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Direct questions or concerns to the Commission Liaison 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.

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.

Members of the public may prepare written comments to the Commission. Comments may be submitted via email to 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. All comments submitted by 10:00 a.m. on the date of the meeting will be included as a "Supplemental" and made available on the City webpage. Comments received after 10:00 a.m. will be made available the following day on the City webpage.

**TORRANCE HISTORIC PRESERVATION COMMISSION AGENDA
WEST ANNEX COMMISSION MEETING ROOM CITY HALL
3031 TORRANCE BOULEVARD
6:30 P.M. NOVEMBER 16, 2023
REGULAR MEETING**

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

1. CALL MEETING TO ORDER

ROLL CALL: Commission Members: M. Higginbotham, Kartsonis, O'Donnell, Schwartz, Trivelli, Weideman, and Chair G. Higginbotham

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 Thursday, November 9, 2023.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS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 comment 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 comment, 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: September 21, 2023.

7. ADMINISTRATIVE MATTERS

7A. Presentation by the Daughters of the American Revolution.

7B. Housing Corridor Overlay Informational Item.

8. PUBLIC HEARINGS

9. COMMISSION ORAL COMMUNICATIONS

10. ADJOURNMENT

10A. Adjournment of Historic Preservation Commission Meeting to Thursday, January 18, 2024, at 6:30 p.m. in the West Annex Commission Meeting Room.



**MINUTES OF A REGULAR MEETING OF THE
TORRANCE HISTORIC PRESERVATION COMMISSION AGENDA**

1. CALL MEETING TO ORDER

The Torrance Historic Preservation Commission convened in a regular session at 6:31 p.m. on Thursday, September 21, 2023, in the West Annex Meeting Room.

ROLL CALL

Present: Commissioners M. Higginbotham, Kartsonis, O'Donnell, Schwartz, Weideman, and Chair G. Higginbotham.

Absent: Vice Chair Trivelli.

Also Present: Senior Planning Associate Carolyn Chun, Long Range Planning Manager Leo Oorts, Community Development Assistant Riley Symons, and Community Development Director Michelle Ramirez.

MOTION: Commissioner Weideman moved to excuse the absence of Vice Chair Trivelli. Commissioner Schwartz seconded the motion; a roll call vote reflected 6-0 approval (Vice Chair Trivelli absent).

2. FLAG SALUTE

Chair G. Higginbotham led the Pledge of Allegiance.

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

Senior Planning Associate Chun reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Friday, September 15, 2023.

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

None.

5. ORAL COMMUNICATIONS

A member of the public spoke.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES: AUGUST 17, 2023

MOTION: Commissioner Weideman moved to approve the August 17, 2023, minutes as presented. Commissioner O'Donnell seconded the motion; a roll call vote reflected 6-0 approval (Vice Chair Trivelli absent).

7. ADMINISTRATIVE MATTERS

7A. PRESENTATION ON THE CLIMATE SMART AWARDS PROGRAM BY THE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION

Commissioner Love and Commissioner Seferian from the Environmental Quality and Energy Conservation Commission provided a presentation regarding the Climate Smart Awards Program.

- The Climate Smart Awards Program recognizes, encourages, and rewards environmental stewardship of the community.
- The Climate Smart Awards have the following categories: Climate Smart Energy, Climate Smart Water, Climate Smart Youth, Climate Smart Community, and Climate Smart Business.
- The Environmental Quality and Energy Conservation Commission is hoping to partner with the Historic Preservation Commission in promoting and recognizing programs and activities that demonstrate environmental stewardship.
- Information and the Climate Smart Awards form can be found on the city's website; nominations can be submitted to cddinfo@torranceca.gov
- Nominations can be submitted September 2023 – April 2024.

Members of the Commission spoke.

Community Development Director Ramirez provided information on the Climate Smart Award winners and stated that staff will share information on future award recipients.

7B. OLD TORRANCE SIGNAGE INFORMATIONAL ITEM

Community Development Assistant Symons presented Item 7B.

- New gateway / directional signage has been installed as implemented by the Strategic Plan and Downtown Revitalization Plan.
- An example of the sign was shown to the Commission.

Members of the Commission spoke.

Community Development Assistant Symons confirmed the (20) locations the signs were placed were original locations.

Senior Planning Associate Chun stated that staff is in the process of designing the archway sign and noted that City Council has already done a preliminary approval. Senior Planning Associate Chun stated that she will keep the Commission informed on the processes.

Chair G. Higginbotham inquired if the Old Torrance image can be placed on future applications / posters regarding potential Landmark properties. Long Range Planning Manager Oorts stated that the city logo will appear per City Council's decision earlier this year.

Community Development Director Ramirez stated that a sign can be placed in front of homes that are going through the Landmark process, distinguishing the home from other renovation projects.

Community Development Director Ramirez stated that if the Commission suggests a sign placement, staff can research and present findings.

8. **PUBLIC HEARINGS** – None.

9. **COMMISSION AND STAFF ORAL COMMUNICATIONS**

Commissioner Schwartz received consensus for the Historic Preservation Commission to host a booth at the Torrance Scare Down in Downtown, Friday, October 13, 2023; staff to reach out to the Downtown Torrance Association.

Commissioner Weideman stated that, regarding the Names on the Wall Project, there were nine (9) misspellings that have been amended and five (5) additional names placed on the Veteran's Memorial Wall. The names will be read next Memorial Day.

Commissioner M. Higginbotham received consensus to receive a refresher course on the Mill's Act, Districting, Landmark Status, etc., at a future Historic Preservation Commission meeting.

Commissioner Kartsonis requested a follow up on mailers / post cards to individuals who are eligible for the Historic Landmark and requested an agenda item for discussion. Senior Planning Associate Chun replied that mailers have not been done yet, but staff is pushing for the once-a-month historic fact on city social media accounts.

Commissioner O'Donnell spoke on the World War II Memorial Wall Project at Columbia Park and suggested recognizing Germans that were incarcerated; Commissioner O'Donnell stated that she would like to place a plaque recognizing this.

Chair G. Higginbotham received consensus to invite the National Society Daughters of the American Revolution to present at a future Historic Preservation Commission meeting. Community Development Director Ramirez requested that the email be forwarded to staff to connect with the NSDAR.

10. **ADJOURNMENT**

MOTION: At 7:25 p.m., Commissioner Weideman moved to adjourn the meeting to Thursday, November 16, 2023, at 6:30 p.m. in the West Annex Meeting Room. Commissioner O'Donnell seconded the motion; a roll call vote reflected 6-0 approval (Vice Chair Trivelli absent).

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AGENDA ITEM NO. 7A


TO: Members of the Historic Preservation Commission

FROM: Planning Division

SUBJECT: Presentation by the Daughters of the American Revolution

Members of the Daughters of the American Revolution have prepared a presentation to share information about their organization. The Daughters of the American Revolution is a non-profit, non-political, volunteer women's service organization dedicated to promoting patriotism, preserving American history, and securing America's future through better education for children. Members of the Daughters of the American Revolution are here to answer any questions.

Prepared by,


Riley Symons
Planning Assistant

Respectfully submitted,


Carolyn Chun
Senior Planning Associate

Agenda Item No. 7B

To: Members of the Historic Preservation Commission

From: Planning Division

Subject: Housing Corridor Overlay

On August 22, 2023, the City Council approved an Ordinance to create a Housing Corridor Overlay (HCO) on certain properties and established the development standards for the HCO. The approved Housing Corridor Study may be viewed at: <https://bit.ly/HousingCorridorOverlay>. The Housing Corridor Study is a program component of the 6th Cycle (2021-2029) Regional Housing Needs Assessment (RHNA) Housing Element Update that was adopted in 2022 to facilitate the production of housing in order to accommodate the 4,939 units that were allocated to the City by Southern California Association of Governments (SCAG). While the City is not obligated to build 4,939 housing units during the 6th Cycle period, the City must demonstrate that there are sufficient sites that can accommodate the RHNA allocation. The adopted 6th Cycle Housing Element Update may be viewed at: <https://bit.ly/6thCycleHousingElement>.

The research, data gathered and input received from the residents and business community during the 2021 Strategic Plan Update, which began in 2018, served as foundation for both the Housing Element Update and the Housing Corridor Study. The Strategic Plan Update was guided by the Council appointed Strategic Plan Committee, which consisted of local residents and business owners who exhibited interest in the future of Torrance. The Committee was responsible for updating and formulating strategic priorities that would serve as an aspirational vision for the community. The update process began with conducting statistically valid phone surveys of residents and businesses; preparation of a Community Profile, and focus group sessions with various community groups. Based on the input received and data collected, the Committee determined that housing was such an important issue for the community that it warranted the creation of a new housing strategic priority with its own goals and sub-goals. The 2021 Strategic Plan may be viewed at: <https://bit.ly/Torrance2021StrategicPlan>. Goal 1 of Housing Strategic Priority calls for promotion of a diversity of housing types and affordability levels to meet the needs of a wide range of Torrance citizens. Furthermore, the sub-goals:

- Encourage the rezoning of underused and unused commercially zoned property into residential zoning.
- Explore creative options to allow infill housing in locations that are close to local serving uses, places of employment, and transit corridors.

The Strategic Plan goals and sub-goals served as the foundation for the Housing Corridor Study and creation of HCO. The Housing Corridor Study is a culmination of the efforts of the Strategic Plan Update and Housing Element Update, extensive community input and outreach. The HCO further promotes and works in concert with the initiatives of the Downtown Torrance Revitalization and Connectivity Plan, which identifies the need for new housing units to support businesses in the Downtown and surrounding corridors. The Downtown Torrance Revitalization and Connectivity Plan may be viewed at: <https://bit.ly/DowntownRevitalizationPlan>.

The HCO is intended to provide opportunities and development options for housing within strategic locations in the City. The HCO established three Sub-Areas, to guide development in a manner that is sensitive to the characteristics of these areas. These areas were selected due to their proximity to commercial areas, adjacency to primary transportation corridors, and access to public transit lines. The existing underlying commercial or industrial zoning of the HCO properties will not change. As a zoning overlay, the property owner may develop their property in accordance with the development standards for the underlying zone or elect to develop the property using the HCO standards. The HCO is voluntary and how a property is redeveloped would be owner driven. Proposed housing development within the HCO would be subject to a ministerial review process in order to streamline the application process.

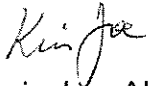
The three Sub-Areas are comprised of seven areas dispersed throughout the City.

	Location	Acreage	Units
Sub-Area 1			
Prairie Avenue	Northwest corner of Prairie Ave. & 182 nd St.	1	7
Spencer Street	Northwest corner of Spencer St. & Earl St.	4.3	62
Gramercy Place	South side of 166 th St. & west side of Gramercy from 166 th St. to south of the Dominguez Channel	10.5	100
Sub-Area 2			
Border Avenue	West side of Border Ave. & east side of Cabrillo Ave. between 213 th St. & Plaza del Amo	32.2	442
Sub-Area 3			
Western Avenue	West side of Western Ave. between Plaza del Amo & 228 th St.	8.1	152
Lomita & Madison	Northeast corner of Lomita Blvd. & Madison St.	12.1	274
Total		106.3	1,677

The Historic Resources Survey identified three contributing residential structures within Sub-Area 2 that have significance to the Torrance Tract. Should any of these contributing structures be designated a historic landmark or become part of a historic district, the Historic Preservation Commission would review exterior alterations affecting these properties.

Proposed residential and mixed-use development in the HCO that satisfies the objective Overlay use, development, site and building design standards would be subject to a ministerial review process and would not be subject to a discretionary review process. Compatibility and performance standards are also in place to address potential impacts between new residential uses and existing residential, commercial, and industrial uses.

Prepared by,


 Kevin Joe, AICP
 Planning Associate

Respectfully submitted,


 Carolyn Chun
 Senior Planning Associate

Attachments:

1. HCO Sub-Area Summaries

Sub-Area 1

- Includes the **Gramercy Place, Prairie Avenue, Spencer Street** areas
- Totals **15.8 acres** and includes **26 parcels**
- **Key Permitted Uses:**
 - Residential: Single-Family, Two-Family, Multi-Family, and Senior Housing.
 - Mixed-Use (Prairie Ave.)
- **Key Development Standards:**
 - *Density: 9.1 to 31 du/ac*
 - *Maximum Height: 35 feet*
 - *Good Neighbor Setbacks: 20-foot rear yard setback when adjacent to Single-Family Residential District (R-1)*
 - *Includes compatibility and performance standards*



Spencer St.



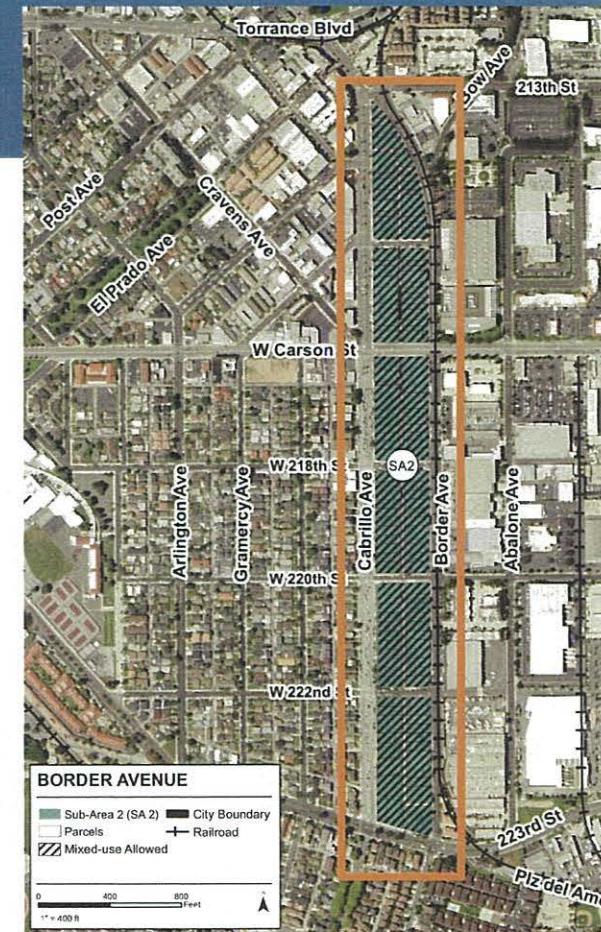
Prairie Ave.



Gramercy Pl.

Sub-Area 2

- Includes **Border Avenue** area, adjacent to Downtown.
- Totals **32.2 acres** and includes **131 parcels**.
- **Key Permitted Uses:**
 - Residential: Single-Family, Two-Family, Multi-Family, and Senior Housing.
 - Mixed-Use
- **Key Development Standards:**
 - *Density: 20 to 44 du/ac*
 - *Maximum Height: 50 feet*
 - *Good Neighbor Setbacks: 20-foot rear yard setback when adjacent to Single-Family Residential District (R-1)*
 - *Includes compatibility and performance standards*



Border Ave.

Housing Corridor Overlay



Sub-Area 3

- Includes **Western Avenue, Maricopa Street, and Lomita Boulevard/ Madison Street** areas.
- Totals **58.3 acres** and includes **18 parcels**.
- **Key Permitted Uses:**
 - Residential: Single-Family, Two-Family, Multi-Family, and Senior Housing.
 - Mixed-Use (except for portion of Maricopa St.)
- **Key Development Standards:**
 - *Density: 31.1 to 44 du/ac*
 - *Maximum Height: 75 feet, step backs required when greater than 50 feet*
 - *Good Neighbor Setbacks: 20-foot rear yard setback when adjacent to Single-Family Residential District (R-1)*
 - *Includes compatibility and performance standards*



Western Ave.



Lomita/Madison

Housing Corridor Overlay

