

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 Oscar Martinez at (310) 618-5990, or individual department head prior to submission to the Commission.

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 filed with the public record.

**TORRANCE HISTORIC PRESERVATION COMMISSION AGENDA
WEST ANNEX COMMISSION MEETING ROOM CITY HALL
3031 TORRANCE BOULEVARD
TORRANCE CA 90503
THURSDAY, SEPTEMBER 19, 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: G. Higginbotham, M. Higginbotham, Kartsonis, Schwartz, Weideman, and Chair Trivelli

2. FLAG SALUTE: Commissioner G. Higginbotham

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

The agenda was posted on the Public Notice Board at 3031 Torrance Bl. and on the City's Website on Friday, September 13, 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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS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: August 15, 2024

7. ADMINISTRATIVE MATTERS - NONE

8. HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of HPC24-00003: ROBERT & ELYSE IMAMURA

Recommendation of the Community Development Director that Historic Preservation Commission conduct a public hearing to consider approval of a Historic Landmark Designation for an existing single-family residence on property located in the R-1 Zone, Torrance Tract Overlay at 917 Acacia Avenue. This project is Categorically Exempt from CEQA per Guidelines Sections 15308 – Actions by Regulatory Agencies for Protection of the Environment and 15331 – Historical Resource Restoration/Rehabilitation.
(Res. No. 24-002)

9. COMMISSION ORAL COMMUNICATIONS

10. ADJOURNMENT

10A. Adjournment of Historic Preservation Commission Meeting to Thursday, November 21, 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 6:30 p.m. on Thursday, August 15, 2024, in the West Annex Meeting Room.

ROLL CALL

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

Absent: None.

Also Present: Planning Manager Oscar Martinez, Senior Planning Associate Carolyn Chun, Planning Associate Adrian Perez, Planning Assistant Brice Kennedy, and Community Development Director Michelle Ramirez.

2. FLAG SALUTE

Commissioner Weideman 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 Thursday, August 8, 2024.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND / OR SUPPLEMENTAL ITEMS

Planning Manager Martinez introduced Planning Associate Adrian Perez and Planning Assistant Brice Kennedy.

MOTION: Commissioner Weideman moved to excuse the June 20, 2024 absence of Commissioner O'Donnell and Chair G. Higginbotham. Commissioner Schwartz seconded the motion; a roll call vote reflected 6-0 approval.

5. ORAL COMMUNICATIONS

None.

6. CONSENT CALENDAR

6A. APPROVAL OF MINUTES: JUNE 20, 2024

MOTION: Commissioner Weideman moved to approve the June 20, 2024, minutes. Commissioner Trivelli seconded the motion; a roll call vote reflected 6-0 approval.

7. **ADMINISTRATIVE MATTERS**

7A. **APPOINT COMMISSION CHAIRPERSON AND VICE CHAIRPERSON**

Commissioner M. Higginbotham nominated Commissioner Trivelli as Chair.

MOTION: Commissioner M. Higginbotham moved to nominate Commissioner Trivelli as Chair. Commissioner Weideman seconded the motion; a roll call vote reflected 6-0 approval.

Commissioner Kartsonis nominated Commissioner M. Higginbotham as Vice Chair.

Commissioner Schwartz nominated Commissioner Kartsonis as Vice Chair.

MOTION: Commissioner Weideman moved to nominate Commissioner M. Higginbotham as Vice Chair. Commissioner Schwartz seconded the motion; a roll call vote reflected 6-0 approval.

8. **PUBLIC HEARINGS**

None.

9. **COMMISSION AND STAFF ORAL COMMUNICATIONS**

Commissioner Trivelli announced that San Pedro's Point Fermin Lighthouse will have its 150th birthday celebration on Saturday, August 17, 2024.

Commissioner Schwartz requested that the Commission be present at the Torrance Certified Farmers' Market once a month. Planning Manager Martinez stated that he reached out to the Community Services Department and staff confirmed that an informal table (not set up by the City) can be set up in the public area. Planning Manager Martinez noted that no more than (3) Commissioners can be present to comply with the Brown Act.

10. **ADJOURNMENT**

MOTION: At 6:56 p.m., Commissioner Weideman moved to adjourn the meeting to Thursday, September 19, 2024, at 6:30 p.m. in the West Annex Meeting Room. Commissioner M. Higginbotham seconded the motion; a roll call vote reflected 6-0 approval.

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AGENDA ITEM NO. 8A

DATE: September 19, 2024
TO: Historic Preservation Commission
FROM: Kevin Joe, Planning Associate
SUBJECT: 917 Acacia Avenue (APN 7354-011-007)
Historic Preservation Commission (HPC24-00003)

Consideration of a Historic Landmark Designation for an existing single-family residence on property located in the R-1 Zone, Torrance Tract Overlay at 917 Acacia Avenue (APN 7354-011-007).

RECOMMENDATION

Recommendation of the Community Development Director that Historic Preservation Commission conduct a public hearing and consider adoption of Resolution No. 24-002 to approve a Historic Landmark Designation for an existing single-family residence on property located in the R-1 Zone, Torrance Tract Overlay at 917 Acacia Avenue (APN 7354-011-007), and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15308 (Actions by Regulatory Agencies for Protection of the Environment) and Section 15331 (Historical Resource Restoration/Rehabilitation).

DISCUSSION

Background and Analysis

The applicant, Robert and Elyse Imamura, requests approval by the Historic Preservation Commission to approve a Historic Landmark Designation for an existing single-family residence on property located in the R-1 Zone, Torrance Tract Overlay at 917 Acacia Avenue (APN 7354-011-007).

In 2011, the Torrance Historical Society, in collaboration with the City, performed a Historic Resources Survey of the original Torrance Tract through the use of volunteers from the community and under the guidance of a historic preservation architect. The Survey was to serve as the foundation for creating a Historic Preservation Program for the City and identified contributing structures that have historic significance. In 2017, the City Council adopted a Historic Preservation Ordinance, which established criteria and procedures for designating properties Historic Landmarks and Historic Districts.

In order to grant a Landmark Designation, the Historic Preservation Commission shall find that the property maintains integrity in location, design, setting, materials, workmanship, feeling and association for the time period which it is significant and make one or more of the following significance findings:

- A) The property is associated with events that have made a significant contribution to the broad patterns of local regional, state, or national history, or the cultural heritage of the City, California, or the United States; or
- B) The property is associated with an important person or persons who made a significant contribution to the history, development, and/or culture of the City, region, state or nation; or

- C) The property embodies the distinctive characteristics of a type, period, style or method of construction; or
- D) The property is representative of the work of a master; or
- E) The property possesses high artistic or aesthetic values; or
- F) The property has yielded or has the potential to yield information to the prehistory or history of the City, region, state or nation; or
- G) The property is among the last, best remaining examples of an architectural or historical type or specimen.

The applicant is requesting approval of a Historic Landmark Designation of the residence located at 917 Acacia Avenue. The subject property was identified as a Spanish Colonial Revival contributor in the Historic Resources Survey. The home was originally constructed in 1931. In 2017, a Planning Commission Review (PCR17-00002) was approved by the Planning Commission to allow the construction of a 346-square foot bedroom and bathroom addition at the rear of the residence. In 2022, a Planning Commission Review (PCR22-00002) was approved by the Planning Commission to allow the construction of a 69-square foot storage room addition to the side of the residence and permits were obtained to convert the existing two-car garage into an accessory dwelling unit as allowed by State law.

In staff's judgment, the property satisfies the findings criteria C and the structure including the additions maintain its integrity to convey its significance. The original Spanish Colonial Revival design, red tile roof, clay tile coping, recessed windows, gable vents, and smooth plaster finish have been preserved.

Environmental Determination

This request for Historic Landmark designation is Categorically Exempt by the Guidelines of Implementation of the California Environmental Quality Act, Section 15308 (Actions by Regulatory Agencies for Protection of the Environment) and Section 15331 (Historical Resource Restoration/Rehabilitation).

CONCLUSION

In staff's judgment, the property embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. The integrity to convey its significance has been maintained and meets the necessary findings per Torrance Municipal Code Section 91.50.050.

As of the preparation of this report, no written correspondence has been received pertaining to the request.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

Staff has prepared draft findings and conditions of approval for consideration by the Historic Preservation Commission that are listed in the attached Resolution (Attachment 1).

PUBLIC NOTICE

In accordance with the Torrance Municipal Code, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on September 5, 2024, to the registered owner of properties located within a 500-foot radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

In accordance with Torrance Municipal Code Section 91.50.100, decisions made by the Historic Preservation Commission may be appealed to the City Council within 15 calendar days of adoption of the Resolution. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at CityClerk@TorranceCA.Gov.

ATTACHMENTS

1. Resolution No. 24-002
2. Location and Zoning Map
3. Landmark Designation Supplemental Application

STAFF CONTACT

Kevin Joe, Planning Associate
KJoe@TorranceCA.gov

ITEM 8A
ATTACHMENT 1
RESOLUTION NO. 24-002

HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 24-002

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF CITY OF TORRANCE, CALIFORNIA, APPROVING A HISTORIC LANDMARK DESIGNATION REQUEST AS PROVIDED FOR IN DIVISION 9, CHAPTER 1 ARTICLE 50 OF THE TORRANCE MUNICIPAL CODE FOR PROPERTY LOCATED IN THE R-1, TORRANCE TRACT OVERLAY ZONE AT 917 ACACIA AVENUE.

HPC24-00003: ROBERT AND ELYSE IMAMURA

WHEREAS, the Historic Preservation Commission of the City of Torrance conducted a public hearing on September 19, 2024 to consider a request (HPC24-00003) filed by Robert and Elyse Imamura to designate property located in the R-1, Torrance Tract Overlay Zone at 917 Acacia Avenue a Historic Landmark; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 50 of the Torrance Municipal Code; and

WHEREAS, the Historic Preservation Commission by the following roll call vote APPROVED HPC24-00003:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

WHEREAS, the Historic Preservation Commission of the City of Torrance does hereby find and determine as follows:

- A) That the property for which this Landmark Designation is approved by the City of Torrance Historic Preservation Commission is located at 917 Acacia Avenue;
- B) That the property is located on Lot 11 of Block 80 of the Torrance Tract (Assessor Parcel No. 7354-011-007);
- C) That the landmark designation of the property located at 917 Acacia Avenue is Categorically Exempt from the California Environmental Quality Act pursuant to Section 15308 – Actions by Regulatory Agencies for Protection of the Environment and Section 15331 – Historical Resource Restoration/Rehabilitation;
- D) That the subject property embodies the distinctive characteristics of a type, period, style, or method of construction; and

- E) That the property, in addition to having significance, maintains integrity in location, design, setting, materials, workmanship, feeling and association for the time period in which it is significant.

NOW, THEREFORE, BE IT RESOLVED that HPC24-00003, a request filed by Robert and Elyse Imamura to designate property located in the R-1, Torrance Tract Overlay Zone at 917 Acacia Avenue a Historic Landmark, on file in the Community Development Department of the City of Torrance, is hereby APPROVED, subject to following condition:

1. That Historic Preservation Commission or Community Development Director review shall be required for proposed alterations, additions, rehabilitation, restoration, reconstruction, or partial demolition affecting the exterior of the historic landmark or the relocation or full demolition of the historic landmark.

Introduced, approved and adopted this 19th day of September 2024.

Chairman, Torrance Historic Preservation Commission

ATTEST:

Secretary, Historic Preservation Commission

STATE OF CALIFORNIA)
COUNTY OR LOS ANGELES) ss
CITY OF TORRANCE)

I, OSCAR MARTINEZ, Secretary to the Historic Preservation Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Historic Preservation Commission of the City of Torrance at a regular meeting of said Commission held on the 19th day of September 2024, by the following roll call vote:

AYES: COMMISSIONERS:

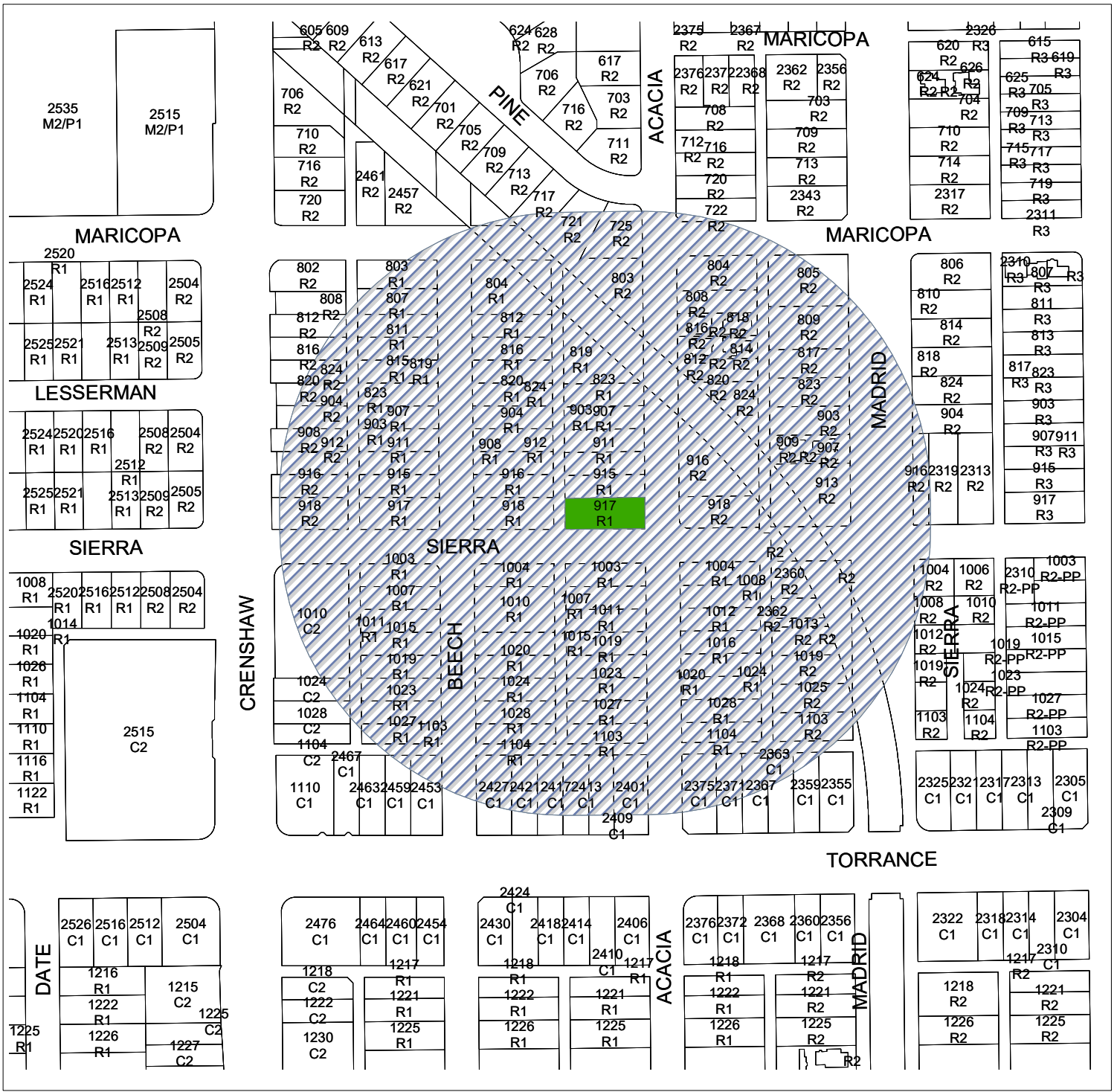
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Historic Preservation Commission

ITEM 8A
ATTACHMENT 2
LOCATION AND ZONING MAP

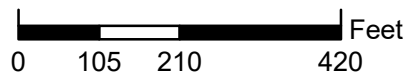


Location and Zoning Map HPC24-00003 917 Acacia Avenue



Legend

- 917 Acacia Avenue
- 500-Foot Notification Area



ITEM 8A

ATTACHMENT 3

LANDMARK SUPPLEMENTAL APPLICATION



P902

City of Torrance, Community Development Department Michelle G. Ramirez, Director
 3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

HISTORIC PRESERVATION COMMISSION
APPLICATION HPC 24 - 0003

Landmark Designation Supplemental Application	
STREET ADDRESS OF PROPERTY: 917 Acacia Ave	ASSESSOR PARCEL NUMBER:
PROPERTY OWNER	APPLICANT
PRINT NAME Robert Imamura	PRINT NAME Robert Imamura
ADDRESS (NUMBER, STREET)	ADDRESS (NUMBER, STREET)
ADDRESS (CITY, STATE & ZIP CODE) Torrance, CA 90501	ADDRESS (CITY, STATE & ZIP CODE) Torrance, CA 90501
TELEPHONE NUMBER	EMAIL
SIGNATURE	SIGNATURE
com	
Significance TMC Section 91.50.050 (a) (check all that apply)	
<input type="checkbox"/>	Property is associated with events that have made a significant contribution to the broad patterns of local, regional, state or national history, or the cultural heritage of the City, California or the United States.
<input type="checkbox"/>	Property is associated with an important person or persons who made a significant contribution to the history, development, and/or culture of the City, region, state, or nation.
<input checked="" type="checkbox"/>	Property embodies the distinctive characteristics of a type, period, style, or method of construction.
<input type="checkbox"/>	Property is representative of the work of a master.
<input type="checkbox"/>	Property possesses high artistic or aesthetic values.
<input type="checkbox"/>	Property has yielded or has the potential to yield information important to the prehistory or history of the City, region, state, or nation.
<input type="checkbox"/>	Property is among the last, best remaining examples of an architectural or historical type or specimen.
Describe how the property meets each of the selected significance criteria (attach additional sheets if necessary):	
The property was built in 1931 and is a spanish-style house.	
We have added on twice since purchasing it and have kept the integrity of the house.	
Integrity TMC Section 91.50.050 (b) Integrity is defined by seven aspects: location, design, setting, materials, workmanship, feeling and association. A property or area need not possess all seven aspects, but must retain enough to convey the reason for its significance. How has the property/structure maintained integrity for the time period in which it is significant? (attach additional sheets if necessary)	
The property is located in a little neighborhood bordered by Torrance and Crenshaw blvds. The bathroom is original tiling and there are original beams in the living and dining rooms. The fireplace is also original. Each room has a different ceiling as well. Even our front door is original.	