

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]

Direct questions or concerns to the Commission Liaison Carolyn Chun 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
TORRANCE CA 90503
THURSDAY, MAY 16, 2024
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: M. Higginbotham, Kartsonis, O'Donnell, Schwartz, Trivelli, Weideman, and Chairman 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 Friday, May 10, 2024.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS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: March 21, 2024

7. ADMINISTRATIVE MATTERS NONE

8. PUBLIC HEARINGS –

8A. Consideration of HPC24-00002: RANDELL S. KLINENBERG

Historic Preservation Commission consideration for approval of a Historic Landmark Designation for an existing single-family residence on property located in the R-2

Zone, Torrance Tract Overlay at 2268 Sonoma Street. This project is Categorically Exempt from CEQA per Guidelines Section 15331 – Historical Resource Restoration/Rehabilitation. (Res. No. 24-001)

9. COMMISSION ORAL COMMUNICATIONS

10. ADJOURNMENT

10A. Adjournment of Historic Preservation Commission Meeting to Thursday, June 20, 2024, at 6:30 p.m.



**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 6:30 p.m. on Thursday, March 21, 2024, in the West Annex Commission Meeting Room at Torrance City Hall, 3031 Torrance Boulevard, Torrance, CA 90503.

ROLL CALL

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

Absent: Commissioner Trivelli.

Also Present: Planning Manager Oscar Martinez and Senior Planning Associate Carolyn Chun.

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

2. FLAG SALUTE

Commissioner Karstsonis 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, March 15, 2024.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND / OR SUPPLEMENTAL ITEMS

Planning Manager Martinez reported Supplemental Material for Item 6A which included staff title corrections.

5. ORAL COMMUNICATIONS

None.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES: JANUARY 18, 2024

MOTION: Commissioner Weideman moved to approve the amended January 18, 2024, minutes. Commissioner O'Donnell seconded the motion; a roll call vote reflected 6-0 approval (Commissioner Trivelli absent).

7. ADMINISTRATIVE MATTERS

7A. MILLS ACT OVERVIEW

Senior Planning Associate Chun presented Item 7A:

- The Mills Act is a property tax incentive program that is intended to be a component of a historic preservation program; it is an owner initiated, voluntary program that provides financial incentives to assist in preservation of historic structures.
- The Mills Act permits cities to enter into agreements with property owners of qualified historic structures to preserve their properties and allows local governments to design preservation programs to accommodate specific communities' needs.
- A formal agreement is executed between the city and property owner for a minimum of a 10-year term; contracts are automatically renewed each year and is transferred to new owners when the property is sold. An annual inspection by city staff will be done to ensure proper maintenance of the property.
- Mills Act participants can see property tax savings of up to 40% - 60% each year.
- The Commission's role will be to review applications for the program and make recommendations to City Council to either approve or deny requests.

Members of the Commission spoke.

7B. PUBLIC OUTREACH DISCUSSION

Planning Manager Martinez presented Item 7B:

- Staff requested feedback from the Commission regarding the following items:
 - 1) Potential flyer to send to contributing structures within the Torrance Tract.
 - 2) Potential social media posts for Historic Preservation month.
 - 3) Proclamation presented to City Council.
 - 4) Rescheduling the Thursday, July 18, 2024, Commission meeting as it falls on the same day as Rock Around the Block.

Commissioner Schwartz stated he would like to get the Commission to as many events as possible and suggested changing the Thursday, July 18, 2024, Commission meeting schedule to attend the Rock Around the Block event.

Commissioner Schwartz suggested to have a monthly or bimonthly booth at the Torrance Farmer's Market.

Planning Manager Martinez stated that staff can bring back an Item in May with a list of potential events Commission members can attend in compliance with the Brown Act.

Commissioners Weideman, Kartsonis, and Schwartz volunteered to gather photos for the Historic Preservation Month social media posts.

Commissioners Kartsonis and Schwartz volunteered to accept the Proclamation.

The Commission reached Concurrence to attend the Rock Around the Block event in lieu of the scheduled Thursday, July 18, 2024, Commission meeting.

Commissioner Kartsonis requested to have the Commission meeting, Thursday, August 15, 2024. Planning Manager Martinez acknowledged the request stating that there will be an agendized meeting for August 2024.

MOTION: Commissioner O'Donnell moved to have a scheduled Commission meeting, Thursday, August 15, 2024. Commissioner Weideman seconded the motion; a roll call vote reflected 6-0 approval (Commissioner Trivelli absent).

7C. HISTORIC PRESERVATION MONTH PROCLAMATION

Commissioner Kartsonis and Commissioner Schwartz volunteered to accept the Historic Preservation Month Proclamation.

8. PUBLIC HEARINGS

None.

9. COMMISSION AND STAFF ORAL COMMUNICATIONS

Commissioner Schwartz stated that the Commission should come as a united front to the scheduled City Council meeting Tuesday, March 26, 2024, regarding Item 9G, to emphasize ongoing projects and projects to come.

Commissioner O'Donnell suggested preparing a statement citing legitimacy from the Mills Act that paves the way for the Commission.

Commissioner Weideman recommended the Commission send individual emails to City Council members regarding Item 9G on the City Council's Agenda.

Senior Planning Associate Chun stated that (1) Landmark application was received, and another application was submitted; staff is awaiting payment on the submitted application.

10. ADJOURNMENT

MOTION: At 8:15p.m., Commissioner Weideman moved to adjourn the meeting to Thursday, May 16, 2024, at 6:30 p.m. in the West Annex Meeting Room. Commissioner Kartsonis seconded the motion; a roll call vote reflected 6-0 approval (Commissioner Trivelli absent).

###

AGENDA ITEM NO. 8A

DATE: May 16, 2024

TO: Members of the Historic Preservation Commission

FROM: Kevin Joe, Planning Associate
Oscar Martinez, Planning Manager

SUBJECT: 2268 Sonoma Street
Historic Preservation Commission (HPC24-00002)

Consideration of a Historic Landmark Designation for an existing single-family residence on property located at 2268 Sonoma Street.


Due to an error found in the public hearing notice for this project, staff is recommending that this item be postponed to the June 20, 2024 Historic Preservation Commission meeting. The item will be re-noticed and re-advertised.

Prepared by,

Respectfully submitted,



Kevin Joe, AICP
Planning Associate


Oscar Martinez
Planning Manager