Council meetings to be conducted by Zoom with councilmembers and staff all joining from remote locations. The Governor further extended the suspension of certain provisions of the Brown Act on June 11, 2021 by the issuance of Executive Order N-08-21, which continued to allow for complete virtual City Council and other legislative body meetings until September 30, 2021. The Governor signed into law Assembly Bill 361.

Effective October 1, 2021, AB 361 allows local government to continue to conduct remote virtual meetings so long as there is a state-proclaimed state of emergency and the legislative body makes mandatory findings. AB 361 allows legislative bodies to meet virtually, provided there is a state of emergency, and either 1) state or local officials have imposed or recommended measures to promote social distancing; or 2) the legislative body determines by majority vote that meeting in person would present imminent risks to the health and safety of attendees. AB 361 preserves many of the provisions of the earlier executive orders, while adding new requirements to the management of remote and teleconference public meetings in order to better achieve the levels of transparency that the Brown Act demands. Specifically, AB 361 imposes two new rules on remote public meetings: 1. Local governments and agencies hosting teleconference meetings in lieu of traditional in person public meetings must permit direct public comment during the teleconference, and must leave open the opportunity for public comment until the comment period for a given item is closed during the ordinary course of the meeting. The opportunity to make public comment must be of a sufficient duration to allow actual public participation. 2. Any action by the governing body during a public teleconference meeting must occur while the agency is actively and successfully broadcasting to members of the public through a call-in option or an internet-based service option. If a technical disruption within the agency's control prevents members of the public from either viewing the meeting of the public agency, or prevents members of the public from offering public comment, the agency must cease all action on the meeting agenda until the disruption ends and the broadcast is restored. Action taken during an agency-caused disruption may be challenged as a violation of the Brown Act.

On August 10, 2021, the council meetings were open to the public and remained that way until October 26, 2021. On September 16, 2021, the Historic Preservation Commission meeting started meeting in person. On November 9, 2021, the City Council meetings returned to a virtual format.

On December 7, 2021, the City Council directed the City Commissions to meet in a virtual format in the interest of maintaining appropriate social distancing in order to reduce the risk of spreading COVID-19. Starting on December 16, 2022, the Historic Preservation Commission meeting will be held in a virtual format. The Commission and the public can view the meeting and participate in the meeting virtually by calling in to speak on commission items or oral communications. Teleconference accessibility via call-in option through an internet-based service option (via the Zoom Webinars platform) will be listed on the published agenda for each meeting as well as on the City's website and the City provides access for public comment opportunities in real time. Staff will update Commission as meeting requirements change.

Prepared by,



Carolyn Chun
Senior Planning Associate

Respectfully submitted,



Gregg Lodan
Planning Manager

Agenda Item No. 7B

To: Member of the Historic Preservation Commission

From: Community Development Department

Date: December 16, 2021

Subject: Presentation of Project Review for Historic Properties

Once a property has been designated as a landmark or an area designated as a historic district, project review is required to ensure that the proposed alterations will preserve the historic integrity and character of the property or district. Project review is required when a building permit is required and one of following criteria is satisfied:

1. Any work affecting the exterior of Historic Landmark or Contributing Resource, such as alterations, additions, rehabilitation, restoration, or partial demolition;
2. Full demolition or relocation of a Historic Landmark or Contributing Resource;
3. Exterior work to Non-contributing Resource in a Historic District that is visible from the public right-of-way; or
4. New construction within a Historic District.

There are three different review processes based on the nature of the proposed work:

- **Minor Project Review:** Projects that do not significantly change the character of a Historic Landmark or Contributing Resource shall be reviewed by the Community Development Department. The Historic Preservation Commission will only review these cases if the Community Development Director's decision is appealed.
- **Certificate of Appropriateness:** All other projects for restoration, rehabilitation, additions and partial demolition that are not considered a Minor Project shall be reviewed by the Historic Preservation Commission.
- **Certificate of Demolition:** Projects that include full demolition of a Historic Landmark or Contributing Resource shall be reviewed by the Historic Preservation Commission.

The Commission will consider the preservation of the resource's character defining features, use Secretary of the Interior's Standards and other adopted guidelines to guide their review, and adopt findings as the basis their decision.

Certain projects are exempt from project review, which include:

- Work that does not require a building permit.
- Ordinary maintenance and repair work.
- Interior work, unless it affects the exterior, such as a window.
- Plantings that are not character defining.
- Stabilizing emergency or hazardous conditions.

For projects that are brought before the Commission for review, project plans will be provided and staff will prepare a report, analysis and recommendation for the Commission's consideration. In addition, the Commission will rely on established guidelines, such as the Secretary of Interior standards, testimony received during the public hearing, and their own personal observations in making their decision. Decision of

the Commission may be appealed to the City Council within 15 days of the decision by filing an appeal form and fee to the City Clerk.

Prepared by,



Kevin Joe, AICP
Planning Associate

Respectfully Submitted,

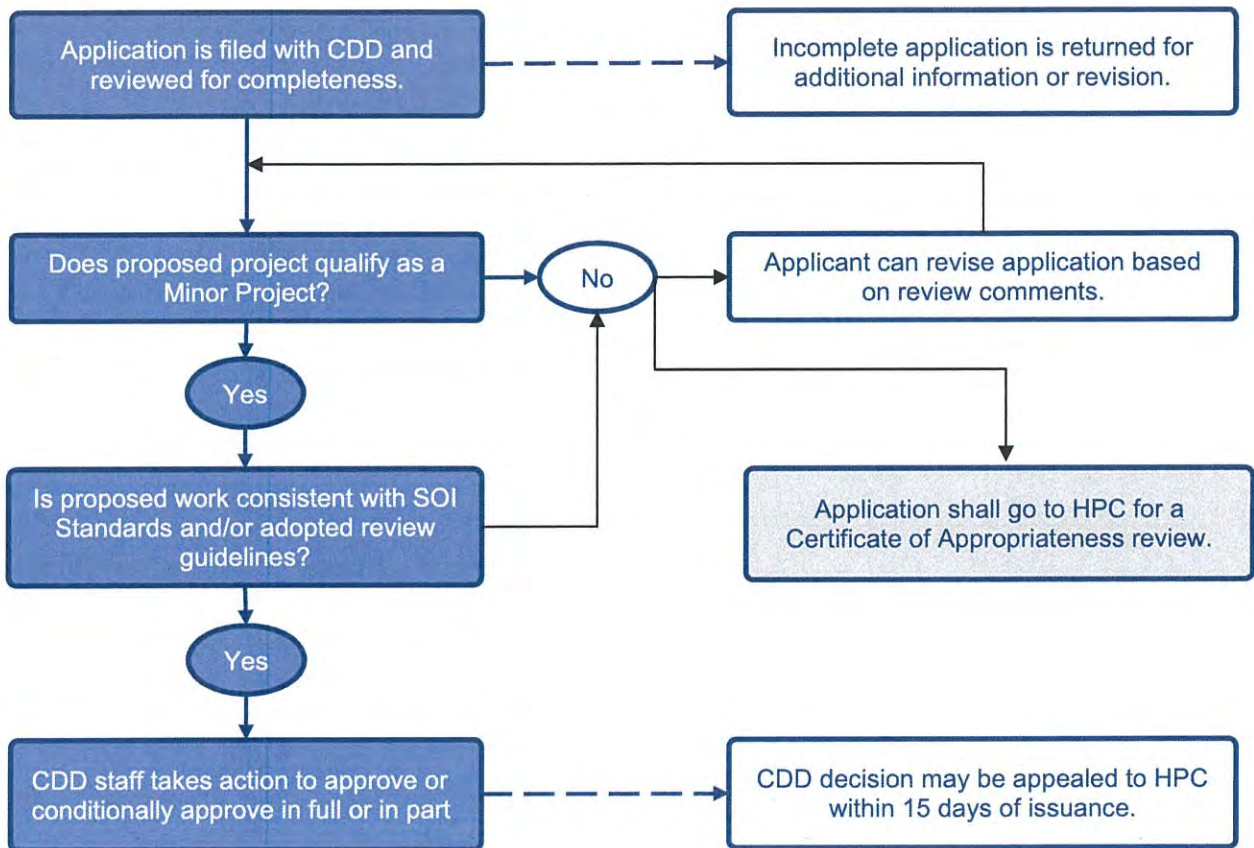


Gregg Lodan, AICP
Planning Manager

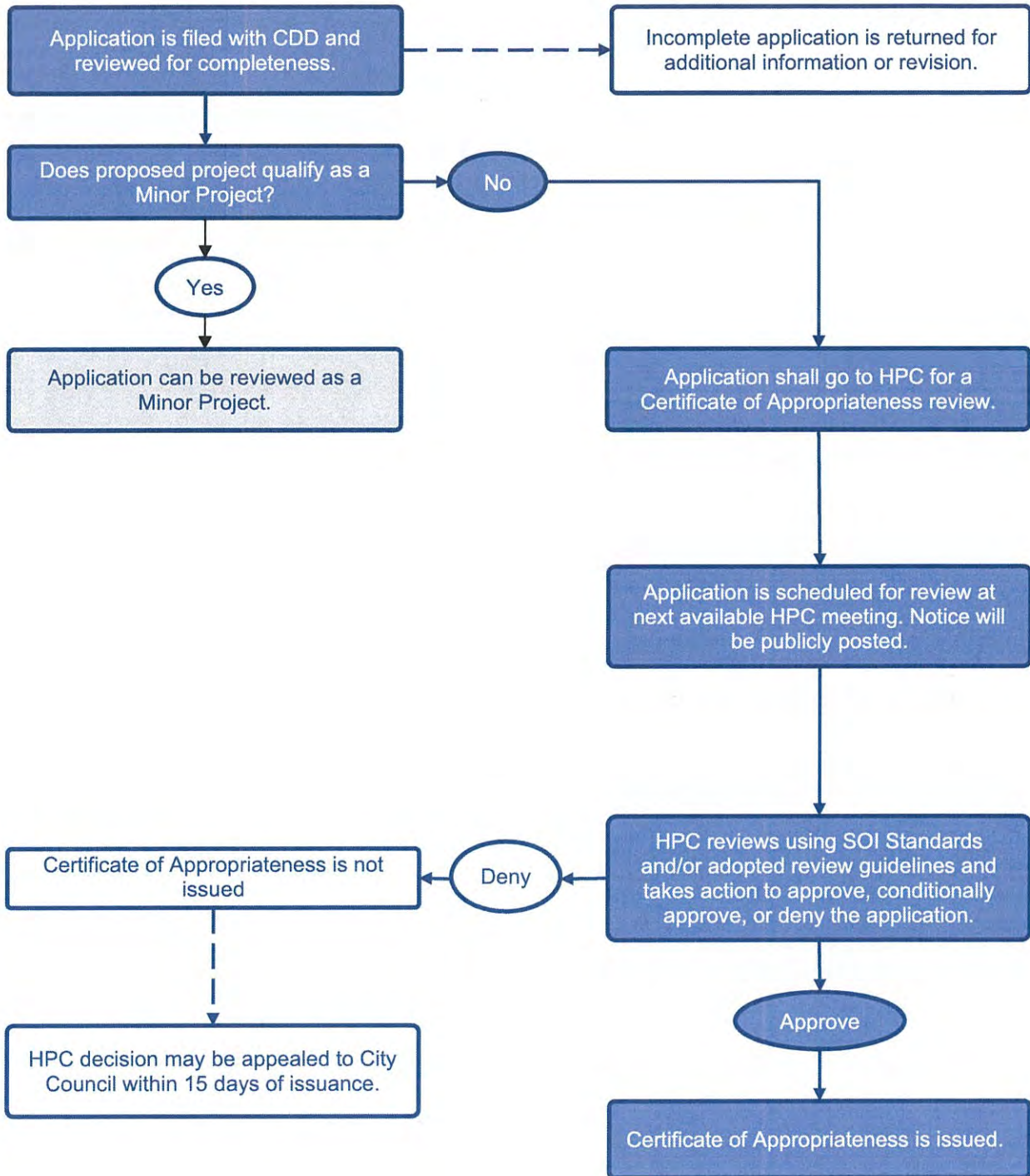
Attachments:

1. Minor Project Review flowchart
2. Certificate of Appropriateness flowchart
3. Certificate of Demolition flowchart

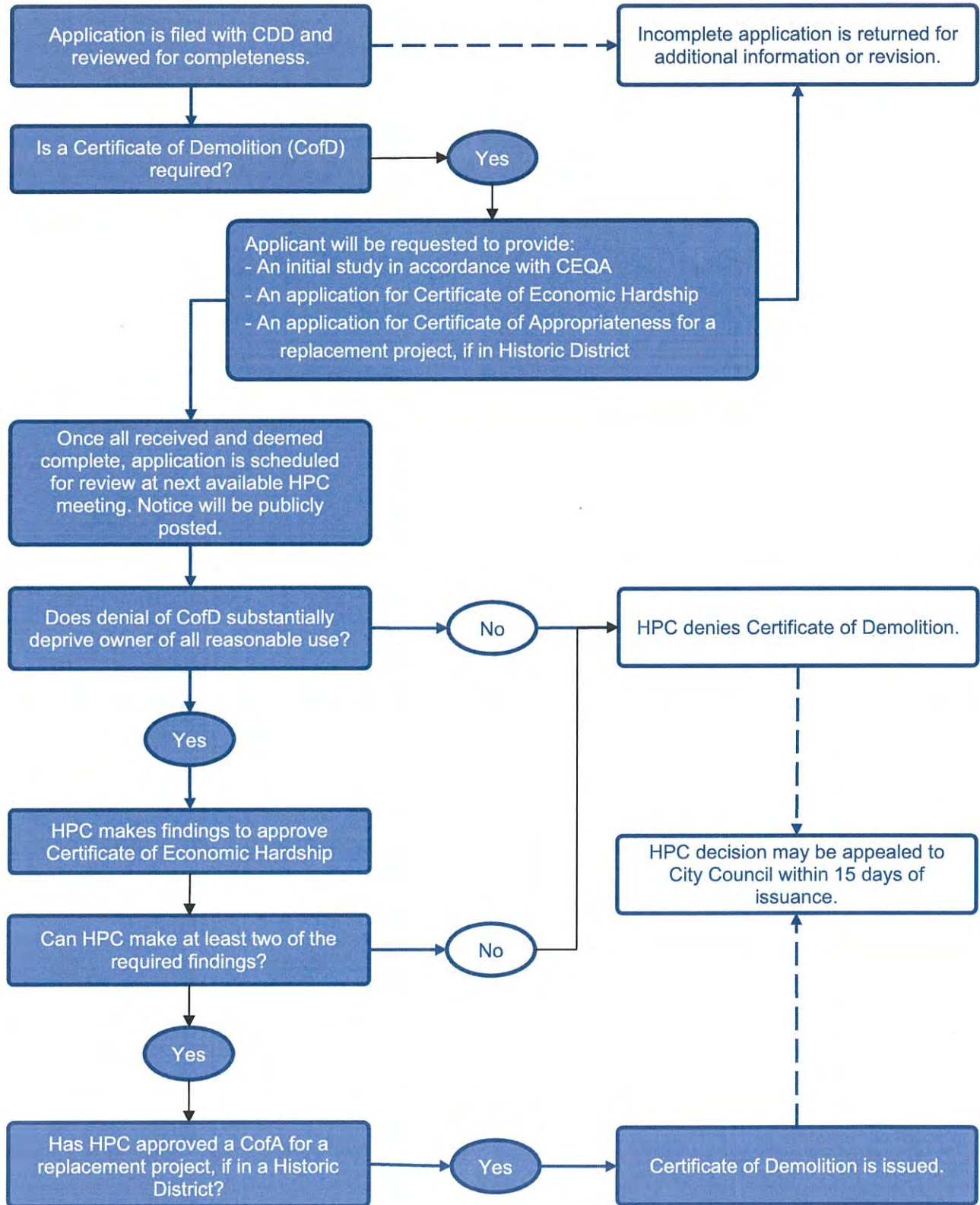
MINOR PROJECT REVIEW PROCESS



CERTIFICATE OF APPROPRIATENESS REVIEW PROCESS



CERTIFICATE OF DEMOLITION PROCESS
FOR HISTORIC LANDMARKS & CONTRIBUTING RESOURCES IN HISTORIC DISTRICTS



Agenda Item No. 7C

To: Members of the Historic Preservation Commission
From: Community Development Department
Date: December 16, 2021
Subject: Discussion of Potential Changes to Historic Preservation Ordinance

At the City Council Meeting of November 16, 2021, the City Council directed staff and the Historic Preservation Commission to review the City's existing Historic Preservation Ordinance with the goal of recommending whether any changes may be beneficial to promote and encourage greater public participation. This was in response to an oral by Councilman Griffiths in which he noted that participation has not been as robust as expected when the ordinance was originally adopted. It was noted that some members of the public have indicated that the ordinance may be too onerous for property owners to pursue a landmark or district designation. Ideas such as expanding Historic Preservation citywide, as well as expanding it to Commercial Properties were offered. As well as noting that there may be increase interest in the program as historic districts are exempt from some state legislation regarding enhanced densities in R-1 neighborhoods.

In response to this direction from Council, staff has placed this item on the agenda to allow the Commission and Staff to discuss potential areas of study with regards to the ordinance. To aid in this discussion, staff is providing background material for your review. This material includes:

The preservation ordinance: <https://www.codepublishing.com/CA/Torrance/ords/3822.pdf>

The City Council Agenda materials and video: (Item 10A)
http://torrance.granicus.com/GeneratedAgendaViewer.php?view_id=8&clip_id=13370

And the action Minutes:
http://torrance.granicus.com/MinutesViewer.php?view_id=8&clip_id=13370

Detailed minutes are also provided in Attachment 1.

Staff recommends the Historic Preservation Commission review this material in advance of the meeting of December 16 in order to facilitate the discussion. Staff envisions preparing a Land Use Study based on this discussion for presentation at a future Historic Preservation Commission meeting. The Commission provide a recommendation that will then be forwarded to Council for their review.

Respectfully submitted,



Gregg Lodan, AICP
Planning Manager

Attachment 1: Minutes

10. HEARINGS

10A. LUS17-00002: HISTORIC PRESERVATION PLAN AND ORDINANCE

Recommendation of the Community Development Director and Planning Commission that City Council:

- 1) Adopt the Historic Preservation Plan; and
- 2) Adopt an Ordinance amending the Torrance Municipal Code (TMC) to establish a Historic Preservation Commission, standards and procedures for designating properties as historic landmarks, creating historic districts, and project review (LUS17-00002: City of Torrance); and
- 3) Approve an Ordinance Summary for publication; and
- 4) Adopt a finding that adopting the Historic Preservation Plan and amending the Torrance Municipal Code to establish standards and procedures for designating properties as historic landmarks, creating historic districts, and project review would not have a significant impact on the environment and pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) guidelines would be exempt from CEQA; and
- 5) Adopt an Urgency Ordinance and Ordinance amending Section 91.49.7 of the Torrance Municipal Code to extend the sunset date of the Torrance Tract Overlay Zone to December 31, 2018; and
- 6) Approve an Urgency Ordinance and Ordinance Summary for publication; and
- 7) Adopt a finding that amending the Torrance Municipal Code to extend the sunset date of the Torrance Tract Overlay Zone to December 31, 2018 would not have a significant impact on the environment and pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) guidelines would be exempt from CEQA;

-OR-

- 5) Adopt an Urgency Ordinance and Ordinance amending Section 91.49.7 of the Torrance Municipal Code without a sunset date; and
- 6) Approve an Urgency Ordinance and Ordinance Summary for publication; and
- 7) Adopt a finding that amending the Torrance Municipal Code without a sunset date would not have a significant impact on the environment and pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) guidelines would be exempt from CEQA.

Mayor Furey announced that this was the time and place for a public hearing on this matter. City Clerk Poirier confirmed that the hearing was properly advertised.

Planning Manager Lodan reported that at the direction of the City Council, staff has been working with historic preservation consultants Page & Turnbull since July 2016 to draft the proposed Historic Preservation Plan and Ordinance for the purpose of maintaining Torrance's historical heritage.

With the aid of slides, Flora Chou, Senior Associate, and John Lesak, Principal, Page & Turnbull, provided background information about the history of Torrance and previous preservation efforts in the Torrance Tract; discussed the objectives of the historic preservation program; and reviewed the proposed Historic Preservation Plan and Ordinance, which would establish an owner-driven process allowing for the creation of historic districts.

Responding to questions from the Council, Mr. Lesak and Ms. Chou provided clarification regarding the process for creating a historic district and Mills Act requirements.

Councilmember Rizzo asked about the possibility of requiring property owners to maintain an architectural style consistent with the area rather than creating a historic district.

Mr. Lesak explained that establishing architectural guidelines is typically done by creating an overlay zone and differs from a historic district, which is focused on preservation.

Councilmember Griffiths noted that he grew up in Pasadena and personally witnessed the evolution of Bungalow Heaven, which was a neighborhood with run-down Craftsman homes until a historic preservation district was established in 1989 and it now serves as a prime example of a successful historic district.

Ms. Chou and Mr. Lesak continued with Part 2 of their slide presentation, which detailed the project review process for historic districts. Ms. Chou noted that ordinary maintenance, repairs, interior work, and the stabilization of hazardous conditions do not require review and explained that there are two levels of review – Minor Project Review, which would be done by staff, and Certificate of Appropriateness, which requires the approval of the Historic Preservation Commission. Mr. Lesak highlighted the Secretary of Interior's Standards for the treatment of historic properties, noted that there are provisions for economic hardship, and offered examples of acceptable and unacceptable additions, second units and new construction within a historic district.

Councilmember Goodrich asked about the feasibility of having a one-step process for the creation of a historic district rather than the proposed two-step process (submittal of petition of interest signed by 50% of property owners/ approval of 55% of property owners via a ballot vote).

Ms. Chou reported that while some cities use a one-step process, the two-step process allows a city to confirm that there is sufficient support for a historic district before getting too far along, noting that the Council has the discretion to change the percentages.

Councilmember Rizzo expressed concerns that creating a historic district could pit neighbor against neighbor since there is no opt-out provision and related his preference for an overlay zone, which would establish standards to ensure that the quality and character of Old Torrance is maintained without creating neighborhood strife.

Mr. Lesak advised that a Conservation Overlay Zone would serve this purpose and the existing Torrance Tract Overlay could provide the framework for it.

Councilmember Ashcraft suggested that a historic district may provide more flexibility because the process to create it is entirely owner-driven whereas the creation of an overlay zone is not.

In response to Mayor Furey's inquiry, Ms. Chou confirmed that the boundaries of a historic district could be adjusted should other property owners wish to become a part of it in the future after they recognize the benefits.

Mayor Furey voiced his opinion that the best approach would be to start small as there are areas where 100% of property owners with contiguous houses would likely support the formation of a historic district and related his understanding that this could be done without the creation of a Historic Preservation Commission.

In response to Councilmember Herring's inquiry, Ms. Chou explained that a house in a historic district is not automatically included on the federal or state registry of historic buildings and there is a separate process for becoming part of these registries.

Councilmember Weideman reported that his goal has always been historic preservation and not architectural consistency, which is the same goal listed in the City's Strategic Plan, and indicated that he was strongly opposed to the creation of an Architectural Design Review Board.

Mayor Furey invited public comment.

Jeff Gibbs expressed his opposition to the Historic Preservation Plan, relating his belief that it would lower his property value and that the funding for it would be better spent on the infrastructure. He doubted that there were many remaining structures in Old Torrance with historical significance.

Liza Gonzales voiced objections to any historic preservation program that requires mandatory participation. She explained that she specifically purchased her property with the intention of building a new home and she does not want to refurbish the small 100+ year-old house that currently sits on it. She called for a compromise whereby people would be able to develop their properties as long as they maintain an architectural style consistent with the neighborhood.

Greg Geilman reported that he had a positive experience renovating a historic house in Redondo Beach and took advantage of the Mills Act and that he would like an opportunity to do the same thing with his rental property in Old Torrance and his residence in Hollywood Riviera. He related his belief that historic preservation increases property values.

Irene Alvarez noted her opposition to the proposed Historic Preservation Plan and the extension of the sunset date of the Torrance Tract Overlay. She contended that she should not be confined to certain architectural styles if she chooses to redevelop her property since there were no such restrictions when she purchased it and that existing owners who do not want to participate should be excluded from the new regulations. She expressed concerns that no effort has been made to poll affected residents to gauge their support.

Gene Higginbotham reported that he supports the Historic Preservation Plan and Ordinance, but understands that some people may not want to renovate an older house and is not in favor of requiring them to do this.

Robert Acherman voiced his opinion that any historic preservation program needs to be voluntary and suggested that the focus be on individual homeowners who wish to self-nominate their properties to allow them to take advantage of the Mills Act.

Dianne Cota voiced objections to any mandatory historic preservation program, relating her belief that it was unfair to impose restrictions that were not in place when she purchased her property. She stated that most of the older homes in the Torrance Tract are much too small for families and they will not purchase in the area if building regulations are overly restrictive. She expressed support for Councilmember Rizzo's idea of creating architectural guidelines to maintain the character of the area.

Roger Hart recommended that any historic preservation program be voluntary, citing the fact that four or five homes on Post Avenue have recently changed hands and the new owners

have spent a lot of time and money renovating them because they appreciate their history and not because of any incentives.

Janet Payne noted her long involvement in historic preservation in Torrance; expressed concerns about development that has detracted from the character of Old Torrance; and voiced support for establishing an overlay to ensure compatibility and calling it the Torrance Historic Overlay. She indicated that she was not in favor of having small historic districts of a few homes scattered throughout the area and recommended that the City come up with a less complicated plan.

The City Council recessed from 11:11 p.m. to 11:16 p.m.

Bonnie Mae Barnard reported that she owns one of the first 50 homes built in Torrance, the Zamperini house, and has painstakingly restored it. She expressed concerns that she and others involved in historic preservation have not been able to educate the public about its benefits; emphasized that promoting historic preservation is a goal in the City's Strategic Plan; discussed the long process it has taken to get to this point; and urged the Council to take action to preserve Torrance's heritage, which has already been compromised by inappropriate development.

June Brennan expressed concerns that imposing restrictions on older houses like hers, which is 700 square feet on an R-3 lot, severely limits the pool of people who will purchase them due to the additional time and money it would take to redevelop these properties and recommended that people who are not interested in restoring their homes be allowed to opt out.

In response to Councilmember Herring's inquiry, Community Development Director Gibson advised that the Torrance Tract Overlay does not change the underlying zoning so an R-3 lot could be developed with three units and that he could not say whether developing Ms. Brennan's property would be more expensive due to the overlay because each case is unique.

Manual Alvarez expressed concerns that restrictions on the FAR (floor area ratio) for R-2 properties in the Torrance Tract Overlay could have an economic impact on property owners because it limits the size of the project they can build.

Debra Langsdale related her belief that she should be able to do what she wants with her property.

MOTION: Councilmember Weideman moved to close the public hearing. The motion was seconded by Councilmember Herring and passed by 7-0 vote.

Councilmember Goodrich stated that there was likely opposition when the Pasadena City Council made the decision to create a historic district 35 years ago, but those councilmembers had a vision and he has a similar vision for Torrance and wants to see old homes preserved. He reported that he witnessed firsthand the transformation of the Echo Park/Los Feliz area where the renovation of vintage homes has caused property values to skyrocket. With regard to concerns about restrictions on property rights, he explained that he believes the property rights of those who have historic homes and support historic preservation are being impinged upon because if the area loses its cohesiveness, their property values will suffer.

Councilmember Rizzo voiced his opinion that it was important to find a middle ground which will allow the character of Old Torrance to be maintained, while allowing those who wish to

develop their properties to do so. He indicated that he was inclined to support the formation of historic districts of contiguous homes only if 100% of the property owners involved approve since there is no way for a property owner to opt out once one has been formed.

Councilmember Griffiths expressed concerns that requiring 100% approval for the formation of a historic district would result in small districts of 3 or 4 homes, which would have no real benefit. He noted that residents in the Hillside area probably expressed similar concerns about restrictions on their property rights when the Hillside Overlay was created, but the Council did it anyway because they recognized that it was a special area that needed special protection. He related his experience that historic districts are highly desirable places to live and suggested that if the Council fails to take action, the area will continue to be diminished and diluted until there will be nothing worth saving.

Councilmember Ashcraft noted that she has been very consistent in her votes on this issue and will continue to vote to preserve the property rights of those who live in this area. She explained that she appreciates historic homes, but doubts that young couples will invest the money necessary to renovate them and believes that those who have an interest will continue to do so. She suggested that something should have been done 30 years ago to preserve the area, but at this point it has become too much of a mishmash.

Councilmember Weideman reported that he shares Councilmember Griffiths' and Councilmember Goodrich's vision for this area and will vote in favor of the proposed Historic Preservation Plan. He noted that heretofore nothing could be done to stop the demolition of historic homes in Old Torrance and that was one of impetuses for creating this plan.

MOTION: Councilmember Weideman moved to concur with the staff recommendation (Items 1-7 extending the sunset date of the Torrance Tract Overlay Zone to December 31, 2018). The motion was seconded by Councilmember Goodrich and passed as reflected in the following vote:

YES: Councilmembers Goodrich, Griffiths, Weideman and Mayor Furey
NO: Councilmembers Ashcraft, Herring and Rizzo

Councilmember Rizzo reported that he voted no because there are no provisions in the ordinance that would allow someone to opt out of a historic district, and Councilmember Herring indicated that was also the reason for his vote.

MOTION: Mayor Furey moved to reconsider the vote. The motion was seconded by Councilmember Rizzo and passed as reflected in the following vote:

YES: Councilmembers Ashcraft, Rizzo, Herring and Mayor Furey
NO: Councilmembers Goodrich, Griffiths and Weideman

A brief discussion ensued about the possibility of amending the ordinance to allow a property owner to opt out of a historic district.

Mr. Lesak and Ms. Chou recommended against including an opt out provision because it would be contrary to the goals of creating a historic district.

Discussion continued and it was the consensus of the Council to require the approval of 100% of contiguous property owners to create a historic district so participation will be entirely

voluntary and eliminating the sunset date for the Torrance Tract Overlay so a review process will remain in place to ensure that the character of the area is maintained.

Councilmember Ashcraft noted that she supports requiring 100% property owner approval for the creation of a historic district, but continues to be opposed to the extension of the Torrance Tract Overlay.

Community Development Director Gibson requested clarification of the term "contiguous" for purposes of this ordinance.

Councilmember Rizzo explained that his intent was to allow abutting homes, as well as those across the street, to the rear, and separated by a park to join together and create a historic district.

Mr. Lesak explained that the ordinance also allows for thematic historic districts comprised of houses that are not contiguous but have the same theme/architectural style and Ms. Chou noted that all property owners involved would have to consent to be part of a thematic district.

Community Development Director Gibson requested direction as to the percentages required for the two-step process to create a historic district, and it was the consensus of the Council to require 100% of the property owners to sign the petition requesting the formation of a historic district and approval of 100% of property owners via ballot vote to create it.

City Attorney Sullivan noted for the record that changing the percentages requires the amendment of Section 91.50.080, subsections (a)(1)(b), (a)(2), (c)(3) and (e).

MOTION: Councilmember Rizzo moved to concur with the staff recommendation Items 1, 2 (as amended to require 100% approval of property owners for the creation of a historic district), 3, 4 and the second recommendation for Items 5-7 (extending the Torrance Tract Overlay without a sunset date. The motion was seconded by Councilmember Weideman and passed by 6-1 vote, with Councilmember Ashcraft voting no.

MOTION: Councilmember Rizzo moved for the adoption of Ordinance 3822 as amended. The motion was seconded Councilmember Weideman and passed by 6-1 vote, with Councilmember Ashcraft voting no.

MOTION: Councilmember Rizzo moved for the adoption of Urgency Ordinance 3823. The motion was seconded Councilmember Weideman and passed by 6-1 vote, with Councilmember Ashcraft voting no.

MOTION: Councilmember Rizzo moved for the adoption of Ordinance 3824. The motion was seconded Councilmember Weideman and passed by 6-1 vote, with Councilmember Ashcraft voting no.

Councilmember Weideman commented that he was very proud that this Council brought this issue forward as some people have been waiting decades for action to be taken on historic preservation and while the ordinance is not perfect, it is a start.

11. **APPEALS** – None scheduled.

12. **SECOND READING ORDINANCES** – None scheduled.