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Historical Resource Assessment Report Westoria, City of Torrance, Los Angeles County, California

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December 2, 2025

Historical Resource Assessment Report
Westoria, City of Torrance,
Los Angeles County, California

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Abstract

Chronicle Heritage was contracted by Torrance Center South Complex, LLC to prepare a Historical Resource Assessment Report (HRAR) for a proposed multi-family residential development in the Torrance Center South business park (Project Area), which is on South (S) Western Avenue between Torrance Boulevard and West 213th Street, and the Irving Gill-designed Pacific Electric Railway El Prado Bridge (El Prado Bridge) in the City of Torrance (City), Los Angeles County, California. This HRAR examines the five commercial buildings within the Project area: 21171 S Western Avenue, 21151 S Western Avenue, 21241 S Western Avenue, 21221 S Western Avenue, and 21281 S Western Avenue. The five buildings within the project site are less than 50 years of age, and based upon a cursory review, do not possess exceptional significance; therefore, they were not evaluated for consideration as historical resources pursuant to the California Environmental Quality Act (CEQA).

The Applicant (Torrance Center South Complex, LLC) proposes the demolition of three office buildings for the new construction, use, and maintenance of a 335-unit residential project including two components: (1) a townhouse community on Lot A with 98 dwelling units and (2) a multi-family building on Lot B with 237 dwelling units. The project provides a gross building floor area of 651,293 square feet, referred to collectively as Westoria (the "Project"), located on a 7.82-acre site.

In order to consistently assess potential indirect effects to all adjacent properties, the neighbouring properties to the north, west, and south were reviewed to determine if they meet the 50-year age threshold for consideration as historical resources. Six properties were found to meet the age threshold in addition to El Prado Bridge. None of the six properties are eligible for listing in federal, state, or local historical registers, and therefore the six properties are not historical resources for the purposes of CEQA.

The El Prado Bridge was listed in the National Register of Historic Places in 1989 pursuant to Criterion C because it possesses a significant association with community planning, architecture, and engineering. The period of significance is 1912, the year the townsite of Torrance was planned.[1] The current setting of the El Prado Bridge was reviewed to determine if the proposed project may result in visual impacts to this historical resource. Because the project would construct new buildings in close proximity to El Prado Bridge, which may result in a visual impact to the historical resource, the following recommendations would reduce potential visual impacts to a level of less than significant: Install substantial landscaping to serve as visual and a physical buffer between the new construction and the El Prado Bridge (see Section 12 for further discussion). Additionally, it is recommended the adjacent new construction be designed in a compatible design, preferably Craftsman or Mediterranean Revival. Through implementation of these recommendations, impacts to the El Prado Bridge will be less than significant and will not result in a substantial adverse change to a historical resource (Section 15064.5(b) of the CEQA Guidelines).

[1] National Register of Historic Places, "Pacific Electric Railroad Bridge," Electronic document, Digital Archive on NPGallery, 1989, https://npgallery.nps.gov/NRHP/AssetDetail/e73c5164-4000-4b2c-99fc-e9b2fae8a59c.

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1 Introduction

Chronicle Heritage was contracted by Torrance Center South Complex, LLC to prepare a Historical Resource Assessment Report (HRAR) for a proposed multi-family residential development in the Torrance Center South business park (Project Area), which is on S. Western Avenue between Torrance Boulevard and West 213th Street, and the Irving Gill-designed Pacific Electric Railway El Prado Bridge (El Prado Bridge) in the City of Torrance (City), Los Angeles County, California. The El Prado Bridge was listed in the National Register of Historic Places (NRHP) pursuant to Criterion C in 1989. The period of significance is 1912, the year the townsite of Torrance was planned.

This report examines the five commercial buildings within the Project site: 21171 S. Western Avenue, 21151 S. Western Avenue, 21241 S. Western Avenue, 21221 S. Western Avenue, and 21281 S. Western Avenue. The five buildings within the project site are less than 50 years of age and do not possess exceptional significance; therefore, they were not evaluated for consideration as historical resources pursuant to the California Environmental Quality Act (CEQA).

In order to consistently assess potential indirect effects to all adjacent properties, the neighbouring properties to the north, west, and south were reviewed to determine if they meet the 50-year age threshold for consideration as historical resources. Six properties were found to meet the age threshold in addition to El Prado Bridge.

1.1 Brief Project Description

The Applicant (Torrance Center South Complex, LLC) proposes the demolition of three office buildings for the new construction, use, and maintenance of a 335-unit residential project including two components: (1) a townhouse community on Lot A with 98 dwelling units and (2) a multi-family building on Lot B with 237 dwelling units. The project provides a gross building floor area of 651,293 square feet, referred to collectively as Westoria (the "Project"), located on a 7.82-acre site.

1.2 Project Location

The Project area is in the Old Torrance neighborhood of the city of Torrance. The Project site is a fully developed business park with five commercial buildings on the southwestern corner or Torrance Boulevard and South (S) Western Avenue. Only the three northerly buildings would be demolished for the project; the two southerly buildings will be retained. Five adjacent parcels that include historic-age buildings and a historic-age bridge are across the street from the Project site and therefore are subject to review. El Prado Bridge is located to the north of the Project site (Figure 1-2 through Figure 1-5).



Figure 1-1. Proposed project plans.

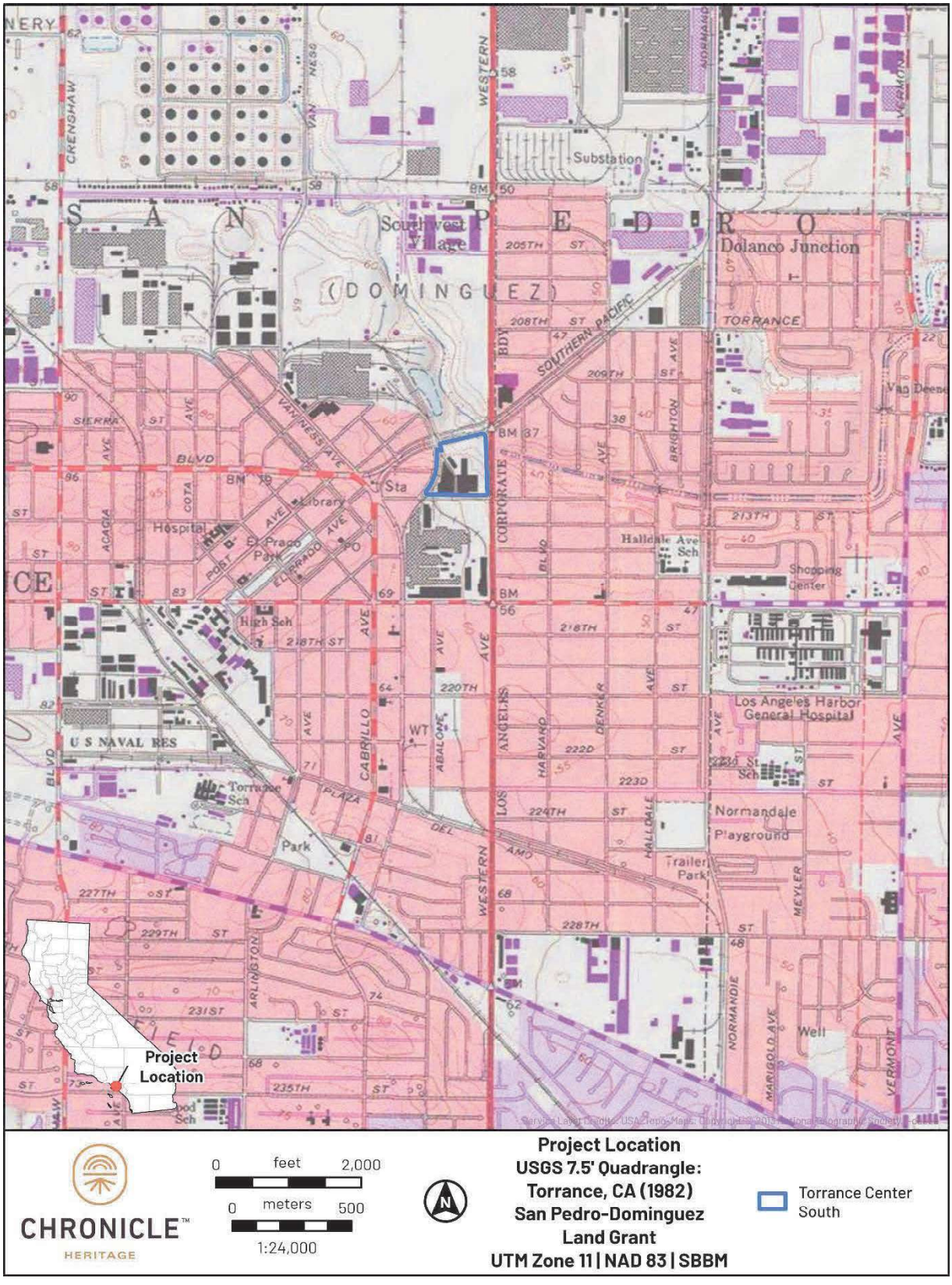


Figure 1-2. Project location map.



Figure 1-3. Sketch map with proposed project area. The red box denotes the properties that were evaluated for consideration as historical resources.



Figure 1-4. Setting on S. Western Avenue and Torrance Boulevard, facing southwest.

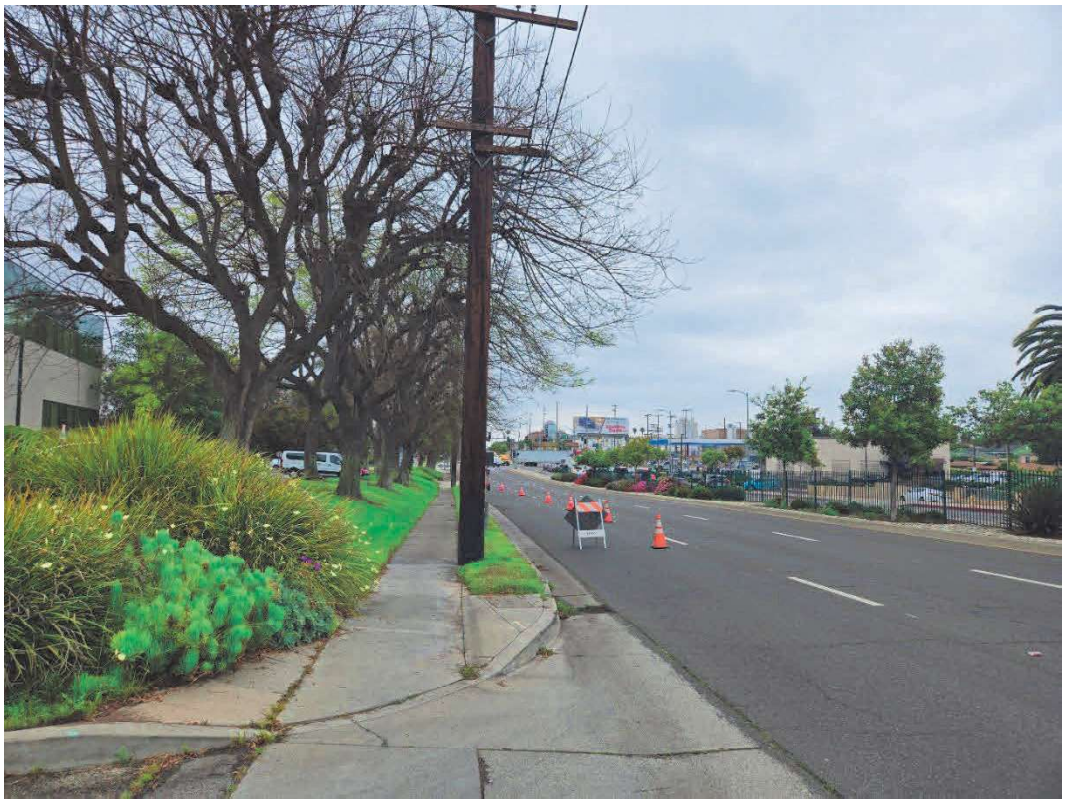


Figure 1-5. Setting on S. Western Avenue, facing north.

2 Methods

The assessment methods consisted of research and a field assessment of the structure and buildings within the Project area and on neighboring properties.

2.1 Research Conducted

- Chronicle Heritage obtained and reviewed the building permits for the parcels from the City Property Information website. Dates of construction and subsequent alterations were determined by the building permit record as well as through additional resources such as the field inspection, Assessor inspection records, and historical aerial photographs.
- Chronicle Heritage researched the Project area and vicinity at local libraries and archives to establish the general history and context of the Project area including a review of the Built Environment Resource Directory (BERD) for Los Angeles County, newspapers, City directories, books, and articles.
- Chronicle Heritage reviewed the findings of the 2011–2013 Historical Resources Survey Reports for the City.
- Chronicle Heritage reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation assessment processes and programs to evaluate the significance and integrity of the buildings in the Project area.

2.2 Field Methods

Chronicle Heritage Architectural Historian Andrew Rodriguez conducted a field inspection of the Project area on May 6, 2025, to ascertain the general condition and physical integrity of the buildings as well as the nearby historical resource, the Irving Gill-designed Pacific Electric Railway El Prado Bridge. Digital photographs were taken during the site inspection, which included only the exterior of the buildings. Mr. Rodriguez also conducted a field inspection of nearby historic properties to the east across S. Western Avenue. Neighboring properties to the north, west, and south were not considered as they do not meet the historic age threshold. Field notes were made during the field inspection.

3 Regulatory Context

3.1 Federal

3.1.1 National Historic Preservation Act

The National Historic Preservation Act (NHPA; Public Law 89-665; 16 U.S. Code 470 et seq.) is legislation intended to preserve historical and archaeological sites in the United States. The NHPA created the NRHP and the State Historic Preservation Office. Properties listed or formally determined eligible for listing in the NRHP are automatically listed in the California Register of Historical Resources (CRHR) and are therefore historical resources pursuant to Public Resources Code (PRC) Section 5024.1(d)(1) and thus under CEQA.

Inclusion in the NRHP requires a property to (1) meet one or more eligibility criteria for significance, and (2) possess integrity.

Eligibility Criteria

The eligibility criteria assess a property's significance by requiring a property to meet one or more of following four criteria:

- Criterion A: Be associated with events that have made a significant contribution to the broad patterns of our history
- Criterion B: Be associated with the lives of significant persons in our past
- Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- Criterion D: Have yielded or may be likely to yield, information important in history or prehistory

Evaluation of a Property's Integrity

Historic properties either retain integrity (that is, convey the reasons for their significance) or they do not. A property may meet one or more eligibility criteria but be substantially altered (i.e., lost integrity) such that it would not be eligible for listing in the NRHP. Within the concept of integrity, the NRHP criteria recognize seven aspects that may contribute to a historic property's integrity:

- Location: The place where the historic property was constructed or the place where the historic event occurred
- Design: The combination of elements that create the form, plan, space, structure, and style of a property
- Setting: The physical environment of a historic property
- Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property
- Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- Feeling: A property's expression of the aesthetic or historic sense of a particular period of time
- Association: The direct link between an important historic event or person and a historic property[2]

To retain historic integrity, a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant.[3]

[2] National Park Service [NPS], *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15, Originally Published 1990 (U.S. Department of the Interior, National Park Service, Cultural Resources, National Register, History and Education, 1997), 54, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

[3] NPS, "How to Apply the National Register Criteria for Evaluation."

3.2 State Regulations

3.2.1 California Environmental Quality Act

A proposed project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment under the California Environmental Quality Act (CEQA; Section 15064.5(b) of the CEQA Guidelines).

Pursuant to CEQA, a historical resource is a resource listed in, or eligible for listing in, the CRHR (PRC, Sections 21083.2 and 21084.1; Section 15064.5(a) of the CEQA Guidelines). In addition, resources included in a local register of historical resources or identified as significant in a local survey conducted in accordance with state guidelines are also considered historical resources under CEQA unless a preponderance of facts demonstrates otherwise (Section 15064.5(a) of the CEQA Guidelines).[4] Further, any object, building, structure, site, area, place, record, or manuscript determined by the Lead Agency to be significant is a historical resource provided the determination is supported by substantial evidence in light of the whole record.[5] Generally, the fact that a resource is not listed in, or determined eligible for listing in, the CRHR, or is not included in a local register or survey, shall not preclude a Lead Agency from determining that the resource may be a historical resource.[6]

3.2.2 California Register of Historical Resources Program

Created in 1992 and implemented in 1998, the California Register of Historical Resources (CRHR) is a state government program to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change (PRC Section 5024.1[a]). Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks numbered 770 and higher, are automatically included in the CRHR. California Historical Landmarks are buildings, sites, features, or events that are of statewide significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other historical value. Other properties recognized under the California Points of Historical Interest[7] program, identified as significant in historical resources surveys or designated by local landmarks programs, may be nominated for inclusion in the CRHR. California Points of Historical Interest are buildings, sites, features, or events that are of local (city or county) significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other historical value. A resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria (PRC Section 5024.1[c]):

- Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage

[4] Association of Environmental Professionals, *2023 California Environmental Quality Act (CEQA) Statute and Guidelines* (Association of Environmental Professionals, 2023).
[5] Association of Environmental Professionals, *2023 California Environmental Quality Act (CEQA) Statute and Guidelines*.
[6] Association of Environmental Professionals, *2023 California Environmental Quality Act (CEQA) Statute and Guidelines*.
[7] California Office of Historic Preservation [OHP], "California Points of Historical Interest," Electronic document, Office of Historic Preservation, 2024, https://ohp.parks.ca.gov/?page_id=21750.

- Criterion 2: It is associated with the lives of persons important in our past
- Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values
- Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory. Resources nominated to the CRHR must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance

It is possible that a resource whose integrity does not satisfy NRHP criteria may still be eligible for listing in the CRHR. A resource that has lost its historic character or appearance may still have sufficient integrity for the CRHR if, under Criterion 4, it maintains the potential to yield significant scientific or historical information or specific data. Resources that have achieved significance within the past 50 years may be also eligible for inclusion in the CRHR provided that enough time has lapsed to obtain a scholarly perspective on the events or individuals associated with the resource.[8]

3.3 City of Torrance[9]

The City of Torrance Municipal Code includes criteria for local historic Landmark designation in section 91.50.050. A property may be designated by the Historic Preservation Commission pursuant to Section 91.050.070 as a historic landmark if:

1. It 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;
2. It 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;
3. It embodies the distinctive characteristics of a type, period, style, or method of construction;
4. It is representative of the work of a master;
5. It possesses high artistic or aesthetic values;
6. It has yielded or has the potential to yield information important to the prehistory or history of the City, region, State, or nation;
7. It is among the last, best remaining examples of an architectural or historical type or specimen.

[8] California OHP, "California Environmental Quality Act (CEQA) and Historical Resources," Technical Assistance Series No. 1 (Sacramento: California Office of Historic Preservation, 2011), https://www.parks.ca.gov/pages/1054/files/ts01ca.pdf.
[9] City of Torrance, "Municipal Code, 91.50.050 Historic Landmark Designation Criteria," 2025, https://www.codepublishing.com/CA/Torrance/#!/Torrance09/Torrance0901.html#91.49.

4 Record Search

4.1 Record Search

In accordance with current policies and procedures of the California Historical Resource Information System, an equivalent record search was conducted by reviewing the BERD for Los Angeles County, available from the California Office of Historic Preservation (updated September 23, 2022), as well as historical U.S. Geological Survey 7.5-minute series topographic maps and aerial photographs for the Project site and adjacent properties. In addition to official maps and records, the following published registers and reports for the geographic area were reviewed:

- NRHP: Listed (2025)
- CRHR: Listed (2025)
- California State Historical Landmarks (1996 and updates)
- California Points of Historical Interest (1992 and updates)

4.2 Previous Evaluations/Designations Summary

None of the buildings included in this study, including the five within the Torrance Center South business park, appear to have been previously documented or evaluated. None of the buildings are listed in the City's inventory of historic resources that was part of a survey from 2011 to 2013.[10] The Irving Gill–designed El Prado Bridge was listed in the NRHP in 1989.

5 Setting

This section of the report summarizes information regarding the history of the city of Torrance.

5.1 Torrance

The following information was obtained from the Historic Context Statement provided by the City and pertains to the development of Torrance as well as the prominent figures in its early history:

> The plan for the original City of Torrance, known as the Olmsted Tract, owes its origins to a movement that begin in England in the late 19th Century. Sir Ebenezer Howard published his manifesto "Garden Cities of To-morrow" in 1898 where he describes a utopian city in which man lives harmoniously together with the rest of nature. The London suburbs of Letchworth Garden City and Welwyn Garden City were the first built examples of garden city planning and became a model for urban planners in America. In 1899 Ebenezer founded the Garden City Association to promote his idea for the Garden City 'in which all the advantages of the most energetic town life would be secured in perfect combination with all the beauty and delight of the country." His notions about the integration of nature with town planning had profound influence on the design of cities and the modern suburb in the 20th Century.

[10] City of Torrance, "Olmstead District Torrance California Survey of Historic Resources," 2016, https://www.torranceca.gov/home/showpublisheddocument/2810/636302260247630000.

Examples of Garden City Plans in America include: Forest Hills Gardens, New York (by Fredrick Law Olmsted Jr.); Radburn, New Jersey; Shaker Heights, Ohio; Baldwin Hills Village, in Los Angeles, California and Greenbelt, Maryland.

Fredrick Law Olmsted is considered to be the father of the landscape architecture profession in America. He had two sons that inherited his legacy and firm. They practiced as the Olmsted Brothers of Brookline Massachusetts. Fredrick Law Olmsted Junior was a founding member of The National Planning Institute of America and was its President from 1910 to 1919. During this time Fredrick Law Olmsted Junior created town plans for: Detroit (1905); Utica, (1907); Boulder; New Haven; Pittsburg (1910); and Newport in 1913.

Fredrick Law Olmsted Junior believed the main framework of a town plan was its transportation system. He first developed this idea in the New York Suburb of Forest Hills Gardens where the central town square is located adjacent to the Forest Hills Gardens Long Island Railway Station. This planning principle is evident in his plan for Torrance with its axial street grid, rotated to take advantage of a view of Mount Baldy. The plan is anchored by a train station at one end and, according to his plan, the City Hall (now Torrance High School) at the other end. Olmsted's recognition of the emerging role of the automobile in transportation is expressed in the Torrance City Plan with vehicular feeder streets radiating outward from the town center and railway depot.

One aspect that makes Torrance an especially important example of the Garden City Movement in America was the collaboration between the Olmsted Brothers and Architect Irving Gill. They became acquainted during the construction of the 1893 Worlds Columbian Exposition to commemorate the 400th anniversary of the discovery of the new world, in Chicago, Illinois. Fredrick Law Olmsted Junior worked for his father chief landscape architect for the exposition. Irving Gill worked for the Chicago architectural firm of Adler and Sullivan on the main transportation building for the exposition. The buildings Irving Gill designed for the new City of Torrance were a departure from the popular arts and crafts and classical revival styles of the day. They have given Torrance, among planned garden cities, a truly unique legacy in the evolution of the modern movement in America.

The historic period of significance for the Olmsted Tract spans from 1912 through the pre-World War Two era (1940). Residential and Commercial design in the war years and the post war era changed significantly abandoning a specific stylist approached in favor of utilitarian minimalist design devoid of character defining detailing.

Jared Sidney Torrance was born in Gowanda, New York, the son of prosperous wool manufacturers. Torrance graduated from Scheffield Science School at Yale University in 1875. To broaden his life experience he served as a tutor for the children of a wealthy family in the City of Stralsund, Germany prior to starting his business career. From 1876 to 1878 he managed the family business in New York. In 1887 he decided to move the family to Pasadena, California.

Torrance's father was a committed democrat, but he considered himself an independent liberal capitalist. He rose quickly in the Southern California business world becoming the President of Union Oil Company and served on many Corporate Board of Directors.

In 1911 he purchased 3100 acres of land from the Dominguez Family Tract of the Old Dominguez Rancho. Torrance and his business partners wanted to establish their own industrial town because of escalating real estate values in Los Angeles and the growing labor unrest in the city in the aftermath of the bombing of the Los Angeles Times Building. He believed that by building a 'workers paradise" it would be so wonderful labor unrest would vanish.

His stated goals for this new model city of the future would include affordable housing for the workers, with opportunities for recreation, culture, and education. Torrance engaged the firm of The Olmsted Brothers of Brookline Massachusetts, recognized for their work as urban planners to design his model industrial town. Torrance initially rejected the idea of naming his new venture after himself.

Fredrick Law Olmsted Junior was born July 24, 1870 in Staten Island, New York. He was the son of Fredrick Law Olmsted Senior the father of Landscape Architectural Design in America. Fredrick Law Olmsted Senior was responsible for the design of Central Park in New York City, an American Masterpiece, and many other important urban parks.

Fredrick Law Olmsted Junior attended Harvard University and graduated in 1894. He immediately joined, along with his brother, The Olmsted Firm in Brookline, Massachusetts. He was a founding member of the American Society of Landscape Architects and later served as its President. He was president of The National Planning Institute of America. His notable projects include: the re-design of The National Mall in Washington D.C.; The Jefferson Memorial; The White House Grounds; The Master Plan for Cornell University; and The Garden City Plan of Forest Hills Gardens in New York. The Olmsted firm went on to play a major role in the development of the modern suburb with involvement in the layout of 450 subdivisions and 670 communities in America.

He worked with his father on the landscape plans for the Worlds Columbia Exposition in Chicago, Illinois. The Worlds Columbian Exposition was built to commemorate the 400th anniversary of the discovery of the new world by Christopher Columbus. The exposition grounds were destroyed after the fair was closed but left a lasting legacy in America spawning what has become known as the City Beautiful Movement.

Fredrick Law Olmsted Junior completed two notable projects in California, The Garden City Plan of Torrance and a California statewide survey of potential park lands that would become the foundation of the California State Park System.

Irving Gill was born near Syracuse, New York on April 26, 1870. His parents were of Quaker Ancestry. The Quakers were known for their restrained simplicity, particularly in dress and architecture. Irving Gill, foregoing a formal education, moved to the booming city of Chicago at age 20 and eventually landed a job in the prestigious firm of Adler and Sullivan.

He worked under the supervision of the firm's chief draftsman, Frank Lloyd Wright, for two years. He worked directly for Louis Sullivan on The Transportation Building at the Worlds Columbian Exposition, the only building at the exposition not designed in a Neo-classical Style. For the next half century The Neo-classical Style would be the dominate style for public buildings in America.

In 1893 Gill moved to San Diego, California, after he developed an immune disorder brought on by exhaustion, at the recommendation of his doctor. Gill recovered from his illness in the balmy climate of Southern California which he called "This fair Italy of ours". Gill quickly established himself as a noted designer of minimally decorated period style single family residences. His work from this period incorporated elements from the emerging Prairie Style he was exposed to during his time in Chicago. He was also influenced by Mission Revival Movement underway in California.

Around 1907 Gill began his departure from the Arts and Crafts and Classical Revival movements. His work began to take on a decidedly modernist vocabulary, eliminating almost all ornament relying rather on planar walls with large square or arched openings. Many of his designs included flat roofs.

By the time Gill was engaged by the Olmsted Brothers to design buildings for the new Garden City of Torrance he had moved beyond residential design. He had completed a number of important public buildings in his new style (which seemed undomestic) to many potential residential home clients. Public commissions included: The Scripps Institute for Oceanography, 1910; Fontana Elementary School, 1913; First Church of Christ Scientist San Diego, 1910; and the La Jolla Women's Club, 1914.

In 1913 Gill was invited by his old colleagues and fellow secessionists (the Olmsted Brothers) to collaborate on the design of the new model industrial City of Torrance south of Los Angeles. The new town was named for its founder Jared Sydney Torrance. Gill in his plain mature style designed a number of buildings for Torrance including: The Pacific Railway Train Depot; The Torrance Railway Bridge [El Prado Bridge]; The El Roi Tan Hotel; The Bank of Torrance; The Rubber Craft Corporation; Torrance Elementary School and Several Commercial Structures on Cabrillo Avenue.

In 1912 Jared Sidney Torrance and several business associates formed The Dominguez Land Company. This company acquired land and founded the City of Torrance. The City was officially incorporated as a California Municipality in 1921.

The Dominguez Land Company created a unique legacy for Torrance by hiring The Olmsted Brothers to plan the city and Irving Gill to be its first City Architect. The Dominguez Land Company secured the industrial foundation of the town with sites for the Union Tool Company, Llewellyn Iron Works, and The Pacific Electrical Railway. The Olmsted Tract saw a major boost in its development in the 1920s due to the discovery of a major oil field nearby which brought to the city considerable oil industry investment. During the economic down turn of the Great Depression in the 1930s Torrance continue to prosper because of this solid industrial base. During this period the Olmsted Tract benefited from Depression Era programs such as the Works Progress Administration which funded new civic buildings within the tract.

In the 1940s The Olmsted Tract and the City of Torrance were well positioned with their steel, oil and rubber industries to benefit from lucrative government war contracts. By the end of that decade The Olmsted Tract had been fully development and City of Torrance itself had expanded to many times the size of the original tract.

6 Resources along S. Western Avenue

The five buildings on the eastern side of S. Western Avenue were considered as part of this study due to proximity to the Project area and because the buildings are greater than 50 years of age. The five buildings, 21220 S. Western Avenue, 21228 S. Western Avenue, 21236 S. Western Avenue, and 21240 S. Western Avenue, are within Tract No. 4983 (Figure 6-1 and Figure 6-2).

6.1 Tract No. 4983

The subject buildings are within Tract No. 4983.[11] The buildings occupy nine lots (Lots 12–20) on Block 32. The tract was created from a portion of a tract originally allotted to Susana Dominguez and a portion of a tract originally allotted to Ana Josefa Dominguez de Guyer, which were both part of the Rancho San Pedro. The tract was surveyed in July 1922 and recorded September that same year (Figure 6-3 and Figure 6-4). The owners of this new tract were the Dominguez Land Corporation and the Torrance Water Light and Power Company; the Security Trust & Savings Bank and Los Angeles Trust & Savings Bank served as trustees. The Dominguez Land Company operated between 1911 and 1941 and was founded by Jared Sidney Torrance. According to a newspaper article, Torrance was a Pasadena real estate promoter who was a founder of the city, yet he never resided in Torrance. Torrance passed away in March 1921, two months before the city was incorporated.[12] In 1912, the Dominguez Land Corporation officially broke ground for Torrance. Archival research was unable to identify further information about the Dominguez Land Corporation.

[11] Los Angeles County Department of Public Works, "Tract No. 4983," Electronic document, 1922, https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0058/TR0058-080.pdf.
[12] Daily Breeze, *March 16, 1979, Page 17*, 1979, https://www.newspapers.com/image/1097517645/?match=1&terms=%22Jared%20sidney%20torrance%22.

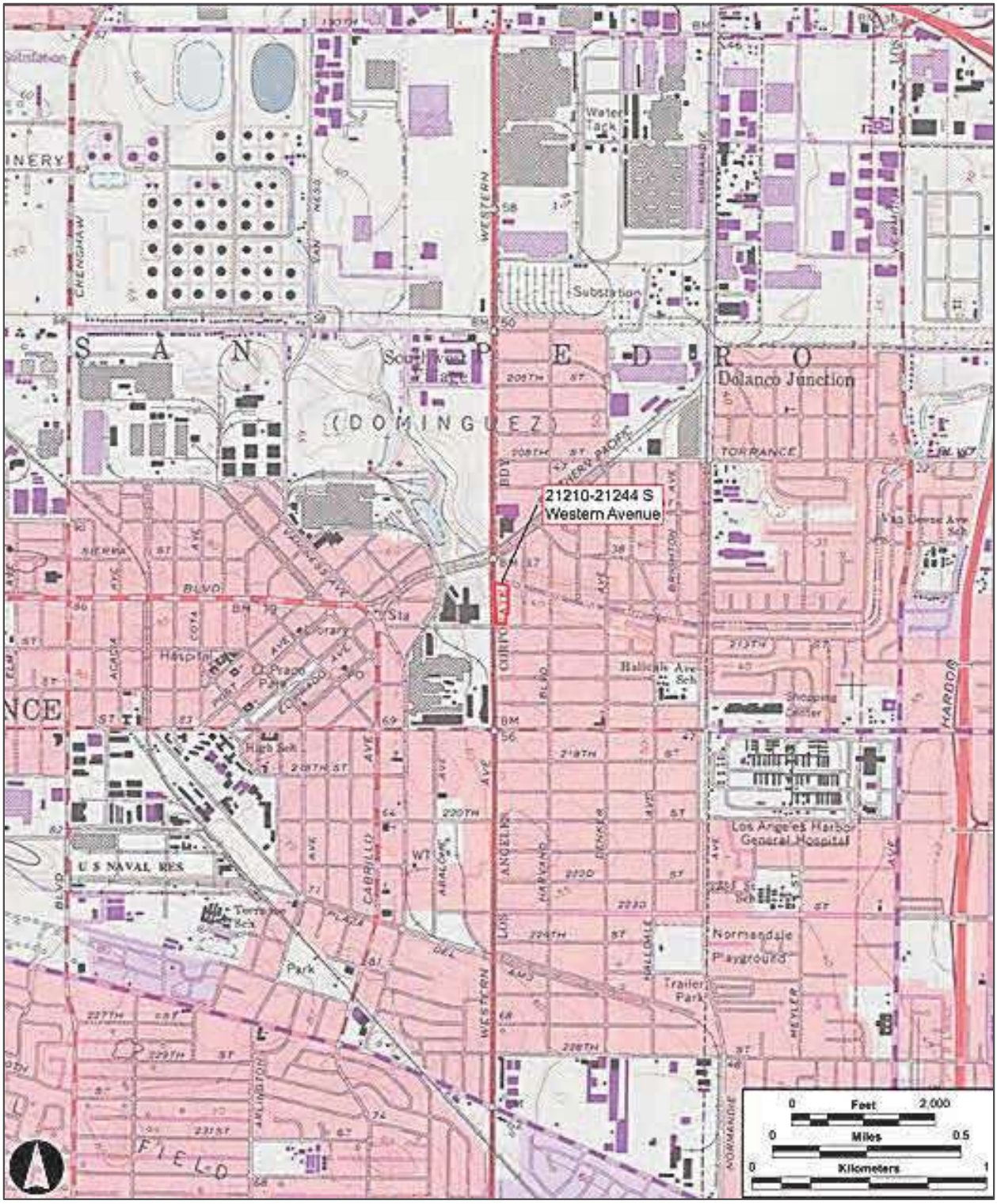
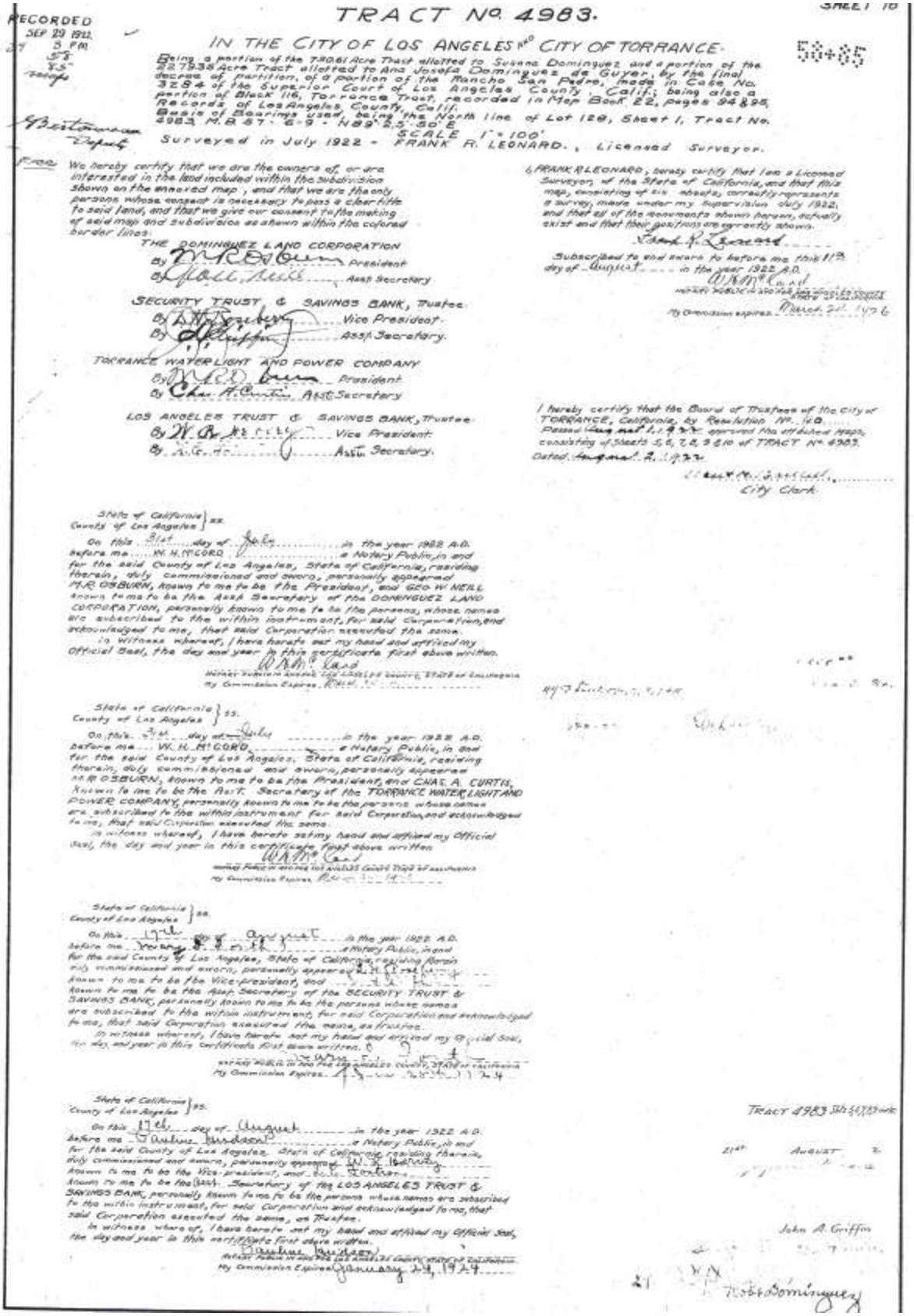


Figure 6-1. Location map of properties along S. Western Avenue.



Figure 6-2. Sketch map of nearby properties.



TRACT Nº 4983.

IN THE CITY OF LOS ANGELES AND CITY OF TORRANCE.

RECORDED SEP 29 1922 3 PM

Being a portion of the 17081 Acre Tract allotted to Ana Josefa Dominguez de Guyer, by the final decree of partition, of a portion of the Rancho San Pedro, made in Case No. 3284 of the Superior Court of Los Angeles County, Calif.; being also a portion of Block 116, Torrance Tract, recorded in Map Book 22, pages 94 & 95, Records of Los Angeles County, Calif.

Basis of Bearings used, being the North line of Lot 128, Sheet 1, Tract No. 4983 N. 89° 57' E - N 89° 2.5' 30" E

SCALE 1" = 100'

Surveyed in July 1922 - FRANK R. LEONARD., Licensed Surveyor.

We hereby certify that we are the owners of, or are interested in the land included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said land, and that we give our consent to the making of said map and subdivision as shown within the colored border lines.

THE DOMINGUEZ LAND CORPORATION
By ..... President
By ..... Asst Secretary

SECURITY TRUST & SAVINGS BANK, Trustee
By ..... Vice President
By ..... Asst Secretary.

TORRANCE WATER LIGHT AND POWER COMPANY
By ..... President
By ..... Asst Secretary

LOS ANGELES TRUST & SAVINGS BANK, Trustee
By ..... Vice President
By ..... Asst Secretary.

I, FRANK R. LEONARD, hereby certify that I am a Licensed Surveyor, of the State of California, and that this map, consisting of six sheets, correctly represents a survey, made under my supervision duly 1922, and that all of the monuments shown hereon, actually exist and that their positions are correctly shown.

Frank R. Leonard

Subscribed to and sworn to before me this 11th day of August in the year 1922 A.D.

W.H. McCord
Notary Public in and for Los Angeles County, State of California

My Commission expires March 20, 1926

I hereby certify that the Board of Trustees of the City of TORRANCE, California, by Resolution No. 160 Passed Aug 1st, 1922 approved the attached map, consisting of Sheets 5, 6, 7, 8, 9 & 10 of TRACT No 4983, Dated August 2, 1922

City Clerk

State of California } ss.
County of Los Angeles }

On this 31st day of July in the year 1922 A.D. before me W. H. McCORD a Notary Public, in and for the said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared M.R. OSBURN, known to me to be the President, and GEO W NEILL known to me to be the Asst Secretary of the DOMINGUEZ LAND CORPORATION, personally known to me to be the persons, whose names are subscribed to the within instrument, for said Corporation, and acknowledged to me, that said Corporation executed the same.

In Witness whereof, I have hereto set my hand and affixed my Official Seal, the day and year in this certificate first above written.

W.H. McCord
Notary Public in and for Los Angeles County, State of California
My Commission Expires March 20, 1926

State of California } ss.
County of Los Angeles }

On this 31st day of July in the year 1922 A.D. before me W. H. McCORD a Notary Public, in and for the said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared M.R. OSBURN, known to me to be the President, and CHAS. A. CURTIS, known to me to be the Asst. Secretary of the TORRANCE WATER, LIGHT AND POWER COMPANY, personally known to me to be the persons whose names are subscribed to the within instrument for said Corporation, and acknowledged to me, that said Corporation executed the same.

In witness whereof, I have hereto set my hand and affixed my Official Seal, the day and year in this certificate first above written

W.H. McCord
Notary Public in and for Los Angeles County, State of California
My Commission Expires March 20, 1926

State of California } ss.
County of Los Angeles }

On this 17th day of August in the year 1922 A.D. before me [illegible] a Notary Public, in and for the said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared [illegible] known to me to be the Vice-president, and [illegible] known to me to be the Asst. Secretary of the SECURITY TRUST & SAVINGS BANK, personally known to me to be the persons whose names are subscribed to the within instrument, for said Corporation and acknowledged to me, that said Corporation executed the same, as trustee.

In witness whereof, I have hereto set my hand and affixed my Official Seal, the day and year in this certificate first above written.

[illegible]
Notary Public in and for Los Angeles County, State of California
My Commission Expires January 24, 1924

State of California } ss.
County of Los Angeles }

On this 17th day of August in the year 1922 A.D. before me [illegible] a Notary Public, in and for the said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared W. J. Mahony known to me to be the Vice-president, and [illegible] known to me to be the Asst. Secretary of the LOS ANGELES TRUST & SAVINGS BANK, personally known to me to be the persons whose names are subscribed to the within instrument, for said Corporation and acknowledged to me, that said Corporation executed the same, as Trustee.

In witness whereof, I have hereto set my hand and affixed my Official Seal, the day and year in this certificate first above written.

[illegible]
Notary Public in and for Los Angeles County, State of California
My Commission Expires January 24, 1924

TRACT #4983 Sh 5 6 7 8 9 & 10 filed

21st August

John A. Griffin

Ana Dominguez

Figure 6-3. Tract No. 4983, Los Angeles County Public Works.

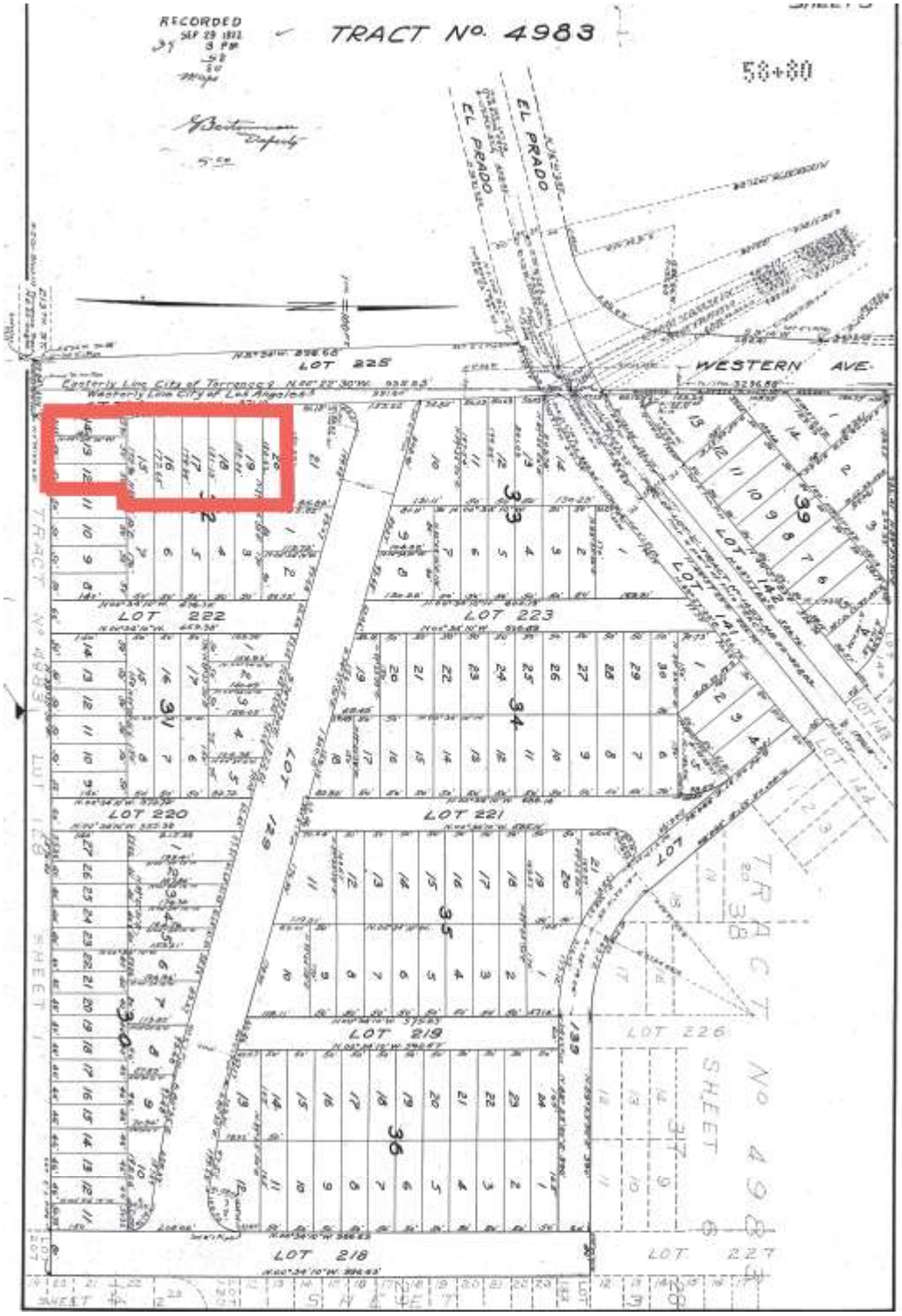


Figure 6-4. Tract No. 4983, Los Angeles County Public Works.

7 21210 S. Western Avenue

The building at 21210 S. Western Avenue is a two-and-a-half story apartment building on the eastern side of S. Western Boulevard that was constructed in 1964. The building is constructed in an irregular footprint on a concrete base and features a shallow parapet at the roofline. The building is sided in smooth stucco and features a minimal overhang that separates the first and second floor on the primary (western) façade. Windows appear to be aluminum horizontal sliding units on both the first and second floor and are exhibited on each façade. The primary façade features a recessed entry flanked by a portion of brick veneer. The center of the building features a built-in pool. The northern façade features a descending driveway and carports underneath the building. The building is relatively featureless and unadorned and does not exhibit any prominent features of any architectural style (Figure 7-1 and Figure 7-2).



Figure 7-1. Primary (western) façade, facing east.



Figure 7-2. Northwestern oblique view of building, facing southeast.

7.1 Construction History

According to the Assessor data, the building was constructed in 1964. No building permits pertaining to any alterations were available online. Visual observation suggests the building has had little, if any, alterations. The architect, if any, and builder of the building are unknown.

7.2 Ownership History

Archival research in historical permits identified one previous owner. In 2017, the owner of the subject building was Gloria West Apartments.[13]

7.2.1 Occupancy

Because the property is a multi-family residence, many individuals have occupied the apartment units in the building over the decades. According to newspaper articles, known occupants include Mr. and Mrs. Anthony Lucero in 1980,[14] and Eugene Schefner, Jr. in 1983.[15] Research does not indicate that any previous tenants made demonstrably significant contributions to the history of the nation, state, or region.

[13] City of Los Angeles Department of Building and Safety, "Permit No. 17016-10000-19153," City of Los Angeles, September 9, 2017.
[14] Daily Breeze, *Births*, June 26, 1980.
[15] Daily Breeze, *130 Legal Notices*, December 20, 1983.

7.3 Evaluation

7.3.1 NRHP/CRHR/Landmark

The subject building is an apartment complex constructed in 1964. By the 1960s, the city of Torrance had already experienced a residential boom as the land to the south, east, and north was developed with single-family residences by the 1950s. The subject building is also outside of the historic Torrance Tract boundary, which is bounded by the western side of S. Western Avenue. The subject property does not have a significant association with the residential development of the City because it was constructed as one of several postwar apartment buildings after the initial real estate boom following the end of World War II. No demonstrably significant events are known to have occurred at this site. Therefore, the subject property is ineligible for individual listing in the NRHP or the CRHR or as a Landmark pursuant to Criterion A/1/1.

No persons who made demonstrably significant contributions to the history of the nation, state, or region are known to be associated with the subject property. Therefore, it is ineligible for listing in the NRHP or the CRHR or as a Landmark pursuant to Criterion B/2/2.

The subject building is a common example of a stucco-box apartment building, which were frequently constructed in the 1950s and 1960s. The building features minimal architectural detailing and is not an excellent example of a style of architecture. Archival research was unable to identify an architect or builder associated with the construction of the building. The building does not possess high artistic value and was not found to be the work of a master. Therefore, the subject property is ineligible for listing in the NRHP or the CRHR or as a Landmark pursuant to Criterion C/3/3–5.

The building was constructed using common materials and methods, and the site was graded during construction. Therefore, the subject property is not likely to yield important information and is ineligible for listing in the NRHP or the CRHR or as a Landmark pursuant to Criterion D/4/6.

Lastly, the subject building is a stucco-box apartment, which were commonly constructed and have been well documented. As a result, it is not among the last, best remaining examples of an architectural or historical type of specimen. Therefore, the subject building is ineligible for listing as a Landmark under Criterion 7.

8 21220 S. Western Avenue

The building at 21220 S. Western Avenue is a two-story apartment building built in 1964. The building is constructed in a rectangular footprint on a concrete base and exhibits a flat roof line with a moderate overhang and shallow parapet. The primary (western) façade features a long wood trim piece that almost extends the whole length of the façade as well as a feature that resembles a brick chimney or pilaster. The apartment's center exhibits open space with trees, as the apartment units occupy the perimeter of the building. The apartment complex is accessed by a metal door on the center of the primary façade. Aluminum horizontal sliding windows are present on the first and second floor of the primary, northern, and southern façades. The rear (eastern) façade features a paved parking lot and carports. Aside from signage with the address number and the name of the apartment ("The South Bay") on the primary façade, the building is relatively unadorned, though it is in good condition (Figure 8-1 and Figure 8-2).



Figure 8-1. Primary (western) façade, facing east.



Figure 8-2. Northwestern oblique view of building, facing southeast.

8.1 Construction History

According to Assessor data, the property was constructed in 1964. A building permit from 2010 indicates that a pool that was previously within the apartment complex was filled.[16] Building permits from the original construction are not available; therefore, the architect, if any, and builder are unknown. Visual observation indicates that some of the aluminum windows have been replaced with vinyl windows. Historical Google Street View images indicate the windows were replaced between 2015 and 2016.[17]

8.2 Ownership History

Available building permits indicate that Shoulin Cui and Wei Cho were the owners of the property from 2010[18] to 2019.[19] Archival research was unable to identify if they had ownership of the property before or after those years.

8.2.1 Occupancy

Because the property is a multi-family residence, many people have occupied the apartment through the decades. According to newspaper articles, known occupants include Mr. and Mrs. Mike Langhammer in 1977.[20] Between 1974 and 1993, there were over 600 newspaper entries for the property, and only one entry listed occupants. The rest were advertisements for available space and amenities of the apartment complex. Research does not indicate persons who made demonstrably significant contributions to the history of the nation, state, or region are known to be associated with the property.

8.3 Evaluation

8.3.1 NRHP/CRHR/Landmark

The subject building is an apartment complex constructed in 1964. By this time, the city of Torrance had already experienced a residential boom as the land to the south, east, and north was developed with single-family residences by the 1950s. The subject building is also outside of the historic Torrance Tract boundary, which is bounded by the western side of S. Western Avenue.

The subject property does not have a significant association with the residential development of the City because it was constructed as one of several postwar apartment buildings after the initial real estate boom following the end of World War II. No demonstrably significant events are known to have occurred at this site. Therefore, the subject property is ineligible for individual listing in the NRHP or the CRHR or as a Landmark pursuant to Criterion A/1/1.

No persons who made demonstrably significant contributions to the history of the nation, state, or region are known to be associated with the subject property. Therefore, it is ineligible for listing in the NRHP or the CRHR or as a Landmark pursuant to Criterion B/2/2.

[16] City of Los Angeles Department of Building and Safety, "Permit No. 10030-10000-08278," City of Los Angeles, August 4, 2010.
[17] Google Street View, "21220 South Western Avenue," Electronic document, 2025, https://shorturl.at/muCUG.
[18] City of Los Angeles Department of Building and Safety, "Permit No. 10030-10000-08278."
[19] City of Los Angeles Department of Building and Safety, "Permit No. 17016-10000-23657," City of Los Angeles, January 23, 2019.
[20] Daily Breeze, *Births*, February 8, 1977.

The subject property is a typical example of a stucco-box apartment building, which were frequently constructed in the 1950s and 1960s. The building lacks architectural detail and is not an excellent example of architecture. Archival research was unable to identify an architect or builder associated with the construction of the building. Additionally, the building appears to have replacement vinyl windows. The building does not possess high artistic value and was not found to be the work of a master. Therefore, the subject property is ineligible for listing in the NRHP or the CRHR or as a Landmark pursuant to Criterion C/3/3-5.

The building was constructed using common materials and methods, and the site was graded during construction. Therefore, the subject property is not likely to yield important information and is ineligible for listing in the NRHP or the CRHR or as a Landmark pursuant to Criterion D/4/6.

Lastly, the subject building is a stucco-box apartment, which were commonly constructed and have been well documented. As a result, it is not among the last, best remaining examples of an architectural or historical type of specimen. Therefore, the subject building is ineligible for listing as a Landmark under Criterion 7.

9 21228 S. Western Avenue

The building at 21228 S. Western Avenue is a two-story stucco box apartment built in 1963. The apartment is constructed in a rectangular footprint on a concrete base. The building features a flat roofline with a shallow parapet and minor overhang. The primary (western) façade features a minor overhang between the first and second floor, along with a recessed entrance. The recessed entrance is accessed by a two-step porch and includes two metal doors inset with large windows flanked by larger aluminum windows. Additionally, the primary facade features stone veneer siding on the northwestern and southwestern corners of the first floor. Windows are mostly vinyl horizontal sliding windows, with the exception of a few aluminum sliding windows on the first and second floors of each façade, except for the rear (eastern) façade. The rear of the property includes a paved parking lot and carports. The building is relatively unadorned and is in good condition (Figure 9-1 and Figure 9-2).



Figure 9-1. Primary (western) façade, facing east.



Figure 9-2. Northwestern oblique view of building, facing southeast.

9.1 Construction History

Los Angeles County Assessor data indicate that the building was constructed in 1963. The original building permits do not list an architect, and V. and V. Builders is listed as the builders. Archival information was unable to identify any information that pertained to the builders. Available building permits do not indicate any relevant alterations, though Google Street View indicates that the windows were changed between 2021 and 2022.[21]

9.2 Ownership History

Available building permits indicate the first known owner was E. Valentino in 1963.[22] Archival research was unable to identify any information pertaining to E. Valentino. The next known owner was Raymond J. Waxman in 1980.[23] No information was found regarding Waxman. A building permit from 1984 states another owner for the building, though the name is ineligible; only "Area" in the name is legible.[24] The final known owner was Red Curb Investments, LLC in 2013,[25] who is the current owner as indicated by a 2024 building permit.[26]

9.2.1 Occupancy

The subject building is an apartment complex and thus has had multiple occupants across the decades. According to newspaper articles, known occupants include Caylon Kaplan in 1977[27] and Michael D. Murdock in 1981.[28] No information identified that persons who made demonstrably significant contributions to the history of the nation, state, or region are known to be associated with the building.

9.3 Evaluation

9.3.1 NRHP/CRHR/Landmark

The subject building is an apartment complex constructed in 1963. By this time, the city of Torrance had already experienced a residential boom as the land to the south, east, and north was developed with single-family residences by the 1950s. The subject building is also outside of the historic Torrance Tract boundary, which is bounded by the western side of S. Western Avenue.

The subject property does not have a significant association with the residential development of the City because it was constructed as one of several postwar apartment buildings after the initial

[21] Google Street View, "21228 South Western Avenue," Electronic document, accessed June 5, 2002, https://shorturl.at/2mXfG.
[22] City of Los Angeles Department of Building and Safety, "Permit No. Unknown," City of Los Angeles, January 24, 1963.
[23] City of Los Angeles Department of Building and Safety, "Permit No. Unknown," City of Los Angeles, June 6, 1980.
[24] City of Los Angeles Department of Building and Safety, "Permit No. Unknown," City of Los Angeles, October 25, 1984.
[25] City of Los Angeles Department of Building and Safety, "Permit No. 13030-40000-03394," City of Los Angeles, June 27, 2013.
[26] City of Los Angeles Department of Building and Safety, "Permit No. 24042-90000-22430," City of Los Angeles, December 27, 2024.
[27] Daily Breeze, *Births*, January 10, 1977.
[28] Daily Breeze, *DB 12-84 Fictitious Business Name Statement*, December 15, 1981.

real estate boom following the end of World War II. No demonstrably significant events are known to have occurred at this site. Therefore, the subject property is ineligible for individual listing in the NRHP or the CRHR or as a Landmark pursuant to Criterion A/1/1.

No persons who made demonstrably significant contributions to the history of the nation, state, or region are known to be associated with the subject property. Therefore, it is ineligible for listing in the NRHP or the CRHR or as a Landmark pursuant to Criterion B/2/2.

The subject building is a typical example of a stucco-box apartment building, which were frequently constructed in the 1950s and 1960s. The building lacks architectural detailing and is not an excellent example of architecture. Archival research was unable to identify any architect associated with the construction of the building; V. and V. "Builders" was listed as the builder of the property, though research was unable to identify any information pertaining to the builder. Additionally, most of the original windows have been replaced with vinyl windows. The building does not possess high artistic value and is not the work of a master. Therefore, the subject property is ineligible for listing in the NRHP or the CRHR or as a Landmark pursuant to Criterion C/3/3–5.

The building was constructed using common materials and methods, and the site was graded during construction. Therefore, the subject property is not likely to yield important information and is ineligible for listing in the NRHP or the CRHR or as a Landmark pursuant to Criterion D/4/6.

Lastly, the subject building is a stucco-box apartment, which were commonly constructed and have been well documented. As a result, it is not among the last, best remaining examples of an architectural or historical type of specimen. Therefore, the subject building is ineligible for listing as a Landmark under Criterion 7.

10 21236 S. Western Avenue

The building at 21236 S. Western Avenue is a single-story vernacular commercial building built in 1963. It is constructed mostly of concrete block in a rectangular footprint on a concrete base. The building includes a flat roofline with a parapet. The primary (western) façade features a pronounced storefront that is dominated by a large awning and floor-to-ceiling windows that continue onto the southwestern corner of the building. The entrance has two metal doors inset with large windows preceded by two stairs. The southern façade appears to have two garage bays, each with a metal rolling door. The building exhibits signage on the awning but is otherwise relatively unadorned. The building is in good condition (Figure 10-1 and Figure 10-2).



Figure 10-1. Primary (western) façade, facing east.



Figure 10-2. Southwestern oblique view of building, facing northeast.

10.1 Construction History

According to Los Angeles County Assessor data, the subject building was built in 1963. There were no available building permits to indicate any relevant alterations. Historical Google Street View images reveal that the windows on the primary and southern façades were replaced between 2011 and 2014.[29] The original building permit from 1963 is inaccessible, and the architect, if any, and builder are unknown.

10.2 Ownership History

Archival research was unable to identify the original owner of the subject building. Available building permits indicate that Uri Nankin was the owner in 2017.[30] There is not much information available pertaining to Nankin, other than he graduated from California State University, Dominguez Hills in 1983.[31] Today the business is occupied by "Printing Graphics," a printing company, though the current owner is unknown.

10.3 Evaluation

10.3.1 NRHP/CRHR/Landmark

The subject building is a vernacular commercial building constructed in 1963. The building was one of countless commercial buildings constructed to provide support services for the residential boom that occurred following the end of World War II. The subject property does not have a demonstrably significant association with the development of the City. No demonstrably significant events are known to have occurred at this site. Therefore, the subject property is ineligible for individual listing in the NRHP or the CRHR or as a Landmark pursuant to Criterion A/1/1.

No persons who made demonstrably significant contributions to the history of the nation, state, or region are known to be associated with the subject property. Therefore, it is ineligible for listing in the NRHP or the CRHR or as a Landmark pursuant to Criterion B/2/2.

The subject building is a vernacular commercial building devoid of any features of any notable style of architecture. The building features minimal architectural detail and is not an excellent example of commercial architecture. Archival research was unable to identify any architect, if any, or builder associated with the construction of the building. Additionally, the building appears to have replacement windows on the western and southern façades. The building does not possess high artistic value and was not found to be the work of a master. Therefore, the subject property is ineligible for listing in the NRHP or the CRHR or as a Landmark pursuant to Criterion C/3/3–5.

The building was constructed using common materials and methods, and the site was graded during construction. Therefore, the subject property is not likely to yield important information and is ineligible for listing in the NRHP or the CRHR or as a Landmark pursuant to Criterion D/4/6.

Lastly, the subject building is a vernacular commercial building, which were commonly constructed and have been well documented. As a result, it is not among the last, best remaining

[29] Google Street View, "21236 Western Avenue," Electronic document, 2025, https://shorturl.at/HWJlj.
[30] City of Los Angeles Department of Building and Safety, "Permit No. 17041-90000-35930," City of Los Angeles, October 6, 2017.
[31] Daily Breeze, *CSUDH First Annual Honors Convocation Held*, June 5, 1984.

examples of an architectural or historical type of specimen. Therefore, the subject building is ineligible for listing as a Landmark under Criterion 7.

11 21240 S. Western Avenue

The building at 21240 S. Western Avenue is a three-story courtyard-style apartment building constructed in 1979 and is on the northeastern corner of S. Western Avenue and West 213th Street. The apartment is constructed in a rectangular footprint on a concrete base. The building features a false awning sheathed in barrel tiles with a parapet. Siding material on the building varies, with concrete block on the lower portion, portions with horizontal tongue-and-groove wood, and mostly rough stucco throughout. Windows appear to be horizontal sliding windows on each façade, and primarily on the second and third floors, as the first floor is a parking garage and is devoid of any windows. The building includes a single covered entrance on the center of the primary (western) façade. The building is otherwise accessed through the parking garage gate on S. Western Avenue or a gated entrance on the rear (eastern) side of the property, accessed from West 213th Street. The building is in good condition (Figure 11-1 and Figure 11-2).

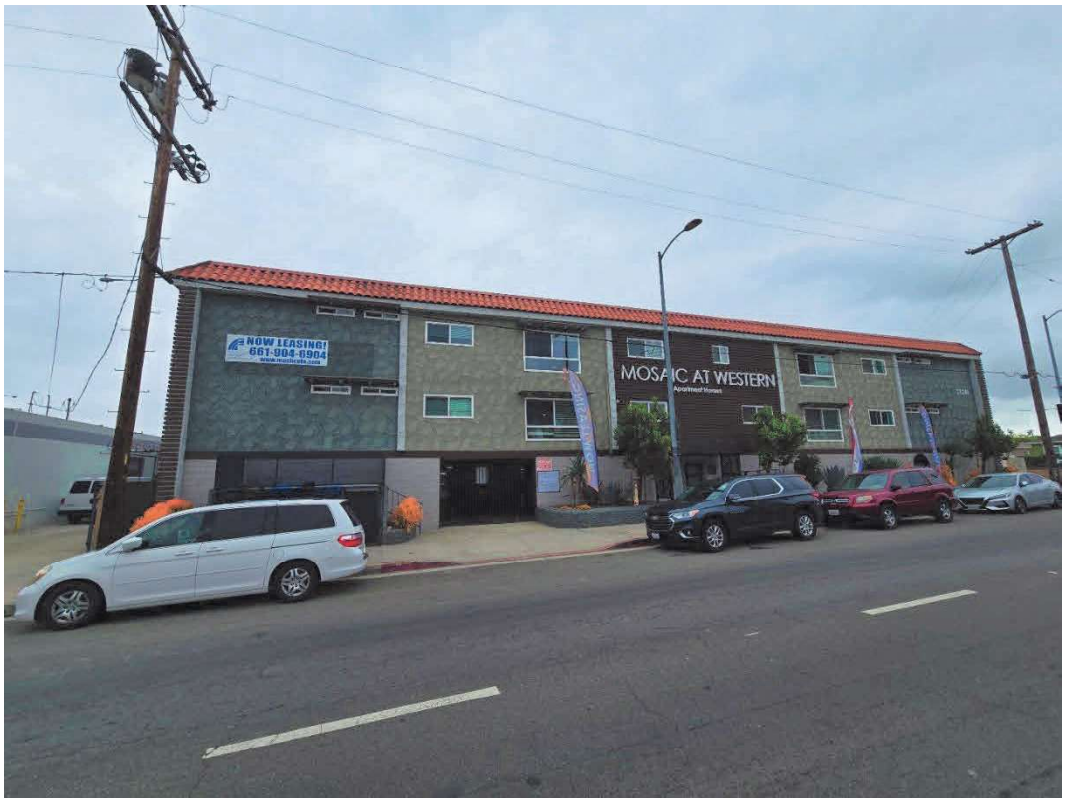


Figure 11-1. Primary (western) façade, facing southeast.



Figure 11-2. Southern façade of the building, facing north.

11.1 Construction History

There were no available building permits from the original construction that identify an architect, if any, or builder for the subject building. Table 11-1 lists relevant alterations or construction by available building permits.

Table 11-1. Permit History for 2140 S. Western Avenue

Date	Permit Number	Work Description
06/28/2019	19048-10000-01672	Install one set of reverse channel letter wall sign and one set of flat cut letters.
06/07/2019	19014-20000-02659	New 14 ft 8 in × 4 ft metal trellis feature at building entrance.
05/04/2020	20014-10000-00035	Add new metal trellis and 4 privacy screens to second floor level apartment courtyard.
01/15/2019	19016-40000-01272	Window (128) and door (0) change out (same size and type) for residential buildings. Dual glazing.
02/19/2019	19016-1000-04640	Re-roof with Class A or B material.

11.2 Ownership History

Available building permits were examined to determine any previous owners of the building. The earliest available building permit is from 1988, which lists Art Corona as the owner of the building at that time.[32] The most recent known owner is Corona Del Norte, LLC, as indicated by a 2020 building permit.[33]

11.2.1 Occupancy

The subject building is a multi-family apartment complex and has had numerous occupants through the decades. Archival research was able to identify one previous occupant in historical newspaper articles, Bill Gough in 1982.[34] No information was found to suggest that any previous occupants made demonstrably significant contributions to the history of the nation, state, or region.

11.3 Evaluation

11.3.1 NRHP/CRHR/Landmark

The subject building is an apartment complex constructed in 1979. By this time, the city of Torrance had already experienced a residential boom as the land to the south, east, and north was developed with single-family residences by the 1950s. The subject building is also outside of the historic Torrance Tract boundary, which is bounded by the western side of S. Western Avenue.

The subject property does not have a significant association with the residential development of the City because it was constructed as one of several postwar apartment buildings after the initial real estate boom following the end of World War II. No demonstrably significant events are known to have occurred at this site. Therefore, the subject property is ineligible for individual listing in the NRHP or the CRHR or as a Landmark pursuant to Criterion A/1/1.

No persons who made demonstrably significant contributions to the history of the nation, state, or region are known to be associated with the subject property. Therefore, it is ineligible for listing in the NRHP or the CRHR or as a Landmark pursuant to Criterion B/2/2.

The subject building is a typical example of a vernacular courtyard apartment building, which were frequently constructed in the 1950s and 1960s. The building features minimal architectural detailing and is not an excellent example of architecture. Archival research was unable to identify an architect, if any, or builder. Additionally, the building appears to have replacement vinyl windows. The building does not possess high artistic value and was not found to be the work of a master. Therefore, the subject property is ineligible for listing in the NRHP or the CRHR or as a Landmark pursuant to Criterion C/3/3–5.

The building was constructed using common materials and methods, and the site was graded during construction. Therefore, the subject property is not likely to yield important information and is ineligible for listing in the NRHP or the CRHR or as a Landmark pursuant to Criterion D/4/6.

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[32] City of Los Angeles Department of Building and Safety, "Certificate of Occupancy, Permit No. 58128-1978," City of Los Angeles, December 1, 1988.
[33] City of Los Angeles Department of Building and Safety, "Permit No. 19014-20001-02659," City of Los Angeles, July 6, 2020.
[34] Daily Breeze, *DB 9-269*, October 1, 1982.

Lastly, the subject building is a vernacular courtyard apartment building, which were commonly constructed and have been well documented. It is not among the last, best remaining examples of an architectural or historical type of specimen. Therefore, the subject building is ineligible for listing as a Landmark under Criterion 7.

12 El Prado Bridge

The Project area is adjacent to the El Prado Bridge (Figure 12-1 through Figure 12-3). The El Prado Bridge is listed in the CRHR and NRHP and is an American Society of Civil Engineers Historic Landmark and is a historical resource for the purposes of CEQA. The El Prado Bridge is also listed in the Torrance Historic Register. The bridge is one of the oldest structures in Torrance, as it was constructed in 1913, and was designed by master architect Irving Gill. The bridge "was a focal point of the original plan for the city's central core, now known as Old Torrance."[35] The bridge and associated tracks have been out of service for multiple decades, and it is now fenced off from public access. The NRHP nomination identifies the bridge as significant for its association with community planning; however, the nomination also states that the majority of the resources constructed as part of early community planning efforts are no longer extant. Based upon a field review, no buildings or structures dating to the early 1900s are located within or adjacent to the Project site.

The El Prado Bridge features symmetrical arches. Below the deck of the bridge are a series of six arches. From the center to the abutments, the two central arches are narrow and tall. The next pair of arches moving toward the abutments are lower in height but are wider to accommodate vehicular traffic. Adjacent to the abutments are two arches to allow for pedestrian traffic. The face of the bridge is clad in smooth stucco. The Pacific Electric Railway line spans the deck of the bridge. The rail line is currently not in service and is not accessible to the public (Figure 12-4).

[35] Los Angeles Conservancy, "Pacific Electric Railway—El Prado Bridge," Electronic document, 2025, https://www.laconservancy.org/learn/historic-places/pacific-electric-railway-el-prado-bridge/.



Figure 12-1. Historic view of the El Prado Bridge.[36]



Figure 12-2. View of El Prado Bridge, facing east.

[36] National Register of Historic Places, "Pacific Electric Railroad Bridge."

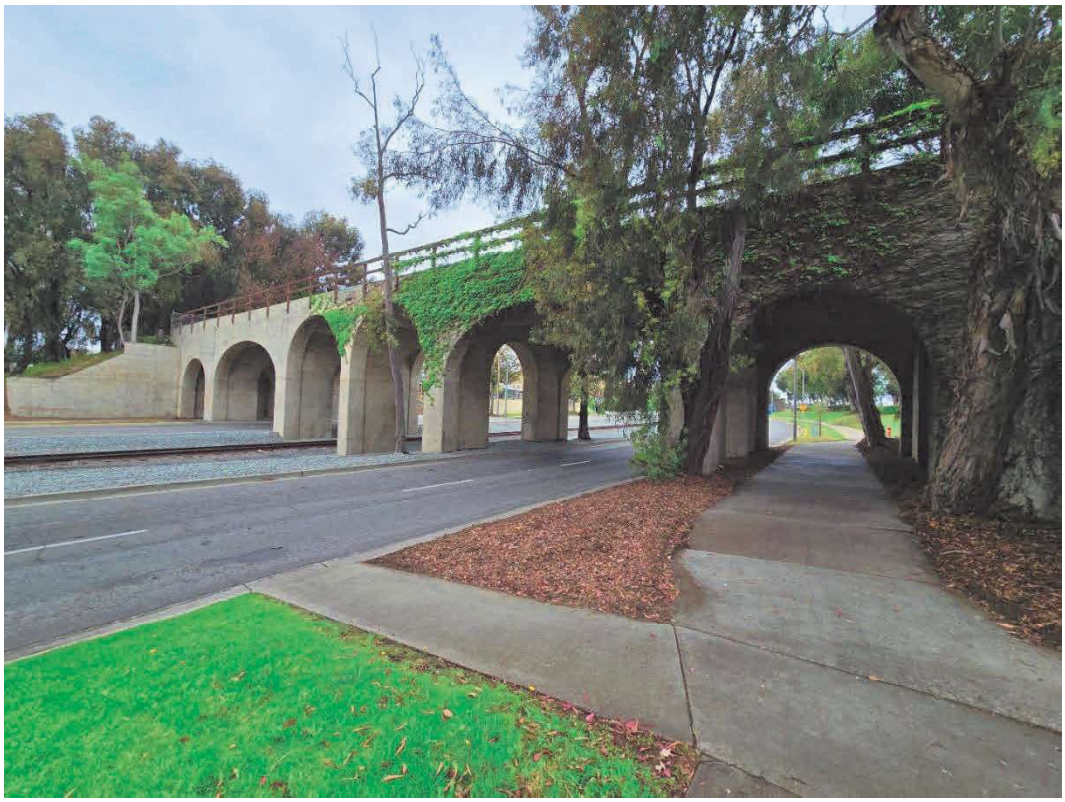


Figure 12-3. El Prado Bridge, facing northeast.



Figure 12-4. Deck of El Prado Bridge, facing north.

The character-defining features of the El Prado Bridge are the structure with arched openings and abutments; the deck with associated rail lines; and the wood railings. The setting of the El Prado Bridge, which is open space and paved roadways, is also a character-defining feature of the bridge.

12.1.1 Impact Analysis

The proposed Project would construct a new building approximately 10 feet from the El Prado Bridge. The construction of the new building in close proximity to the El Prado Bridge would impact the setting of the bridge by materially altering those physical characteristics of the historical resource that convey its historical significance: its setting in an open space area of the City. The following recommendations would reduce Project impacts to a level of less than significant.

Recommendation 1. Incorporate substantial landscaping into the Project to visually screen the El Prado Bridge from the new construction. It should be noted the existing landscape within the rail easement is not included in this project and will remain as is. The project proposes to install medjool date (*Phoenix doctylifera*), Brisbane box (*Tristana conferta*), and true green lace bark elm (*Ulmus parvifolia*) to physically separate the new construction from the historic bridge (Appendix B, Project Renderings). The tree canopy, in addition to the extant landscaping in the rail easement, will provide a substantial visual buffer to minimize visual impacts resulting from the new construction. Although the openness will be affected by the Project, the bridge will retain the feel of open space through planting mature landscape, including native drought-tolerant trees and plants.

Recommendation 2. Design the building closet to El Prado Bridge in a manner consistent with the design and materials of the structure. The character-defining features of the bridge are the arches and the smooth stucco. These are features commonly found in Mediterranean Revival. Med Revival is not a clearly defined style of architecture; it incorporates elements of Italianate and Spanish Colonial Revival which would allow flexibility in the modern interpretation. Arcaded walkways could mirror the arch pattern of the bridge. An emphasis on horizontality could pick up the aesthetic of the deck of the bridge; maybe the sill plates are noted with bands at a similar height of the top of the bridge from the grade. Employing these design themes would be harmonious with the existing bridge but also discernable as modern construction.

The bridge was constructed in 1913, which was during the peak of popularity of Craftsman style architecture in Southern California. Craftsman architecture continues to be a popular aesthetic in contemporary architecture in Southern California. Smooth stucco could also be employed with arroyo stone accents at grade. Casement and sash windows flanking a central fixed-pane windows. Wood accents at higher levels. Trellises to shelter walkways. Design elements of the Craftsman style can successfully be incorporated into modern construction without creating a false sense of place such as Disney's California Adventures but tie back to the construction history of the bridge.

Implementation of the recommendations will result in a less than significant impact to a historical resource.

13 Findings and Conclusions

None of the buildings within the Torrance Center South business park are of 50 years of age and do not possess exceptional significance. Demolition of the three buildings within the business park would not result in a substantial adverse change to a historical resource (Section 15064.5(b) of the

CEQA Guidelines. None the five buildings along S. Western Avenue possess sufficient significance or architectural quality to merit consideration as a historical resource (Section 15064.5(a) of the CEQA Guidelines.

The Irving Gill-designed El Prado Bridge is listed in the NRHP and is a historical resource for the purposes of CEQA (Section 15064.5(a) of the CEQA Guidelines). The Project would construct a new building in close proximity to the bridge which could result in a material alteration of the bridge's setting, a character-defining feature of the structure. However, implementation of Recommendations 1 and 2 would reduce impacts to the El Prado Bridge to a level of less than significant.

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Appendix A.
DPR 523 Forms

P1. Other Identifier: 21210 S Western Avenue

***P2. Location:** 21210 S Western Avenue ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles **and** (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Torrance **Date**: 1982 **T** 004S**; R** 014W**; of__ of Sec** ; S.B. **B.M.**
c. Address: 21210 S Western Avenue **City:** Vernon **Zip:** 90501
d. UTM Zone**:** 378911.1065 mE/ 3744833.772 mN.
Other Locational Data: APN 7349-015-040

***P3a. Description**
The building at 21210 South Western Avenue is a two-and-a-half story apartment building on the eastern side of South Western Boulevard that was constructed in 1964. The building is constructed in an irregular footprint on a concrete base and features a shallow parapet at the roofline. The building is sided in smooth stucco, and features a minimal overhang that separates the first and second floor on the primary (western) facade. Windows appear to be aluminum horizontal sliding units on both the first and second floor, and are exhibited on each facade. The primary facade features a recessed entry flanked by a portion of brick veneer. The center of the building features a built-in pool. The northern facade features a descending driveway and carports underneath the building. The building is relatively featureless and unadorned, and does not exhibit any prominent features of any architectural style.
***P3b. Resource Attributes** (List attributes and codes)**:** HP3. Multiple family property

***P4. Resources Present:** ☒ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo (view, date, accession #):
Primary (west) elevation, facing east. May 6, 2025.

***P6. Date Constructed/Age and Source:**
☒Historic ☐Prehistoric ☐Both
1964, Los Angeles County Assessor

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Andrew Rodriguez
Chronicle Heritage
55 E Huntington Drive
Arcadia, CA 91006

***P9. Date Recorded:** May 6, 2025

***P10. Survey Type** (Describe)**:** Intensive; CEQA Compliance

***P11. Report Citation**: Carrie Chasteen and Andrew Rodriguez. *Historical Resource Assessment Report, Westoria, City of Torrance, Los Angeles County, California.* Chronicle Heritage.

Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

B1. Historic Name: 21210 S Western Avenue
B2. Common Name: 21210 S Western Avenue
B3. Original Use: Multi-family residence
B4. Present Use: Multi-family residence
***B5. Architectural Style:** Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)

According to the Assessor data, the building was constructed in 1964. No building permits pertaining to any alterations were available online. Visual observation suggests the building has had little, if any, alterations. The architect, if any, and builder of the building are unknown.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:** N/A
***B8. Related Features:** N/A
B9a. Architect: Unknown **b. Builder:** Unknown
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Multi-family residence **Applicable Criteria:** N/A

Archival research in historical permits identified one previous owner. In 2017, the owner of the subject building was Gloria West Apartments. Because the property is a multi-family residence, many individuals have occupied the apartment units in the building over the decades. According to newspaper articles, known occupants include: Mr. and Mrs. Anthony Lucero in 1980 (Daily Breeze 1980) and Eugene Schefner, Jr. in 1983 (Daily Breeze 1983). Research does not indicate that any previous tenants made demonstrably significant contributions to the history of the nation, state, or region. *See Continuation Sheet 4.*

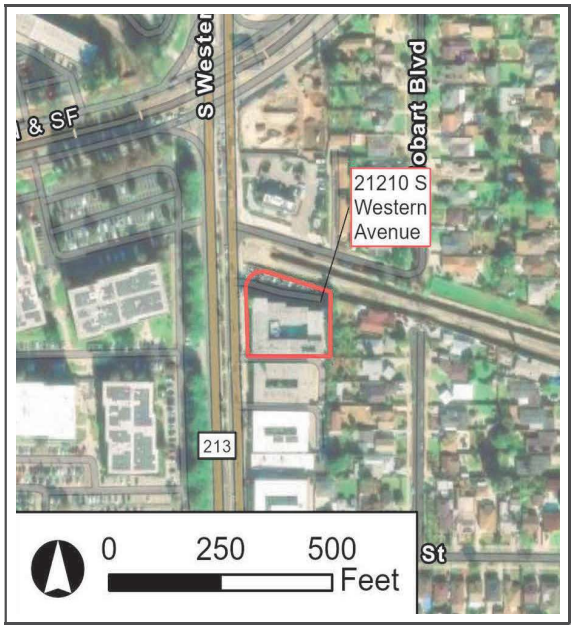
B11. Additional Resource Attributes (List attributes and codes): None.

***B12. References:**
Daily Breeze. "Births." June 26, 1980.
Daily Breeze. "130 Legal Notices." December 20, 1983.
Los Angeles County Assessor. Parcel data for 21210 S Western Avenue. APN: 7349-015-040.

***B13. Remarks:** None.

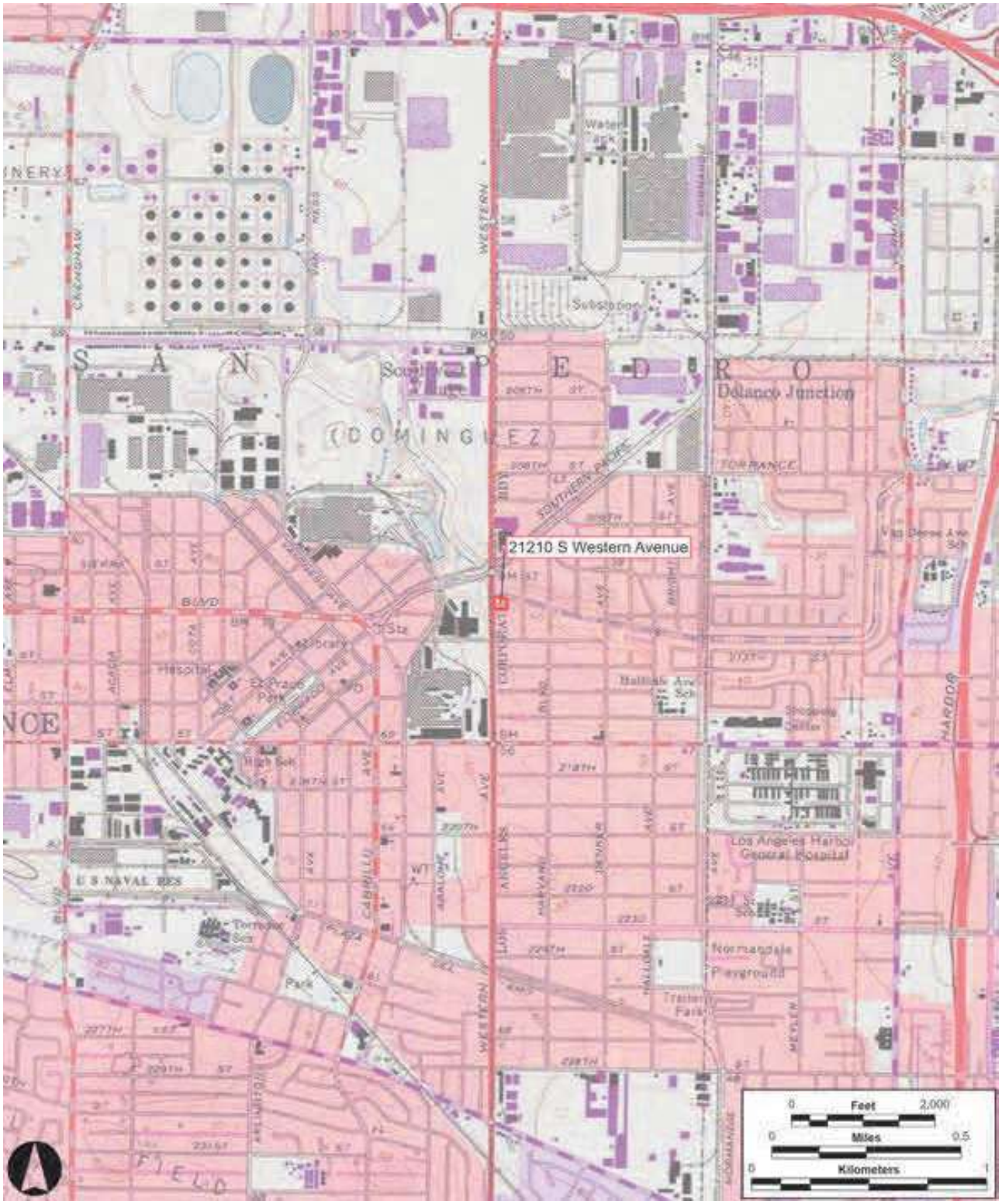
***B14. Evaluator:**
Andrew Rodriguez
Chronicle Heritage
55 E Huntington Drive
Arcadia, CA 91006

***Date of Evaluation:** June 10, 2025



(This space reserved for official comments.)

***Map Name:** Torrance, CA, (1982) 7.5' USGS Quad ***Scale:** 1:24,000 ***Date of map:** June 2025



***B10. Significance (continued):**

The subject building is an apartment complex constructed in 1964. By the 1960s, the city of Torrance had already experienced a residential boom as the land to the south, east, and north was developed with single-family residences by the 1950s. The subject building is also outside of the historic Torrance Tract boundary, which is bounded by the western side of South Western Avenue. The subject property does not have a significant association with the residential development of the City because it was constructed as one of several postwar apartment buildings after the initial real estate boom following the end of World War II. No demonstrably significant events are known to have occurred at this site. Therefore, the subject property is ineligible for individual listing in the NRHP, CRHR, or as a Landmark pursuant to Criterion A/1/1.

No persons who made demonstrably significant contributions to the history of the nation, state, or region are known to be associated with the subject property. Therefore, it is ineligible for listing in the NRHP, CRHR, or as a Landmark pursuant to Criterion B/2/2.

The subject building is a common example of a stucco-box apartment building, which were frequently constructed in the 1950s and 1960s. The building features minimal architectural detailing and is not an excellent example of a style of architecture. Archival research was unable to identify any architect, if any, or builder associated with the construction of the building. The building does not possess high artistic value and was not found to be the work of a master. Therefore, the subject property is ineligible for listing in the NRHP, CRHR, or as a Landmark pursuant to Criterion C/3/3–5.

The building was constructed using common materials and methods, and the site was graded during construction. Therefore, the subject property is not likely to yield important information and is ineligible for listing in the NRHP, CRHR, or as a Landmark pursuant to Criterion D/4/6.

Lastly, the subject building is a stucco-box apartment, which were commonly constructed and have been well documented. As a result, it is not among the last, best remaining examples of an architectural or historical type of specimen. Therefore, the subject building is ineligible for listing as a Landmark under Criterion 7.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code | Reviewer | Date

 *Resource Name or #: 21220 S Western Avenue

P1. Other Identifier: 21220 S Western Avenue

***P2. Location:** 21220 S Western Avenue ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles **and** (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Torrance **Date**: 1982 **T** 004S**; R** 014W**; of__ of Sec** ; S.B. **B.M.**
c. Address: 21220 S Western Avenue **City:** Vernon **Zip:** 90501
d. UTM Zone**:** 378912.9034 mE/ 3744793.888 mN.
Other Locational Data: APN 7349-015-041

***P3a. Description**
The building at 21220 South Western Avenue is a two-story apartment building built in 1964. The building is constructed in a rectangular footprint on a concrete base, and exhibits a flat roof line with a moderate overhang and shallow parapet. The primary (western) facade features a long wood trim piece that almost extends the whole length of the façade, as well as a feature that resembles a brick chimney or pilaster. The apartment's center exhibits open space with trees, as the apartment units occupy the perimeter of the building. The apartment complex is accessed by a metal door on the center of the primary facade. Aluminum horizontal sliding windows are present on the first and second floor of the primary, northern, and southern facades. The rear (eastern) facade features a paved parking lot and carports. Aside from signage with the address number and the name of the apartment ("The South Bay") on the primary facade, the building is relatively unadorned, though it is in good condition.
***P3b. Resource Attributes** (List attributes and codes)**:** HP3. Multiple family property

***P4. Resources Present:** ☒ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo (view, date, accession #):
Primary (west) elevation, facing east. May 6, 2025.

***P6. Date Constructed/Age and Source:**
☒Historic ☐Prehistoric ☐Both
1964, Los Angeles County Assessor

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Andrew Rodriguez
Chronicle Heritage
55 E Huntington Drive
Arcadia, CA 91006

***P9. Date Recorded:** May 6, 2025

***P10. Survey Type** (Describe)**:** Intensive; CEQA Compliance

***P11. Report Citation**: Carrie Chasteen and Andrew Rodriguez. *Historical Resource Assessment Report, Westoria, City of Torrance, Los Angeles County, California.* Chronicle Heritage.

Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 21220 S Western Avenue
B2. Common Name: 21220 S Western Avenue
B3. Original Use: Multi-family residence B4. Present Use: Multi-family residence
***B5. Architectural Style:** Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)
According to Assessor data, the property was constructed in 1964. A building permit from 2010 indicates that a pool that was previously within the apartment complex was filled (LADBS 2010). Building permits from the original construction are not available; therefore, the architect, if any, and builder are unknown. Visual observation indicates that some of the aluminum windows have been replaced with vinyl windows. Historical Google Street View images indicate the windows were replaced between 2015 and 2016 (Google 2025).
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:** N/A
***B8. Related Features:** N/A
B9a. Architect: Unknown **b. Builder:** Unknown
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Multi-family residence **Applicable Criteria:** N/A

Available building permits indicate that Shoulin Cui and Wei Cho were the owners of the property from 2010 (LADBA 2010)–2019 (LADBA 2019). Archival research was unable to identify if they had ownership of the property before or after those years. Because the property is a multi-family residence, many people have occupied the apartment through the decades. According to newspaper articles, known occupants include Mr. and Mrs. Mike Langhammer in 1977 (Daily Breeze 1977). Between 1974 and 1993, there were over 600 newspaper entries for the property, and only one entry listed occupants. The rest were advertisements for available space and amenities of the apartment complex. Research does not indicate persons who made demonstrably significant contributions to the history of the nation, state, or region are known to be associated with the property. *See Continuation Sheet 4.*

B11. Additional Resource Attributes (List attributes and codes): None.

***B12. References:**
City of Los Angeles Department of Building and Safety, Permit No. 10030-10000-08278, August 4, 2010.
City of Los Angeles Department of Building and Safety, Permit No. 10030-10000-08278, August 4, 2010.
City of Los Angeles Department of Building and Safety, Permit No. 17016-10000-23657, January 23, 2019.
Daily Breeze, "Births," February 8, 1977.
Google Street View, "21220 South Western Avenue," Electronic document, 2025, https://shorturl.at/muCUG.
Los Angeles County Assessor. Parcel Data for 21220 S Western Avenue. APN: 7349-015-041.

***B13. Remarks:** None.

***B14. Evaluator:**
Andrew Rodriguez
Chronicle Heritage
55 E Huntington Drive
Arcadia, CA 91006

***Date of Evaluation:** June 10, 2025



(This space reserved for official comments.)

State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

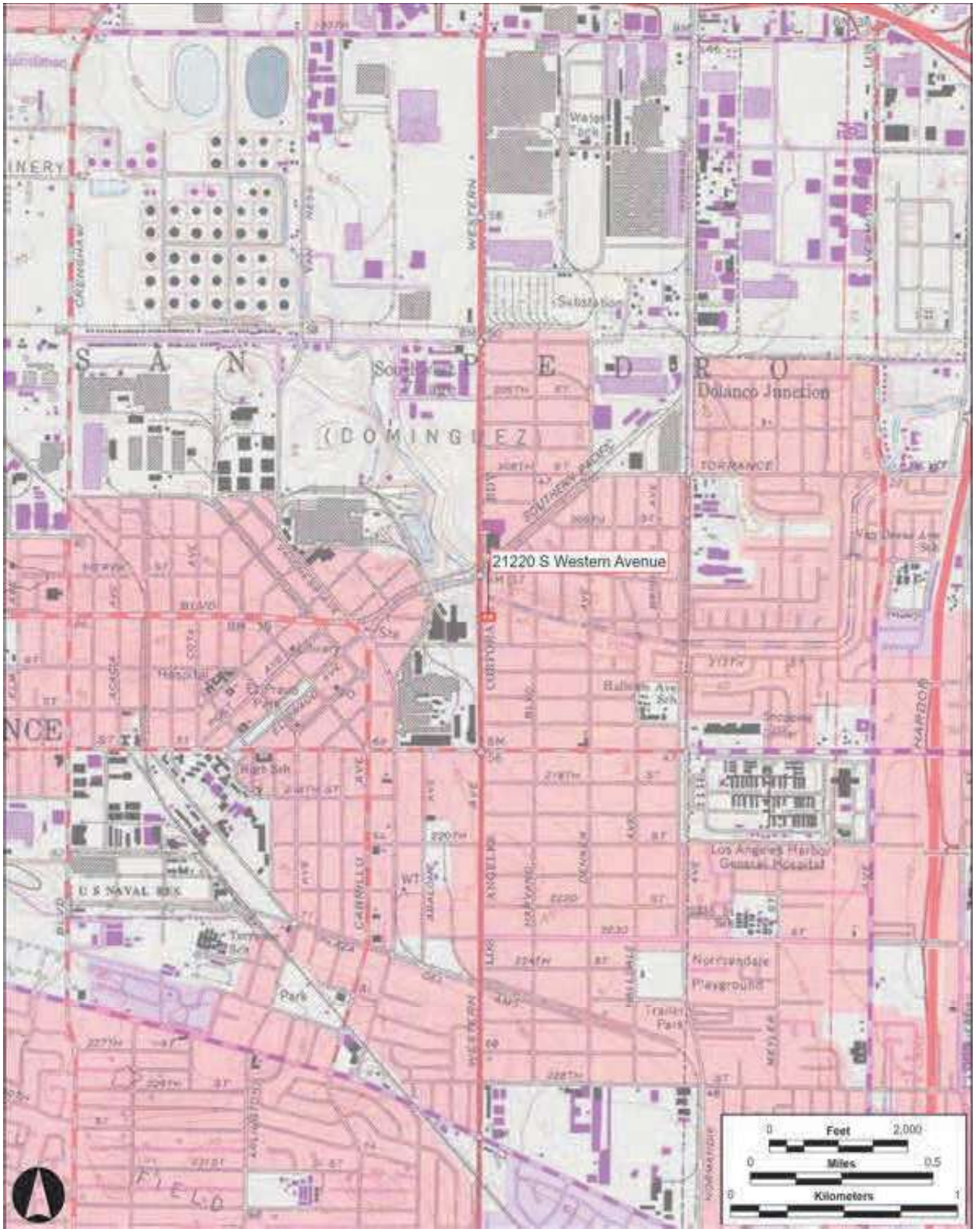
LOCATION MAP

Primary #
HRI#
Trinomial

*Resource Name or #: 21220 S Western Avenue

*Map Name: Torrance, CA, (1982) 7.5' USGS Quad

*Scale: 1:24,000 *Date of map: June 2025



* Required information

***B10. Significance (continued):**

The subject building is an apartment complex constructed in 1964. By this time, the city of Torrance had already experienced a residential boom as the land to the south, east, and north was developed with single family residences by the 1950s. The subject building is also outside of the historic Torrance Tract boundary, which is bounded by the western side of South Western Avenue.

The subject property does not have a significant association with the residential development of the City because it was constructed as one of several postwar apartment buildings after the initial real estate boom following the end of World War II. No demonstrably significant events are known to have occurred at this site. Therefore, the subject property is ineligible for individual listing in the NRHP, CRHR, or as a Landmark pursuant to Criterion A/1/1.

No persons who made demonstrably significant contributions to the history of the nation, state, or region are known to be associated with the subject property. Therefore, it is ineligible for listing in the NRHP, CRHR, or as a Landmark pursuant to Criterion B/2/2.

The subject property is a typical example of a stucco-box apartment building, which were frequently constructed in the 1950s and 1960s. The building lacks architectural detail and is not an excellent example of architecture. Archival research was unable to identify an architect, if any, or builder associated with the construction of the building. Additionally, the building appears to have replacement vinyl windows. The building does not possess high artistic value and was not found to be the work of a master. Therefore, the subject property is ineligible for listing in the NRHP, CRHR, or as a Landmark pursuant to Criterion C/3/3–5.

The building was constructed using common materials and methods, and the site was graded during construction. Therefore, the subject property is not likely to yield important information and is ineligible for listing in the NRHP, CRHR, or as a Landmark pursuant to Criterion D/4/6.

Lastly, the subject building is a stucco-box apartment, which were commonly constructed and have been well documented. As a result, it is not among the last, best remaining examples of an architectural or historical type of specimen. Therefore, the subject building is ineligible for listing as a Landmark under Criterion 7.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z
Other Listings
Review Code
Reviewer
Date

*Resource Name or #: 21228 S Western Avenue

P1. Other Identifier: 21228 S Western Avenue

***P2. Location:** 21228 S Western Avenue ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles **and** (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Torrance **Date**: 1982 **T** 004S**; R** 014W**; of__ of Sec** ; S.B. **B.M.**
c. Address: 21238 S Western Avenue **City:** Vernon **Zip:** 90501
d. UTM Zone**:** 378913.3594 mE/ 3744763.413 mN.
Other Locational Data: APN 7349-015-037

***P3a. Description**
The building at 21228 is a two-story stucco box apartment built in 1963. The apartment is constructed in a rectangular footprint on a concrete base. The building features a flat roofline with a shallow parapet and minor overhang. The primary (western) facade features a minor overhang between the first and second floor, along with a recessed entrance. The recessed entrance is accessed by a two-step porch, and includes two metal doors inset with large windows flanked by larger aluminum windows. Additionally, the primary facade features stone veneer siding on the northwestern and southwestern corners of the first floor. Windows are mostly vinyl horizontal sliding windows, with the exception of a few aluminum sliding windows on the first and second floors of each façade, except for the rear (eastern) facade. The rear of the property includes a paved parking lot and carports. The building is relatively unadorned and is in good condition.
***P3b. Resource Attributes** (List attributes and codes)**:** HP3. Multiple family property

***P4. Resources Present:** ☒ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo (view, date, accession #):
Primary (west) elevation, facing east. May 6, 2025.

***P6. Date Constructed/Age and Source:**
☒Historic ☐Prehistoric ☐Both
1963, Los Angeles County Assessor

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Andrew Rodriguez
Chronicle Heritage
55 E Huntington Drive
Arcadia, CA 91006

***P9. Date Recorded:** May 6, 2025

***P10. Survey Type** (Describe)**:** Intensive; CEQA Compliance

***P11. Report Citation**: Carrie Chasteen and Andrew Rodriguez. *Historical Resource Assessment Report, Westoria, City of Torrance, Los Angeles County, California.* Chronicle Heritage.

Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

B1. Historic Name: 21228 S Western Avenue
B2. Common Name: 21228 S Western Avenue
B3. Original Use: Multi-family residence
B4. Present Use: Multi-family residence
***B5. Architectural Style:** Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Los Angeles County Assessor data indicates that the building was constructed in 1963. The original building permits do not list an architect, and V. and V. Builders is listed as the builders. Archival information was unable to identify any information that pertained to the builders. Available building permits do not indicate any relevant alterations, though Google Street View indicates that the windows were changed between 2021 and 2022 (Google historic street view 2025)
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:** N/A
***B8. Related Features:** N/A
B9a. Architect: Unknown **b. Builder:** Unknown
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Multi-family residence **Applicable Criteria:** N/A

Available building permits indicate the first known owner was E. Valentino in 1963 (LADBS 1963). Archival research was unable to identify any information pertaining to E. Valentino. The next known owner was Raymond J. Waxman in 1980 (LADBS 1980). No information was found regarding Waxman. A building permit from 1984 states another owner for the building, though the name is ineligible; only "Area" in the name is legible (LADBS 1984). The final known owner was Red Curb Investments, LLC in 2013 (LADBS 2013), who is the current owner as indicated by a 2024 building permit. *See Continuation Sheet 4.*

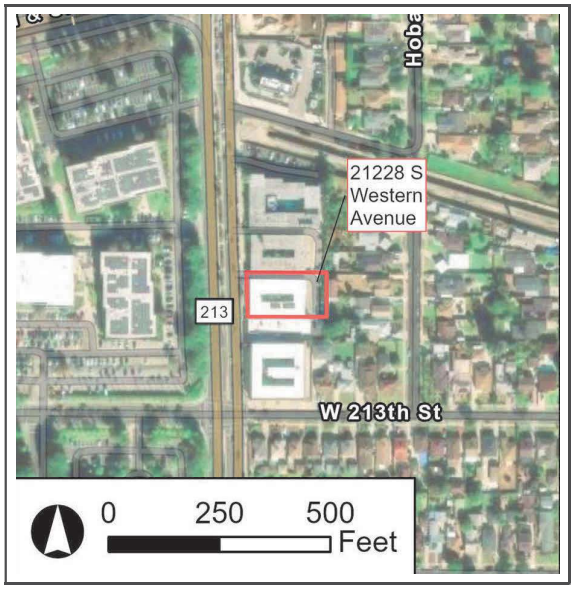
B11. Additional Resource Attributes (List attributes and codes): None.

***B12. References:**
City of Los Angeles Department of Building and Safety, Permit No. Unknown, January 24, 1963.
City of Los Angeles Department of Building and Safety, Permit No. Unknown, June 6, 1980.
City of Los Angeles Department of Building and Safety, Permit No, Unknown, October 25, 1984.
City of Los Angeles Department of Building and Safety, Permit No. 13030-40000-03394, June 27, 2013.
City of Los Angeles Department of Building and Safety, Permit No. 24042-90000-22430, December 27, 2024.
Daily Breeze, "Births," January 10, 1977.
Daily Breeze, "DB 12-84 Fictitious Business Name Statement," December 15, 1981.Los Angeles County Assessor.
Google Street View, "21228 South Western Avenue," Electronic document, accessed June 5, 2002, https://shorturl.at/2mXfG.
Parcel data for 21228 S Western Avenue. APN: 7349-015-037.

***B13. Remarks:** None.

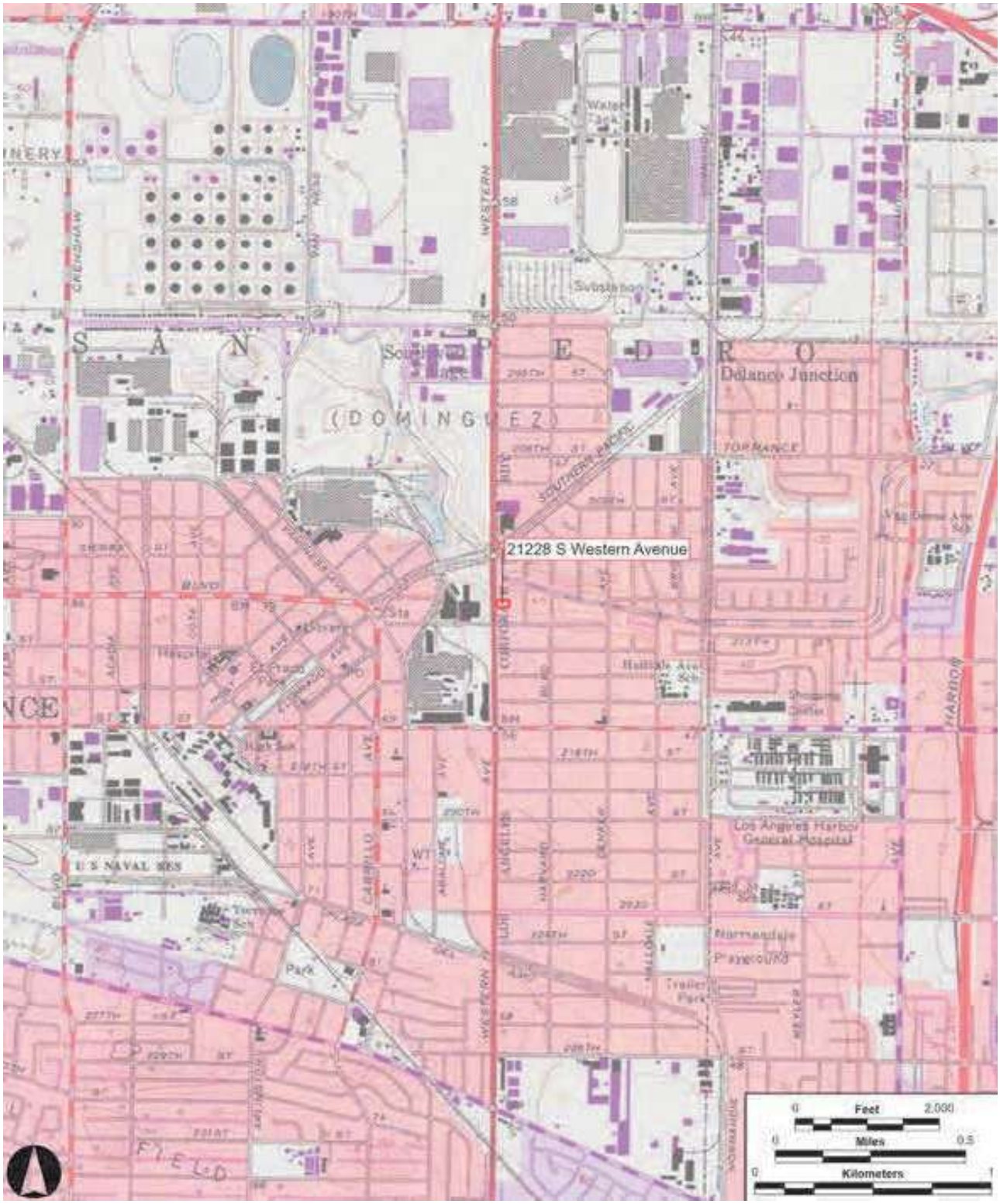
***B14. Evaluator:**
Andrew Rodriguez
Chronicle Heritage
55 E Huntington Drive
Arcadia, CA 91006

***Date of Evaluation:** June 10, 2025



(This space reserved for official comments.)

***Map Name:** Torrance, CA, (1982) 7.5' USGS Quad ***Scale:** 1:24,000 ***Date of map:** June 2025



***B10. Significance (continued):**

The subject building is an apartment complex constructed in 1963. By this time, the city of Torrance had already experienced a residential boom as the land to the south, east, and north was developed with single family residences by the 1950s. The subject building is also outside of the historic Torrance Tract boundary, which is bounded by the western side of South Western Avenue.

The subject property does not have a significant association with the residential development of the City because it was constructed as one of several postwar apartment buildings after the initial real estate boom following the end of World War II. No demonstrably significant events are known to have occurred at this site. Therefore, the subject property is ineligible for individual listing in the NRHP, CRHR, or as a Landmark pursuant to Criterion A/1/1.

No persons who made demonstrably significant contributions to the history of the nation, state, or region are known to be associated with the subject property. Therefore, it is ineligible for listing in the NRHP, CRHR, or as a Landmark pursuant to Criterion B/2/2.

The subject building is a typical example of a stucco-box apartment building, which were frequently constructed in the 1950s and 1960s. The building lacks architectural detailing and is not an excellent example of architecture. Archival research was unable to identify any architect associated with the construction of the building; V. and V. Builders was listed as the builder of the property, though research was unable to identify any information pertaining to the builder. Additionally, the original windows have largely been replaced with vinyl windows. The building does not possess high artistic value and is not the work of a master. Therefore, the subject property is ineligible for listing in the NRHP, CRHR, or as a Landmark pursuant to Criterion C/3/3–5.

The building was constructed using common materials and methods, and the site was graded during construction. Therefore, the subject property is not likely to yield important information and is ineligible for listing in the NRHP, CRHR, or as a Landmark pursuant to Criterion D/4/6.

Lastly, the subject building is a stucco-box apartment, which were commonly constructed and have been well documented. As a result, it is not among the last, best remaining examples of an architectural or historical type of specimen. Therefore, the subject building is ineligible for listing as a Landmark under Criterion 7.

P1. Other Identifier: 21236 S Western Avenue

***P2. Location:** 21236 S Western Avenue ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles **and** (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Torrance **Date**: 1982 **T** 004S**; R** 014W**; of__ of Sec** ; S.B. **B.M.**
c. Address: 21236 S Western Avenue **City:** Vernon **Zip:** 90501
d. UTM Zone**:** 378913.6987 mE/ 3744740.52 mN.
Other Locational Data: APN 7349-015-030

***P3a. Description**
The building at 21236 South Western Avenue is a single-story vernacular commercial building built in 1963. It is constructed mostly of concrete block in a rectangular footprint on a concrete base. The building includes a flat roofline with a parapet. The primary (western) facade features a pronounced storefront that is dominated by a large awning and floor-to-ceiling windows that continue onto the southwestern corner of the building. The entrance has two metal doors inset with large windows preceded by two stairs. The southern facade appears to have two garage bays, each with a metal rolling door. The building exhibits signage on the awning, but is otherwise relatively unadorned. The building is in good condition.
***P3b. Resource Attributes** (List attributes and codes)**:** HP6. 1-3 story commercial building.

***P4. Resources Present:** ☒ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo (view, date, accession #):
Primary (west) elevation, facing east. May 6, 2025.

***P6. Date Constructed/Age and Source:**
☒Historic ☐Prehistoric ☐Both
1963, Los Angeles County Assessor

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Andrew Rodriguez
Chronicle Heritage
55 E Huntington Drive
Arcadia, CA 91006

***P9. Date Recorded:** May 6, 2025

***P10. Survey Type** (Describe)**:** Intensive; CEQA Compliance

***P11. Report Citation**: Carrie Chasteen and Andrew Rodriguez. *Historical Resource Assessment Report, Westoria, City of Torrance, Los Angeles County, California.* Chronicle Heritage.

Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 21236 S Western Avenue
B2. Common Name: 21236 S Western Avenue
B3. Original Use: Commercial B4. Present Use: Commercial
***B5. Architectural Style:** Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)

According to Los Angeles County Assessor data, the subject building was built in 1963. There were no available building permits to indicate any relevant alterations. Historical Google Street View images reveal that the windows on the primary and southern facades were replaced between 2011 and 2014 (Google Street View 2025). The original building permit from 1963 is inaccessible, and the architect, if any, and builder are unknown.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:** N/A
***B8. Related Features:** N/A
B9a. Architect: Unknown **b. Builder:** Unknown
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Multi-family residence **Applicable Criteria:** N/A

Archival research was unable to identify the original owner of the subject building. Available building permits indicate that Uri Nankin was the owner in 2017 (LADBA 2017). There is not much information available pertaining to Nankin, other than he graduated from California State University, Dominguez Hills in 1983 (Daily Breeze 1984). Today the business is occupied by "Printing Graphics," a printing company, though the current owner is unknown. *See Continuation Sheet 4.*

B11. Additional Resource Attributes (List attributes and codes): None.

***B12. References:**

City of Los Angeles Department of Building and Safety, Permit No. 17041-90000-35930, October 6, 2017.
Daily Breeze, "CSUDH First Annual Honors Convocation Held," June 5, 1984.
Google Street View, "21236 Western Avenue," Electronic document, 2025, https://shorturl.at/HWJlj.
Los Angeles County Assessor. Parcel data for 21236 S Western Avenue. APN: 7349-015-030

***B13. Remarks:** None.

***B14. Evaluator:**
Andrew Rodriguez
Chronicle Heritage
55 E Huntington Drive
Arcadia, CA 91006

***Date of Evaluation:** June 10, 2025



(This space reserved for official comments.)

State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

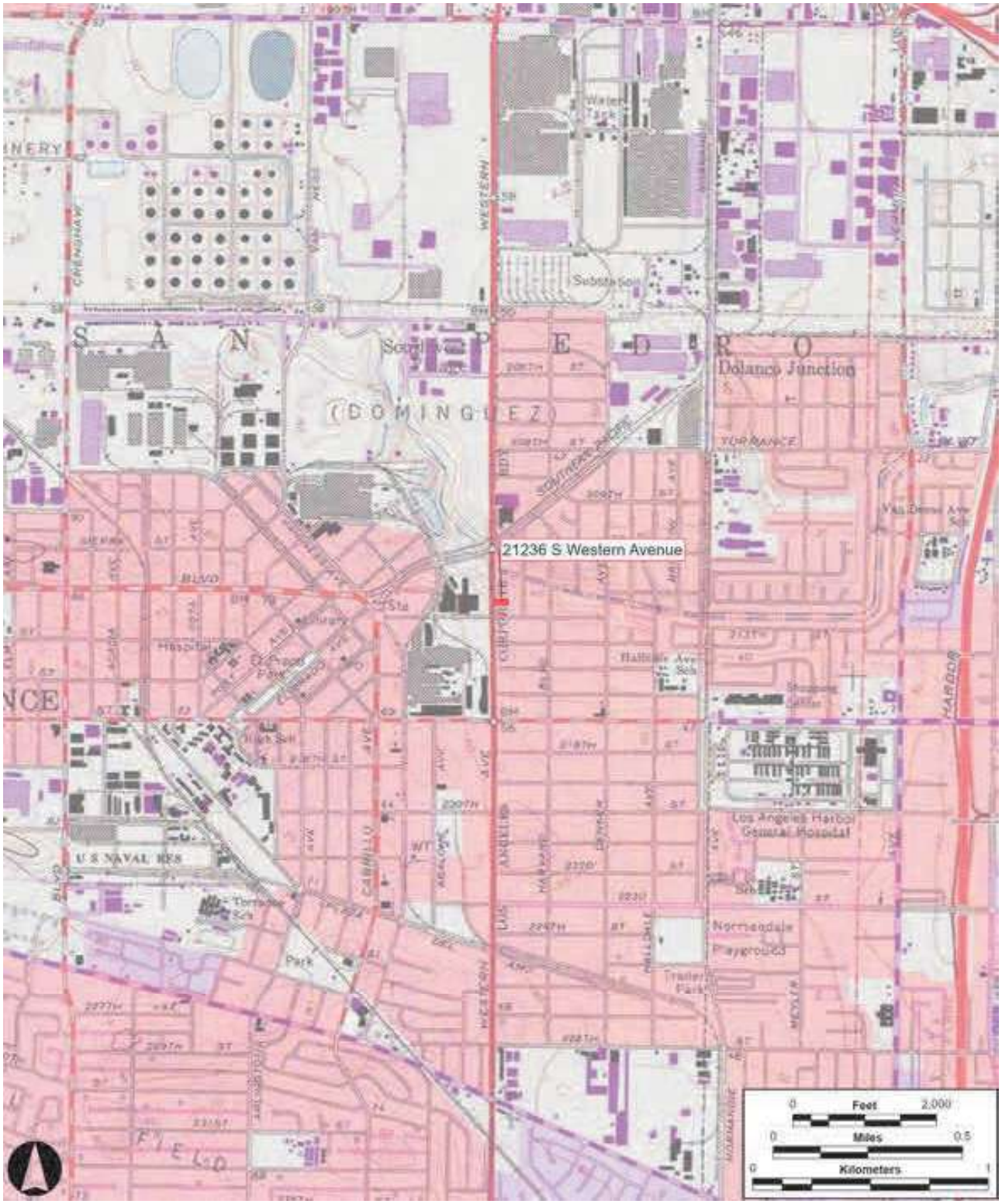
LOCATION MAP

Primary #
HRI#
Trinomial

*Resource Name or #: 21236 S Western Avenue

*Map Name: Torrance, CA, (1982) 7.5' USGS Quad

*Scale: 1:24,000 *Date of map: June 2025



* Required information

***B10. Significance (continued):**

The subject building is a vernacular commercial building constructed in 1963. The building was one of countless commercial building constructed to provide support services for the residential boom that occurred following the end of World War II. The subject property does not have a demonstrably significant association with the development of the City. No demonstrably significant events are known to have occurred at this site. Therefore, the subject property is ineligible for individual listing in the NRHP, CRHR, or as a Landmark pursuant to Criterion A/1/1.

No persons who made demonstrably significant contributions to the history of the nation, state, or region are known to be associated with the subject property. Therefore, it is ineligible for listing in the NRHP, CRHR, or as a Landmark pursuant to Criterion B/2/2.

The subject building is a vernacular commercial building devoid of any features of any notable style of architecture. The building features minimal architectural detail and is not an excellent example of commercial architecture. Archival research was unable to identify any architect, if any, or builder associated with the construction of the building. Additionally, the building appears to have replacement windows on the western and southern facades. The building does not possess high artistic value and was not found to be the work of a master. Therefore, the subject property is ineligible for listing in the NRHP, CRHR, or as a Landmark pursuant to Criterion C/3/3–5.

The building was constructed using common materials and methods, and the site was graded during construction. Therefore, the subject property is not likely to yield important information and is ineligible for listing in the NRHP, CRHR, or as a Landmark pursuant to Criterion D/4/6.

Lastly, the subject building is a vernacular commercial building, which were commonly constructed and have been well documented. As a result, it is not among the last, best remaining examples of an architectural or historical type of specimen. Therefore, the subject building is ineligible for listing as a Landmark under Criterion 7.

P1. Other Identifier: 21240 S Western Avenue

***P2. Location:** 21240 S Western Avenue ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles **and** (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Torrance **Date**: 1982 **T** 004S**; R** 014W**; of__ of Sec** ; S.B. **B.M.**
c. Address: 21240 S Western Avenue **City:** Vernon **Zip:** 90501
d. UTM Zone**:** 3789096693 mE/ 3744711.802 mN.
Other Locational Data: APN 7349-015-042

***P3a. Description**
The building at 21240 South Western Avenue is a three-story courtyard-style apartment building constructed in 1979, and is on the northeastern corner of South Western Avenue and West 213th Street. The apartment is constructed in a rectangular footprint on a concrete base. The building features a false awning sheathed in barrel tiles with a parapet. Siding material on the building varies, with concrete block on the lower portion, portions with horizontal tongue-and-groove wood, and mostly rough stucco throughout. Windows appear to be horizontal sliding windows on each facade, and primarily on the second and third floors, as the first floor is a parking garage and is devoid of any windows. The building includes a single covered entrance on the center of the primary (western) facade. The building is otherwise accessed through the parking garage gate on South Western Avenue or a gated entrance on the rear (eastern) side of the property, accessed from West 213th Street. The building is in good condition.
***P3b. Resource Attributes** (List attributes and codes)**:** HP3. Multiple family property

***P4. Resources Present:** ☒ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo (view, date, accession #):
Primary (west) elevation, facing southeast. May 6, 2025.

***P6. Date Constructed/Age and Source:**
☒Historic ☐Prehistoric ☐Both
1979, Los Angeles County Assessor

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
Andrew Rodriguez
Chronicle Heritage
55 E Huntington Drive
Arcadia, CA 91006

***P9. Date Recorded:** May 6, 2025

***P10. Survey Type** (Describe)**:** Intensive; CEQA Compliance

***P11. Report Citation**: Carrie Chasteen and Andrew Rodriguez. *Historical Resource Assessment Report, Westoria, City of Torrance, Los Angeles County, California.* Chronicle Heritage.

Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 21240 S Western Avenue
B2. Common Name: 21240 S Western Avenue
B3. Original Use: Multi-family residence B4. Present Use: Multi-family residence
***B5. Architectural Style:** Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)
There were no available building permits from the original construction that identify an architect, if any, or builder for the subject building. Building permits indicate that a reverse channel letter wall sign and one set of flat cut letters were installed in 2019, as well as new 14'8" × 4' metal trellis feature at building entrance, 2indow (128) and door (0) change out (same size & type), dual glazing, and re-roof with Class A or B material. In 2020 a new metal trellis and (4) privacy screens were added to 2nd floor level apartment courtyard.
***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:** N/A
***B8. Related Features:** N/A
B9a. Architect: Unknown **b. Builder:** Unknown
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Multi-family residence **Applicable Criteria:** N/A

Available building permits were examined to determine any previous owners of the building. The earliest available building permit is from 1988, which lists Art Corona as the owner of the building at that time (LADBS 1988). The most recent known owner is Corona Del Norte, LLC, as indicated by a 2020 building permit (LADBS 2020). The subject building is a multi-family apartment complex and has had numerous occupants through the decades. Archival research was able to identify one previous occupant in historical newspaper articles, Bill Gough in 1982 (Daily Breeze 1982). No information was found to suggest that any previous occupants made demonstrably significant contributions to the history of the nation, state, or region. *See Continuation Sheet 4.*

B11. Additional Resource Attributes (List attributes and codes): None.

***B12. References:**
City of Los Angeles Department of Building and Safety. "Certificate of Occupancy." Permit No. 58128-1978, December 1, 1988.
City of Los Angeles Department of Building and Safety. Permit No. 19016-40000-01272. January 15, 2019.
City of Los Angeles Department of Building and Safety. Permit No. 19016-10000-04640. February 19. 2019.
City of Los Angeles Department of Building and Safety. Permit No. 19014-20000-02659. June 7, 2019.
City of Los Angeles Department of Building and Safety. Permit No. 19048-10000-01672. June 28, 2019.
City of Los Angeles Department of Building and Safety. Permit No. 20014-10000-00035. May 2, 2020
City of Los Angeles Department of Building and Safety. Permit No. 19014-20001-02659. July 6, 2020.
Daily Breeze, "DB 9-269." October 1, 1982.
Los Angeles County Assessor. Parcel data for 21240 S Western Avenue. APN: 7349-015-042

***B13. Remarks:** None.

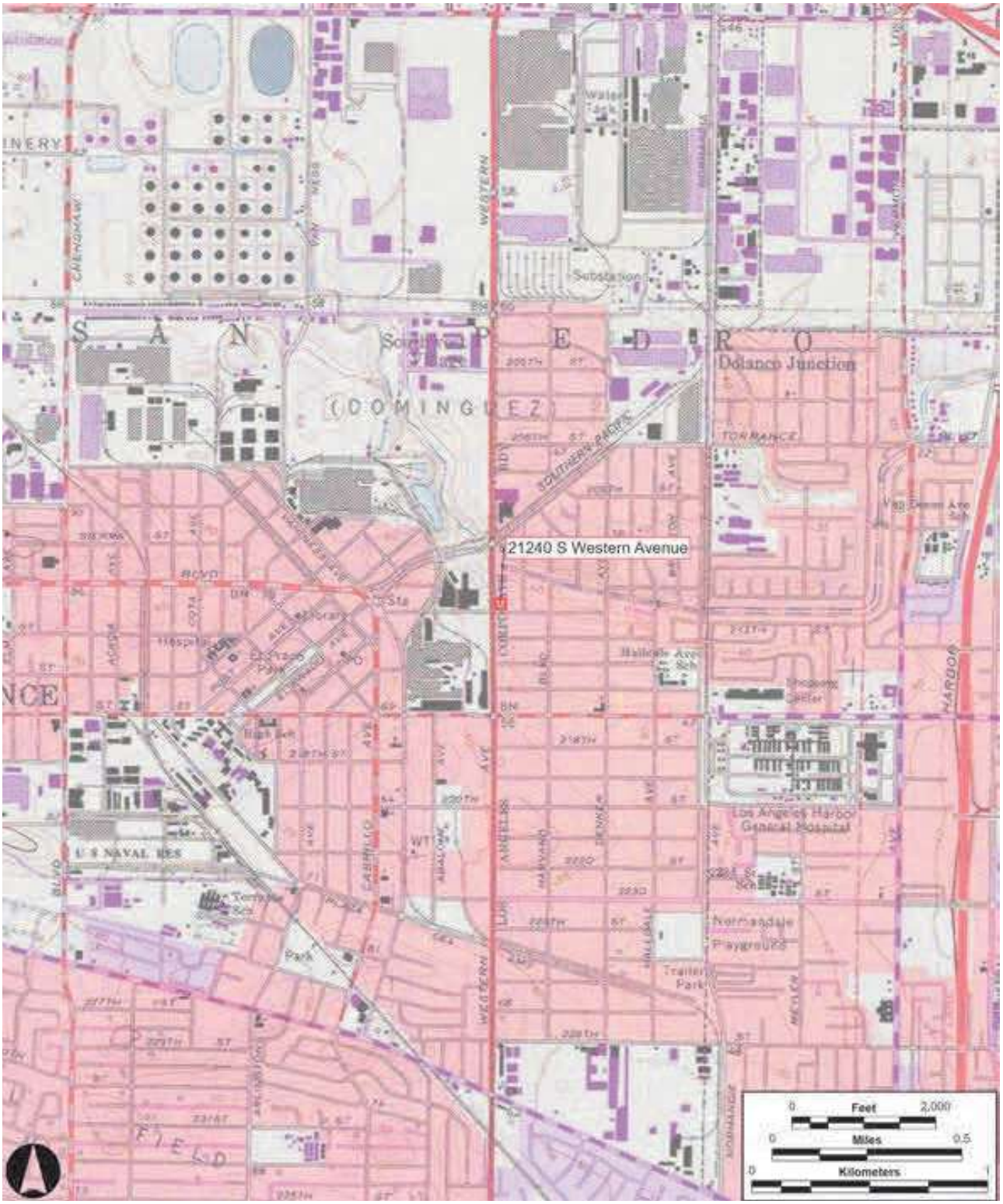
***B14. Evaluator:**
Andrew Rodriguez
Chronicle Heritage
55 E Huntington Drive
Arcadia, CA 91006

***Date of Evaluation:** June 10, 2025



(This space reserved for official comments.)

***Map Name:** Torrance, CA, (1982) 7.5' USGS Quad ***Scale:** 1:24,000 ***Date of map:** June 2025



***B10. Significance (continued):**

The subject building is an apartment complex constructed in 1979. By this time, the city of Torrance had already experienced a residential boom as the land to the south, east, and north was developed with single family residences by the 1950s. The subject building is also outside of the historic Torrance Tract boundary, which is bounded by the western side of South Western Avenue.

The subject property does not have a significant association with the residential development of the City because it was constructed as one of several postwar apartment buildings after the initial real estate boom following the end of World War II. No demonstrably significant events are known to have occurred at this site. Therefore, the subject property is ineligible for individual listing in the NRHP, CRHR, or as a Landmark pursuant to Criterion A/1/1.

No persons who made demonstrably significant contributions to the history of the nation, state, or region are known to be associated with the subject property. Therefore, it is ineligible for listing in the NRHP, CRHR, or as a Landmark pursuant to Criterion B/2/2.

The subject building is a typical example of a vernacular courtyard apartment building, which were frequently constructed in the 1950s and 1960s.The building features minimal architectural detailing and is not an excellent example of architecture. Archival research was unable to identify an architect, if any, or builder. Additionally, the building appears to have replacement vinyl windows. The building does not possess high artistic value and was not found to be the work of a master. Therefore, the subject property is ineligible for listing in the NRHP, CRHR, or as a Landmark pursuant to Criterion C/3/3–5.

The building was constructed using common materials and methods, and the site was graded during construction. Therefore, the subject property is not likely to yield important information and is ineligible for listing in the NRHP, CRHR, or as a Landmark pursuant to Criterion D/4/6.

Lastly, the subject building is a vernacular courtyard apartment building, which were commonly constructed and have been well documented. It is not among the last, best remaining examples of an architectural or historical type of specimen. Therefore, the subject building is ineligible for listing as a Landmark under Criterion 7.

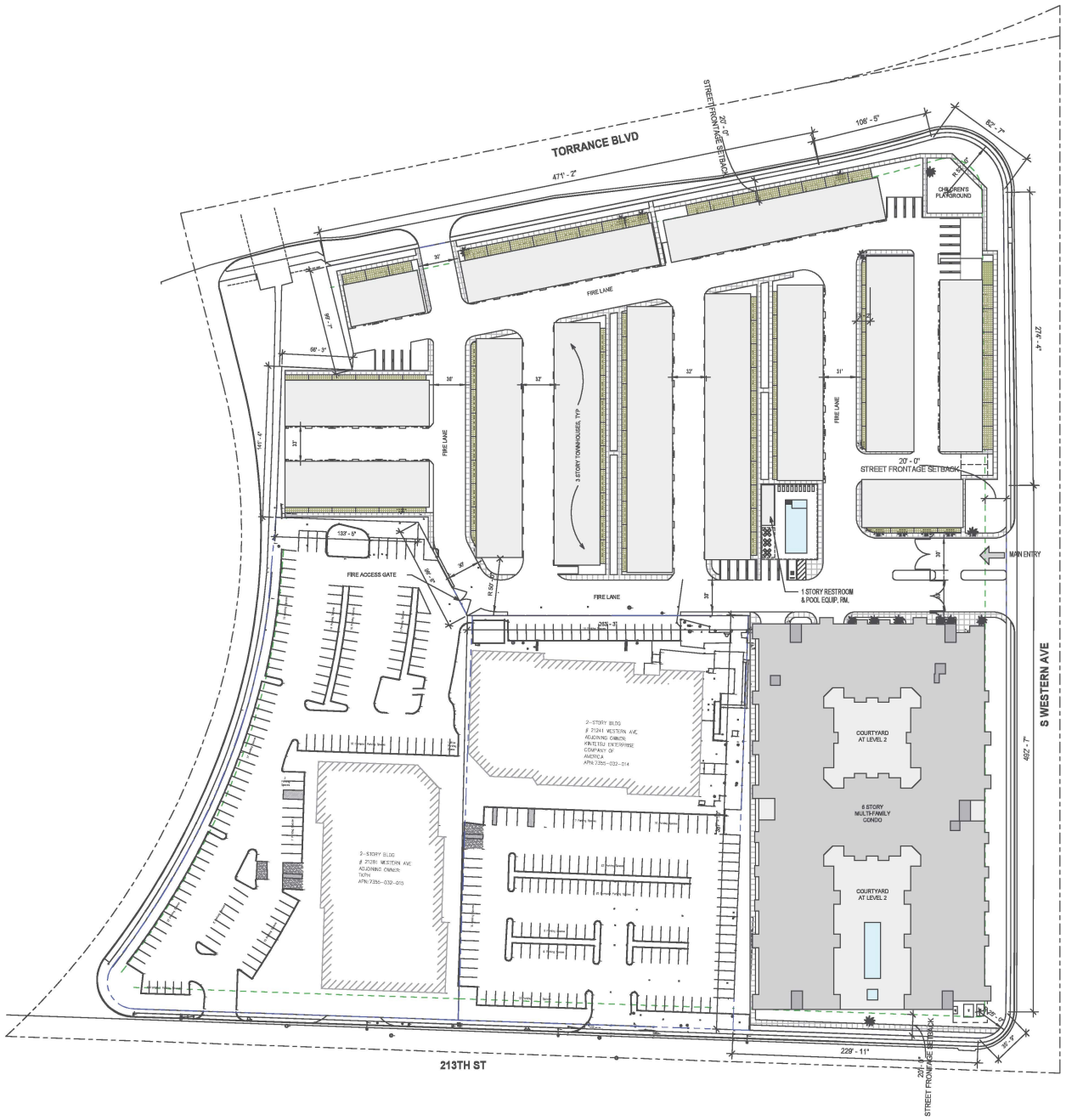
Appendix B.
Project Renderings

WESTORIA

TORRANCE BLVD & WESTERN AVE

3-STORY TOWNHOUSE + 6-STORY CONDO

MULTI-FAMILY DEVELOPMENT



PLOT PLAN

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE. TORRANCE CA 90501

OWNERSHIP
FERDINAND FAM
—
—
Contact: —
Phone: —

ARCHITECT
MVE+PARTNERS
888 S. Figueroa St, Suite 2170
Los Angeles, CA 90017
Contact: Matt McLarand, Sherwin Pineda
Phone: 213.805.7600

ASSESSOR INFORMATION :

Land Area:

7355-032-010	137,649.6 sf	(3.16 acres)
7355-032-011	105,415.2 sf	(2.42 acres)
7355-032-012	97,574.4 sf	(2.24 acres)
Total -	**340,639.2 sf**	**(7.82 acres)**

PROJECT DESCRIPTION
- Townhouses: 3-story Type III-A buildings with up to 100 units.
- Condo: 5 Levels of Type III-A Residential with up to 237 units over 1 Level of Type I-A parking sturucture and 1 level of basement parking. Amenities on Level 1 & 2.

LEGAL DESCRIPTION
Parcels 1, 2 and 4 of Parcel Map No. 20405, in the City of Torrance, County of Los Angeles, State of California, as per map filed on December 6, 1990 in Book 238 Pages 6 through 8 inclusive of Parcel Maps, in the office of the county recorder of said county.
Except therefrom all minerals and mineral rights, interest and royalties, including without limiting the generality thereof; all oil, gas and other hydrocarbon substances, as well as metallic or other solid minerals, in and under said property; however grantor or its successors and assigns shall not have the right for any purpose whatsoever to enter upon, into or through the surface of said property in connection therewith, as shown in the deed recorded March 17, 1986 as Instrument No. 86-360396 of Official Records.

ZONE

Current Zone:	M1
Current General Plan Land Use:	I-BP Business Park
Specific Plan:	None
Proposed zone:	Plan Development District
Proposed General Plan Land Use:	Medium-High Density (R-MH)
Development Standard:	Housing Corridor Overlay Sub-Area 3

ZONING FLOOR AREA

Allowable Base Floor Area:	N/A
Total Proposed Floor Area	636,177 sf (1.87 FAR)
Townhouse	270,274 sf
Condo	365,903 sf

RESIDENTIAL DENSITY

Maximum Density:	44 du/ac
Allowable # of Units:	344 units
Proposed # of Units:	
Townhome:	99 units
Condo:	237 units
Total:	336 units
Proposed Density:	
Townhome:	12.7 du/ac
Condo:	30.3 du/ac
Total:	43.0 du/ac

SETBACKS:

REQUIRED	
Front:	5'-10'
Back:	Min. 10'
Side:	Min. 10'
PROVIDED	
Front:	20'
Back:	3'-10" - 23'
Side:	14'-8" - 30'

ZONING HEIGHT

Max. Height Allowed:	75'
Proposed Building Height:	
Townhome:	45'
Condo:	70'

DWELLING UNITS

1BR	53 Units
2BR	97 Units
3BR	87 Units
TH	99 Units
Total	**336 Units**

PARKING

REQUIRED		
1BR	1 space / unit	53 Stalls
2BR	2 space / unit	194 Stalls
3BR	2 space / unit	174 Stalls
TH	2 space / unit	198 Stalls
Guest	0.2 space / unit	68 Stalls
Total		687 Stalls
PROPOSED		**703 Stalls**

OPEN SPACE

REQUIRED	150 sf / unit x 336 units	50,400 sf
PROPOSED		83231 sf
Common Outdoor OS		35991 sf
Common Indoor OS (Max 25% of Rrequired)		8685 sf
Private Outdoor OS		38555 sf

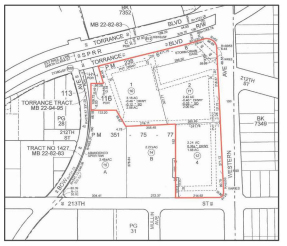
STORAGE

REQUIRED	200 cf / unit x 336 units	67,200 cf (= 7,489 sf)
PROPOSED		
Townhome	600 cf / unit x 99 units	59,400 cf (= 6,667 sf)
Condo	200 cf / unit x 227 units	45,400 cf (= 5,044 sf)
Total		105,400 cf (= 11,711 sf)

LOADING

REQUIRED	10 Spaces
1 space up to 10,000 sf	
1 space each additional 20,000 sf up to 90,000 sf	
1 space each additional 100,000 sf	
PROPOSED	4 Spaces

PARCEL MAP



0' | 40' | 80' | 120'

PROJECT #2023-10196.200 | 06/10/2025

WESTORIA
TORRANCE, CA

MVE + PARTNERS

PROJECT MATRIX - SOUTH LOT ONLY

Unit Type	Program	No. of Units		Mix per Product		Net Area (SF)	
A1	1BR 1BA	23	53	10%	22%	655	655
A2	1BR 1BA	30		13%		656	
B1	2BR 2BA	5	97	2%	39%	953	1,006
B2	2BR 2BA	25		11%		1,040	
B4	2BR 2BA	62		26%		1,003	
B4.1	2BR 2BA	5		2%		922	
C1	3BR 2BA	23	87	10%	37%	1,257	1,281
C1.2	3BR 2BA	49		21%		1,279	
C2	3BR 2BA	5		2%		1,350	
C3	3BR 2BA	5		2%		1,308	
C4	3BR 2BA	5		2%		1,308	
Total		237 Units		96%	Total Area	243,717	
					Ave. Unit SF	1,028	

PROJECT MATRIX - NORTH LOT ONLY

	Unit Type	Program	No. of Units		Mix per Product		Net Area (SF)	
	TH 1	3BR 2.5BA	64	99	65%	100%	2,106	2,146
	TH 1.1	4BR 3.5BA	9		9%		2,435	
	TH 2	3BR 2.5BA	20		20%		2,070	
*	TH 2.1	4BR 3.5BA	6		6%		2,394	
	TH 3		0		0%		0	
*	TH 3.1		0		0%		0	
	Total		99 Units		100%	Total Area	212,463	
						Ave. Unit SF	2,146	

* Accessible Units

PROJECT MATRIX - NORTH & SOUTH LOT COMBINED

	Unit Type	Program	No. of Units		Mix per Product		Net Area (SF)	
	A1	1BR 1BA	23	53	7%	16%	655	655
	A2	1BR 1BA	30		9%		656	
	B1	2BR 1BA	5	97	1%	29%	953	1,006
	B2	2BR 2BA	25		7%		1,040	
	B4	2BR 2BA	62		18%		1,003	
	B4.1	2BR 2BA	5		1%		922	
	C1	3BR 2BA	23	87	7%	26%	1,257	1,281
	C1.2	3BR 2BA	49		15%		1,279	
	C2	3BR 2BA	5		1%		1,350	
	C3	3BR 2BA	5		1%		1,308	
	C4	3BR 2BA	5		1%		1,308	
	TH 1	3BR 2.5BA	64	99	19%	29%	2,106	2,146
*	TH 1.1	4BR 3.5BA	9		3%		2,435	
	TH 2	3BR 2.5BA	20		6%		2,070	
*	TH 2.1	4BR 3.5BA	6		2%		2,394	
	TH 3		0		0%		0	
	TH 3.1		0		0%		0	
	Total		336 Units		100%	Total Area	456,180	
						Ave. Unit SF	1,358	

* Accessible Units

TABULATIONS

Level	Units / Level	Amenity	Non-Rentable	NRSF	Total GSF	Efficiency %	Residential Parking		
Roof							Primary	Tandem	Guest
6	48		7,824	49,943	57,767	86%			
5	48		7,824	49,943	57,767	86%			
4	48		7,824	49,943	57,767	86%			
3	48		7,824	49,943	57,767	86%			
2	45	2,558	11,483	45,088	56,571	80%			
1	0	6,253	15,412	0	15,412	0%	88	42	44
Basement	0						149	64	0
Total Condo	237		58,191	244,860	303,051		**237**	**106**	**44**
Total TH	99		61,120	212,463	273,583		**198**	**89.1**	**26**
Total Site	**336**	**8,811**	**119,311**	**457,323**	**576,634**		**435**	**195.1**	**70**
							700.1		

PROJECT SUMMARY

WESTORIA

TORRANCE, CA

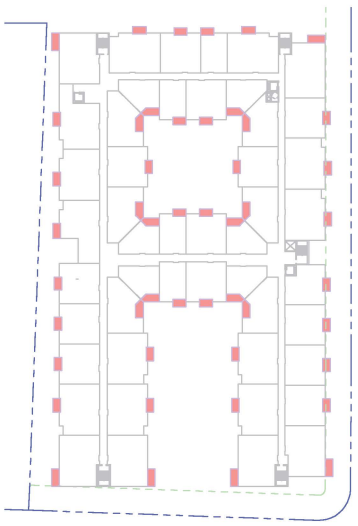
PROJECT #2023-10196.200

06/10/2025

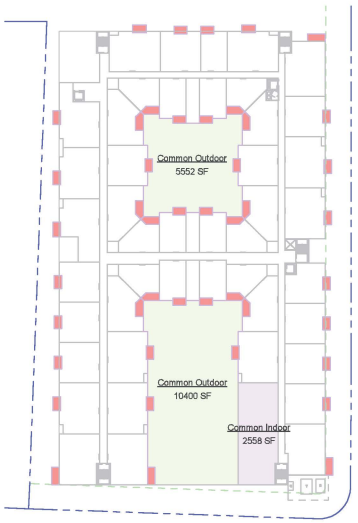
MVE + PARTNERS



1 OS Level 1
1" = 40'-0"



3 Level 3 - 6
1" = 40'-0"



2 Level 2
1" = 40'-0"

OPEN SPACE

REQUIRED	150 sf / unit x 336 units	50,400 sf
PROPOSED		83231 sf
Common Outdoor OS		35991 sf
Common Indoor OS (Max 25% of Rrequired)		8685 sf
Private Outdoor OS		38555 sf

Area Schedule (OPEN SPACE) - Per Level

Level	Name	Area	Count
Level 1	<varies>	48078 SF	105
Level 2	<varies>	21653 SF	48
Level 3	Private Outdoor	3376 SF	48
Level 4	Private Outdoor	3376 SF	48
Level 5	Private Outdoor	3373 SF	48
Level 6	Private Outdoor	3376 SF	48
Grand total: 345		83232 SF	

Area Schedule (OPEN SPACE) - Per Type

Name	Area	Count
Common Indoor	8685 SF	3
Common Outdoor	35991 SF	5
Private Outdoor	38555 SF	337
Grand total: 345	83232 SF	

OPEN SPACE LEGEND

- Common Indoor
- Common Outdoor
- Private Outdoor

OPEN SPACE ANALYSIS

WESTORIA

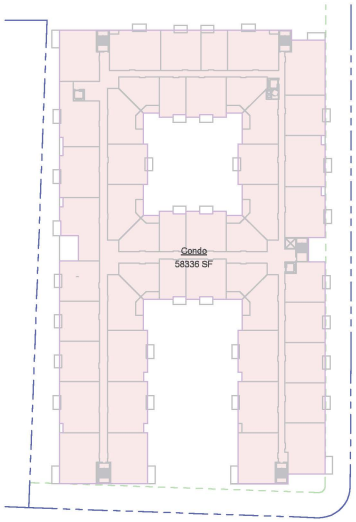
TORRANCE, CA

0' 40' 80' 120'

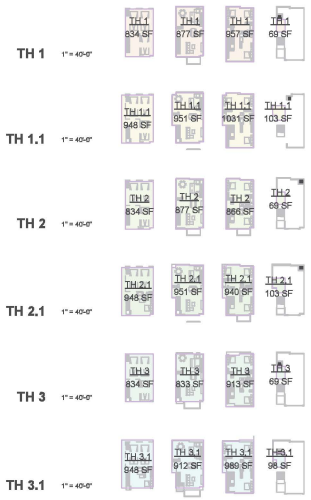
PROJECT #2023-10196.200

06/10/2025

MVE + PARTNERS



Level 3 - 6 1" = 40'-0"

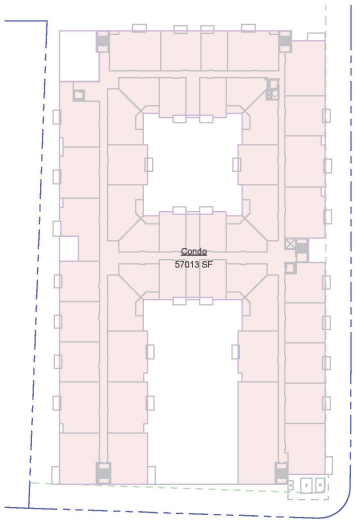


ZONING FLOOR AREA

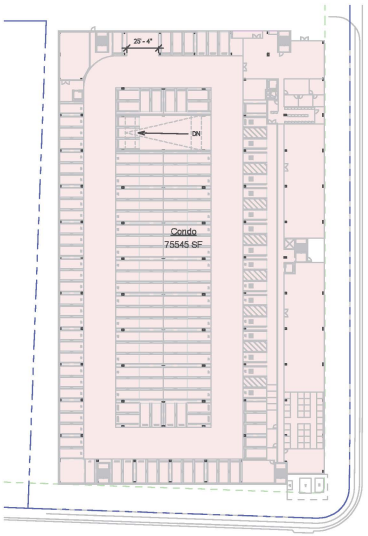
Allowable Base Floor Area:	N/A
Total Proposed Floor Area	636,177 sf (1.87 FAR)
Townhouse	270,274 sf
Condo	365,903 sf

Area Schedule_Condo (F.A.R.) - Per Level	
Level	Area
Level 1	75545 SF
Level 2	57013 SF
Level 3	58336 SF
Level 4	58336 SF
Level 5	58336 SF
Level 6	58336 SF
Grand total: 6	365903 SF

Area Schedule_Townhome (F.A.R.) - Per Type			
Type	QUANTITY	UNIT AREA	TOTAL AREA
TH 1	20	2646 SF	52,920 SF
TH 1.1	6	2941 SF	17,646 SF
TH 2	64	2649 SF	169,536 SF
TH 2.1	9	2947 SF	26,523 SF
TH 3	99		266,625 SF
TH 3.1			



Level 2 1" = 40'-0"



Level 1 1" = 40'-0"

F.A.R. ANALYSIS

WESTORIA

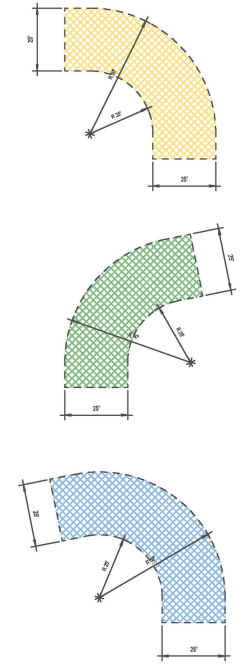
TORRANCE, CA

0' 40' 80' 120'

PROJECT #2023-10196.200 06/10/2025

MVE + PARTNERS





② Fire Lane Turning Radius
1" = 20'-0"

SITE PLAN

WESTORIA

TORRANCE, CA

0' | 40' | 80' | 120'

PROJECT #2023-10196.200

06/10/2025

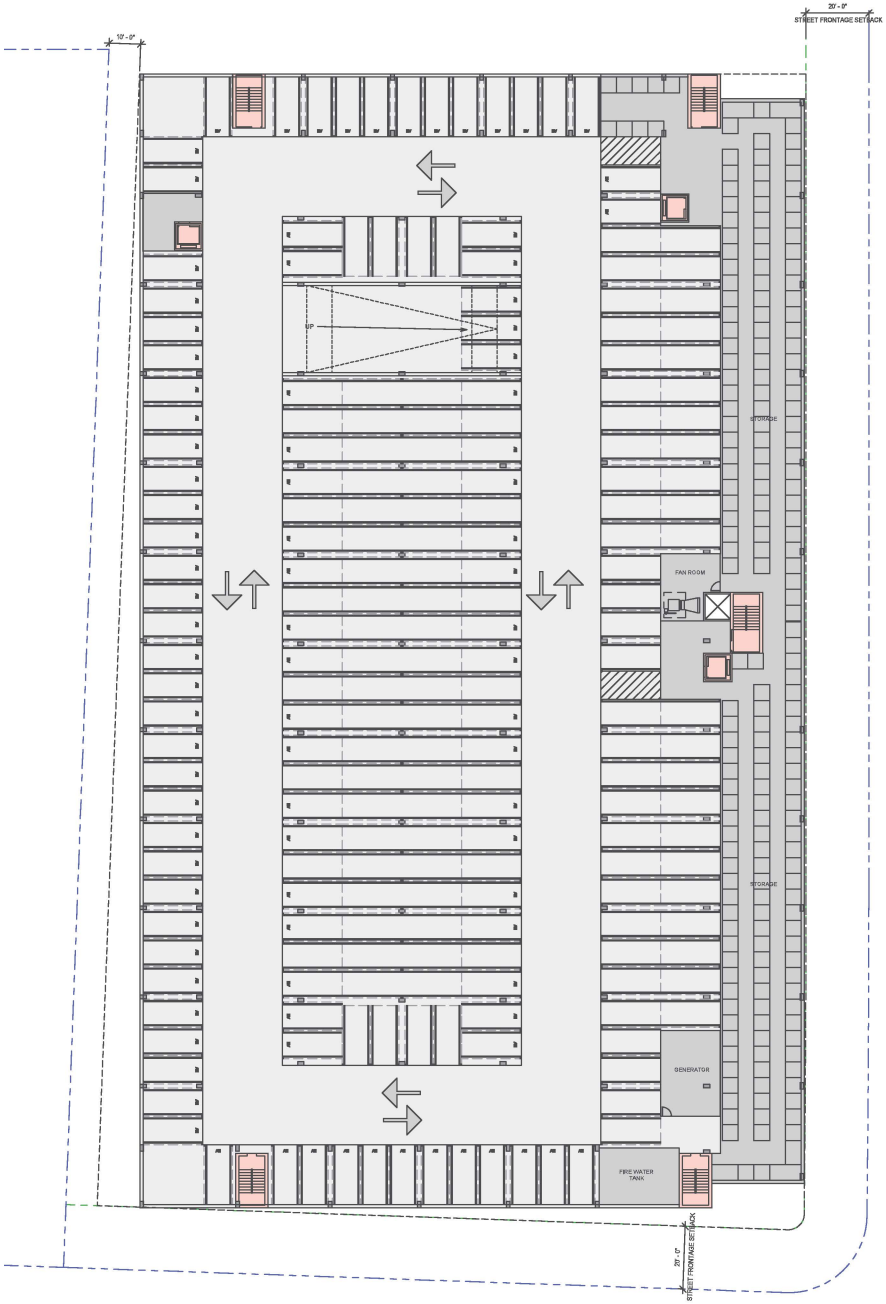
MVE + PARTNERS

LEVEL 1

TOTAL PARKING COUNT: 174
INCLUSIVE OF
88 RESIDENTIAL CAR SPACES
42 TANDEM CAR SPACES
44 GUEST CAR SPACES



② Level 1
1/16" = 1'-0"



① Level B
1/16" = 1'-0"

BASEMENT

TOTAL PARKING COUNT: 213
INCLUSIVE OF
149 RESIDENTIAL CAR SPACES
64 TANDEM CAR SPACES

CONDO PLANS

0' 16' 32' 48'

N

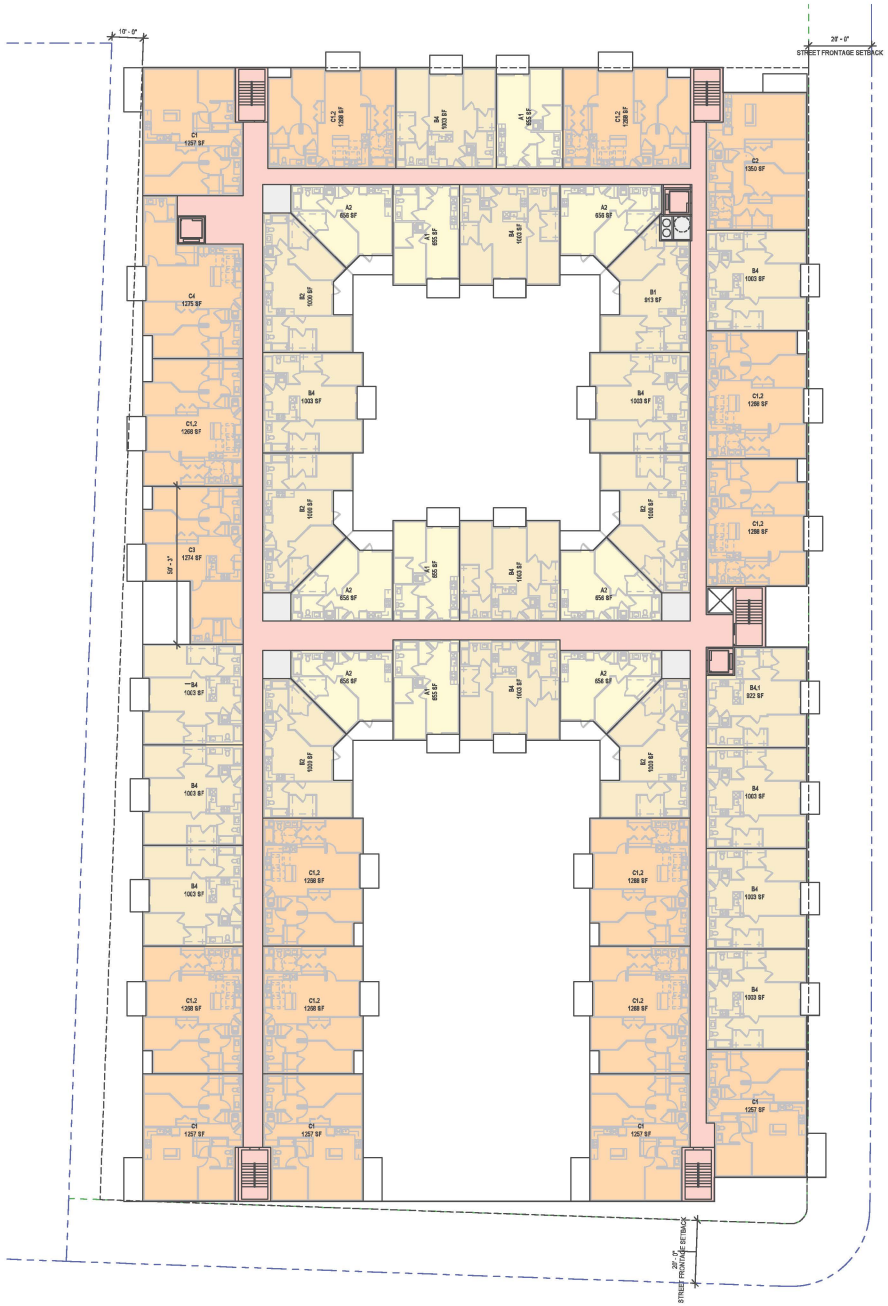
PROJECT #2023-10196.200

06/10/2025

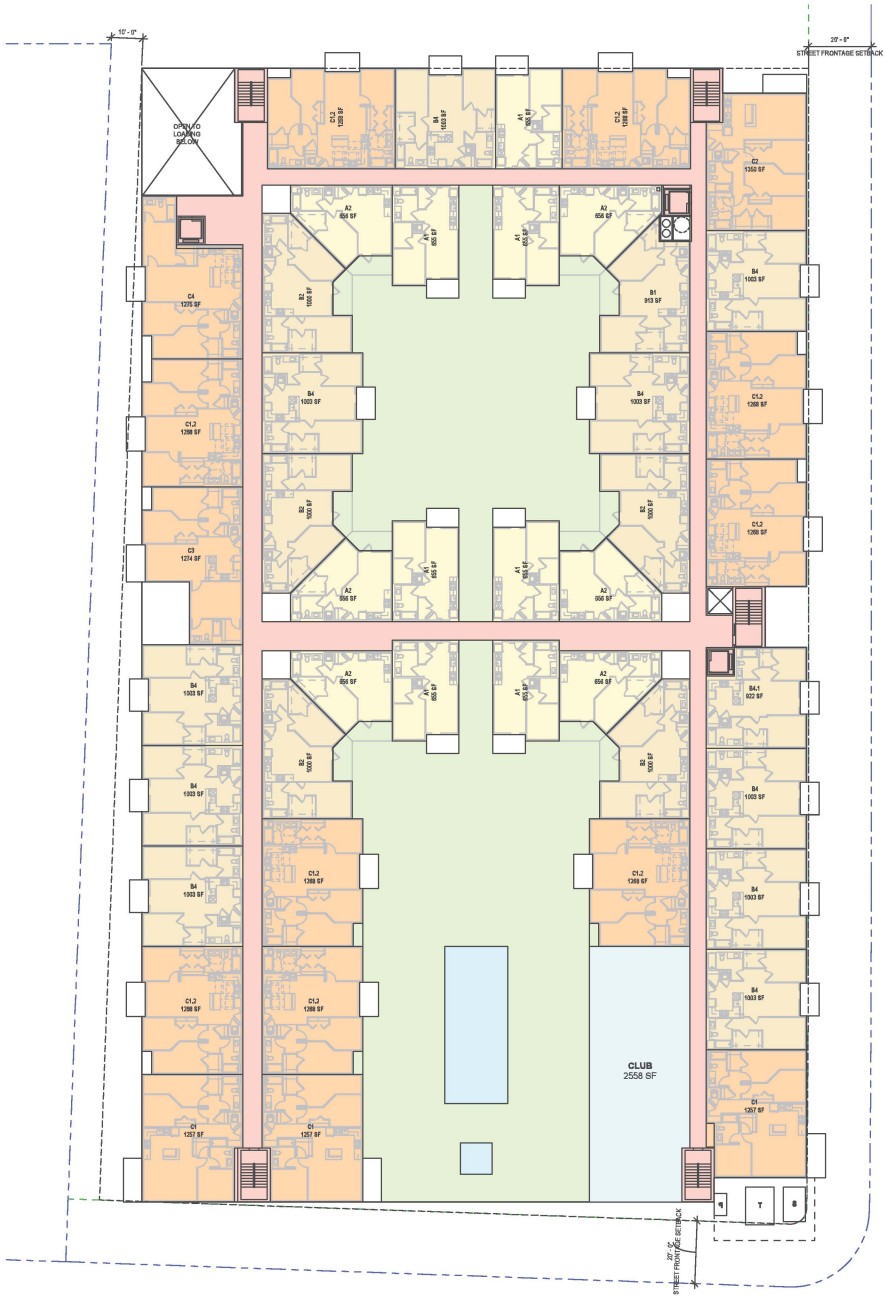
WESTORIA

TORRANCE, CA

MVE + PARTNERS



② Level 3 - 6
1/16" = 1'-0"



① Level 2
1/16" = 1'-0"

CONDO PLANS

0' | 16' | 32' | 48'

N

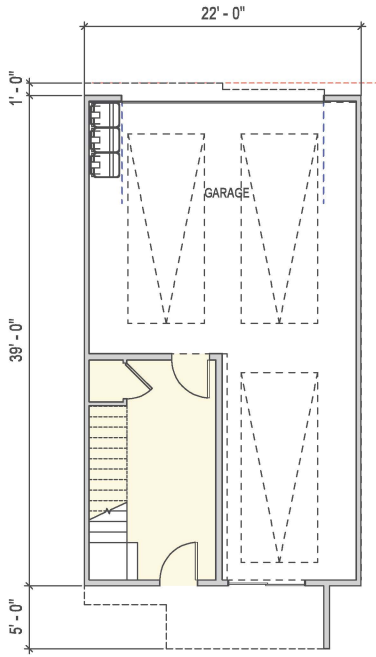
WESTORIA

TORRANCE, CA

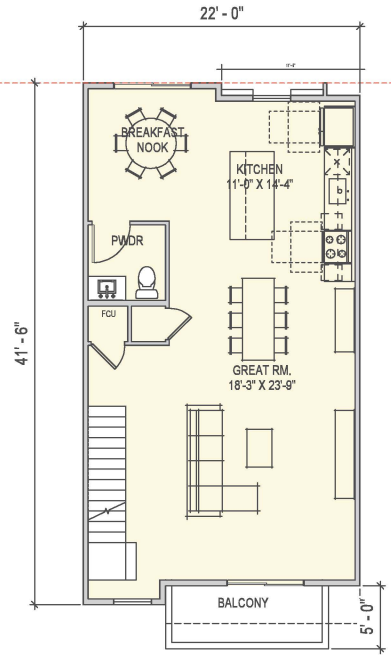
PROJECT #2023-10196.200

06/10/2025

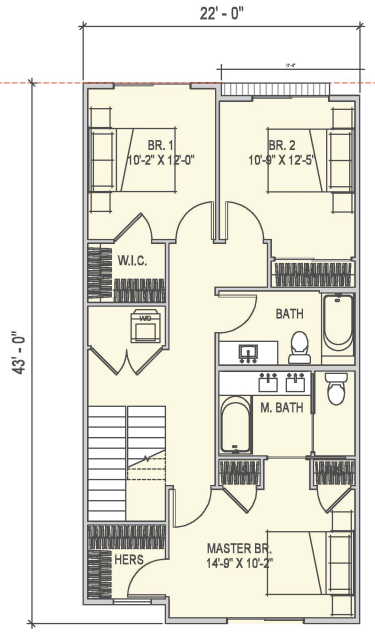
MSE + PARTNERS



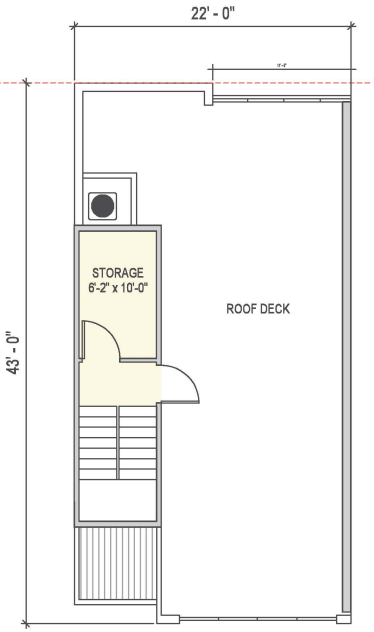
Level 1 - 202 sf



Level 2 - 879 sf



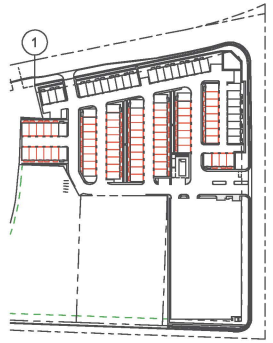
Level 3 - 925 sf



Level 4 - 100 sf

Unit Area - 2,106 SF

(64 UNITS)



TH PLANS TYPE 1

WESTORIA

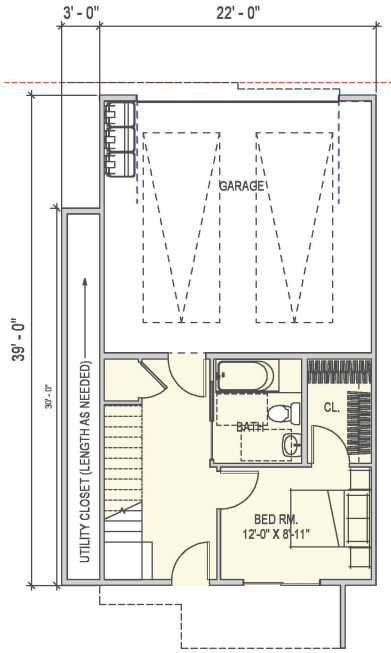
TORRANCE, CA

0' 8' 16' 24'

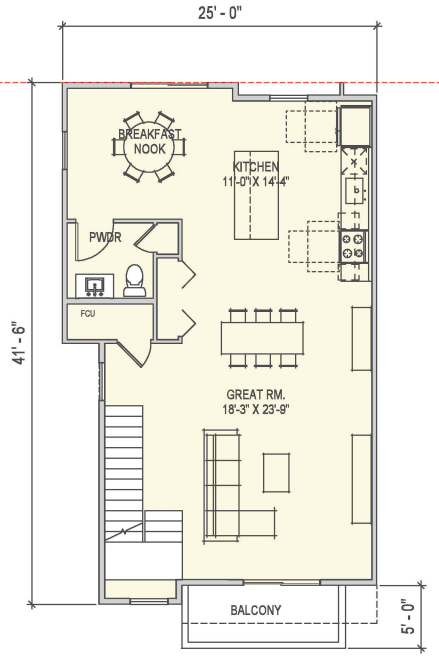
PROJECT #2023-10196.200

06/10/2025

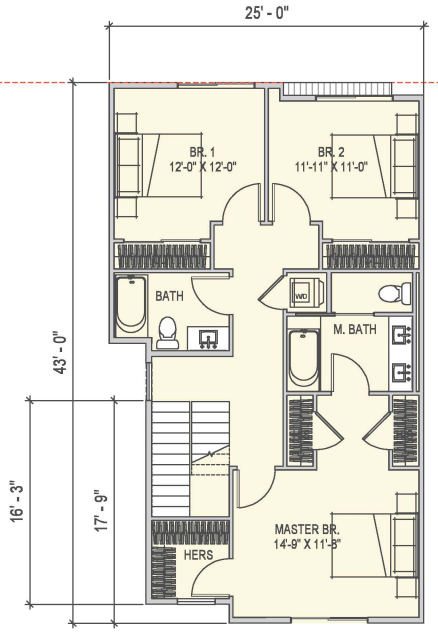
MVE + PARTNERS



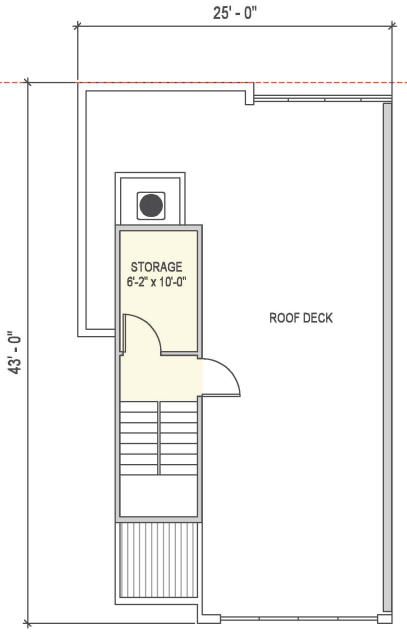
Level 1 - 407 sf



Level 2 - 943 sf



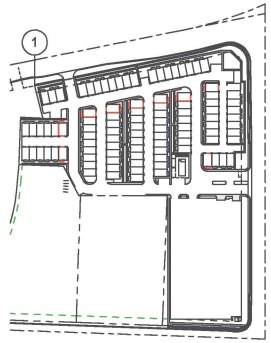
Level 3 - 989 sf



Level 4 - 96 sf

Unit Area - 2,435 SF

(9 UNITS)



TH PLANS TYPE 1.1

WESTORIA

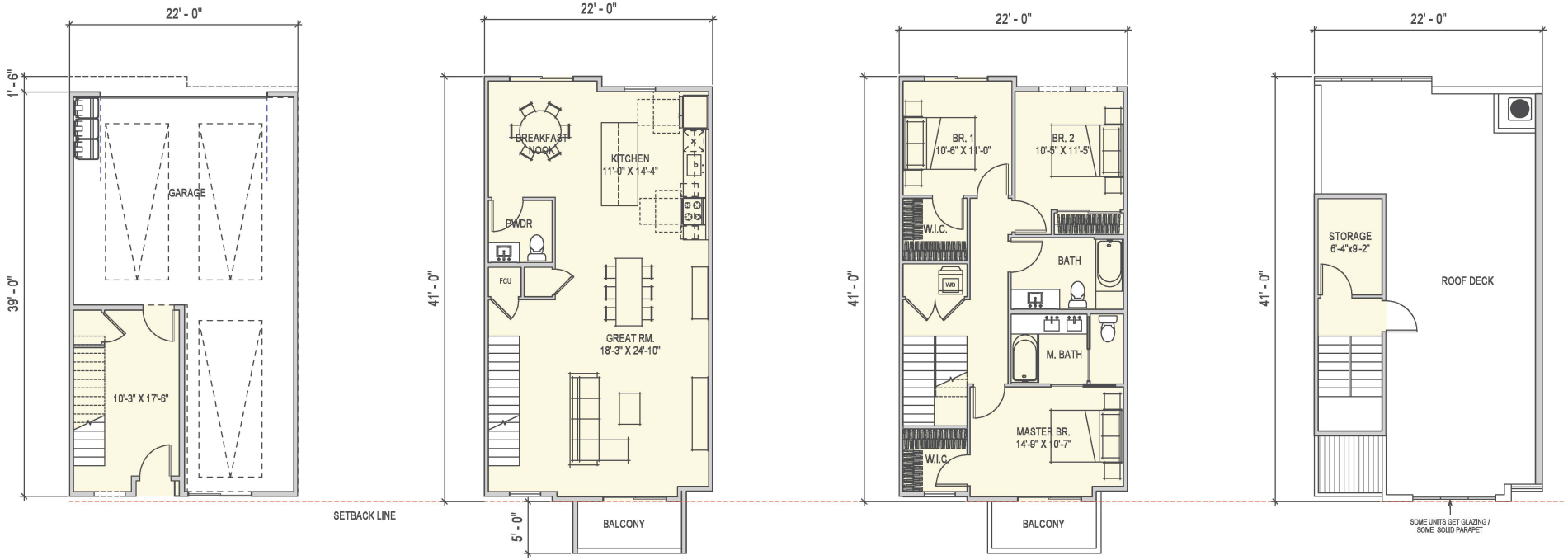
TORRANCE, CA

0' 8' 16' 24'

PROJECT #2023-10196.200

06/10/2025

MVE + PARTNERS



Level 1 - 205 sf

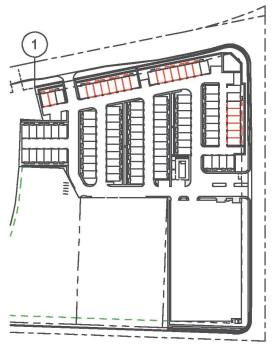
Level 2 - 885 sf

Level 3 - 885 sf

Level 4 - 95 sf

Unit Area - 2,070 SF

(20 UNITS)



TH PLANS TYPE 2

WESTORIA

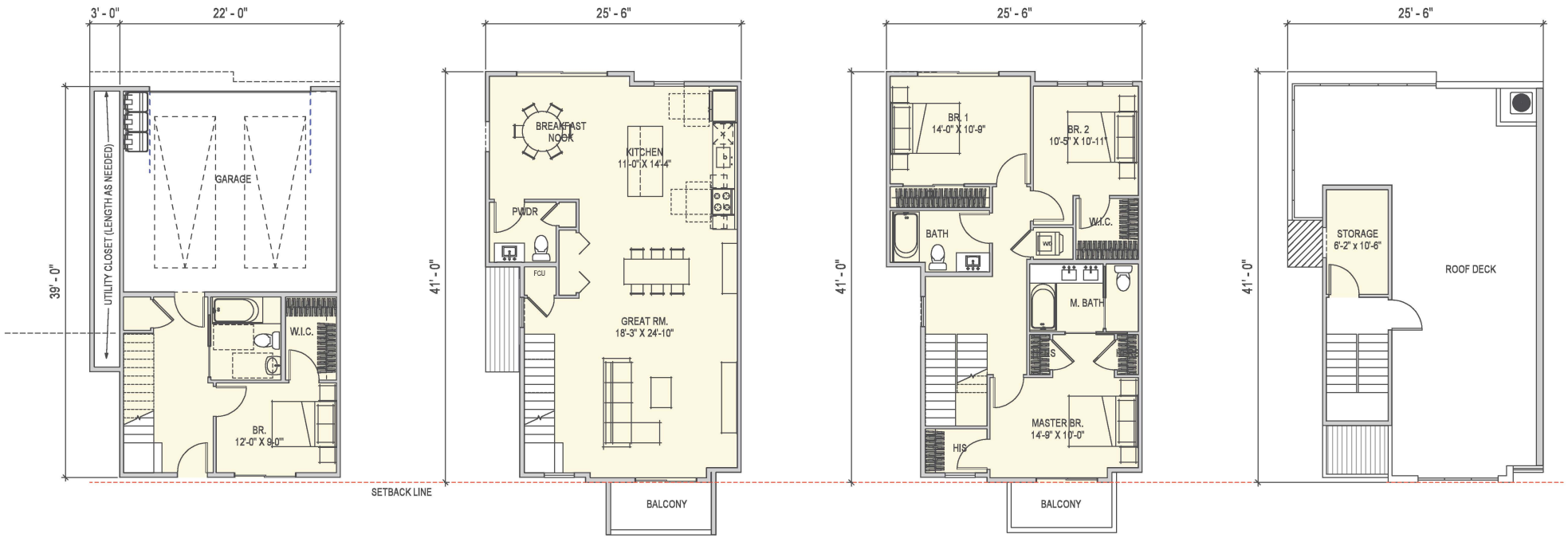
TORRANCE, CA

0' 8' 16' 24'

PROJECT #2023-10196.200

06/10/2025

MVE + PARTNERS



Level 1 - 407 sf

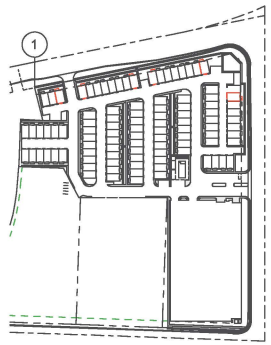
Level 2 - 955 sf

Level 3 - 955 sf

Level 4 - 77 sf

Unit Area - 2,394 SF

(6 UNITS)



TH PLANS TYPE 2.1

0' 8' 16' 24'

N

PROJECT #2023-10196.200

06/10/2025

WESTORIA

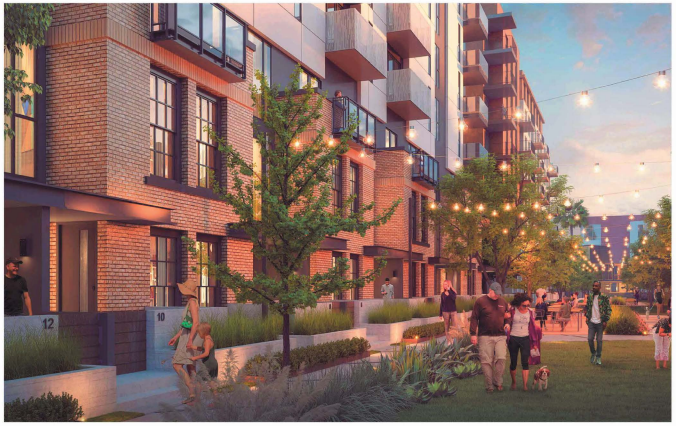
TORRANCE, CA

MVE + PARTNERS



















CONDO REFERENCE

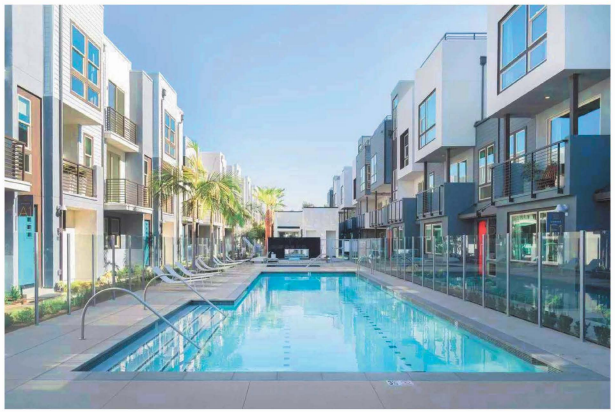
WESTORIA

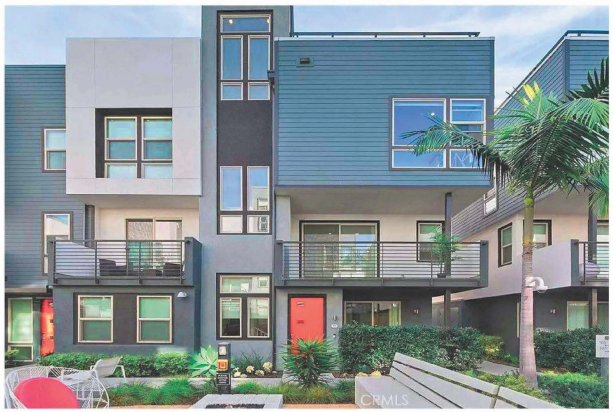
TORRANCE, CA

PROJECT #2023-10196.200

06/10/2025

MVE + PARTNERS











TOWNHOME REFERENCE

WESTORIA

TORRANCE, CA

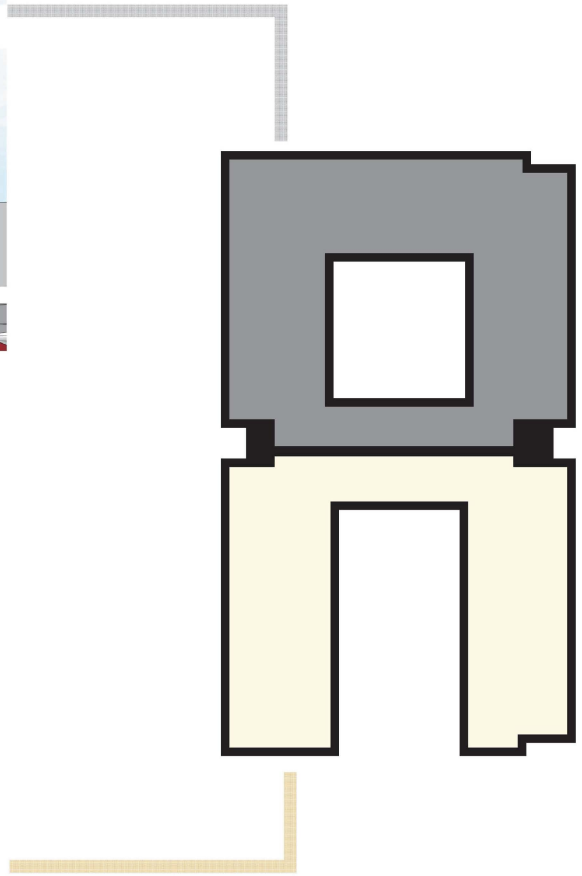
PROJECT #2023-10196.200

06/10/2025

MVE + PARTNERS







DESIGN PARTI - PODIUM BUILDING

WESTORIA

TORRANCE, CA

PROJECT #2023-10196.200

06/10/2025

MVE + PARTNERS



2 Condo_North Elevation
1/16" = 1'-0"



1 Condo_East Elevation
1/16" = 1'-0"

CONDO ELEVATIONS_N/E

WESTORIA

TORRANCE, CA

N

0' 16' 32' 48'

PROJECT #2023-10196.200

06/10/2025

MVE + PARTNERS



2 Condo_South Elevation
1/16" = 1'-0"



1 Condo_West Elevation
1/16" = 1'-0"

CONDO ELEVATIONS_S/W

WESTORIA

TORRANCE, CA

0' 16' 32' 48'

PROJECT #2023-10196.200

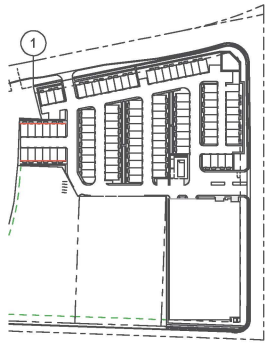
06/10/2025

MVE + PARTNERS



1 Townhome_Elevation_Type 1_Front
1/8" = 1'-0"





TH ELEVATION_TYPE 1_PATIO SIDE

WESTORIA
TORRANCE, CA

0' 8' 16' 24'

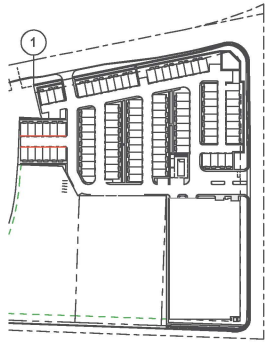
PROJECT #2023-10196.200 06/10/2025

MVE + PARTNERS



1 Townhome_Elevation_Type 1_Back
1/8" = 1'-0"





TH ELEVATION_TYPE 1_GARAGE SIDE

WESTORIA
TORRANCE, CA

0' 8' 16' 24'

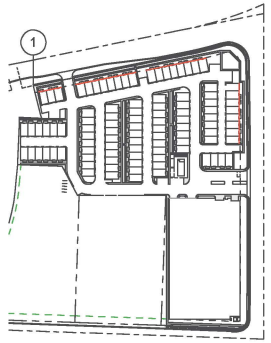
PROJECT #2023-10196.200 06/10/2025

MVE + PARTNERS



1 Townhome_Elevation_Type 2_Front
1/8" = 1'-0"





TH ELEVATION_TYPE 2_STREET SIDE

WESTORIA
TORRANCE, CA

0' 8' 16' 24'

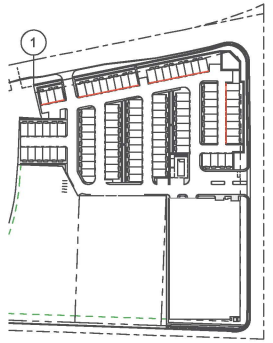
PROJECT #2023-10196.200 06/10/2025

MVE + PARTNERS



1 Townhome_Elevation_Type 2_Back
1/8" = 1'-0"





TH ELEVATION_TYPE 2_GARAGE SIDE

WESTORIA
TORRANCE, CA

0' 8' 16' 24'

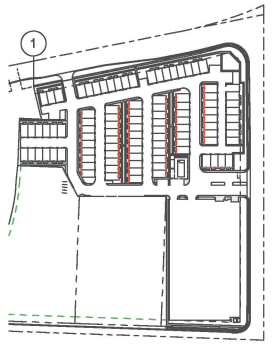
PROJECT #2023-10196.200 06/10/2025

MVE + PARTNERS



1 Townhome_Elevation_Type 1_Slope_Front
1/8" = 1'-0"





TH ELEVATION_TYPE 1_SLOPE_PATIO SIDE

0' 8' 16' 24'

N

PROJECT #2023-10196.200

06/10/2025

WESTORIA

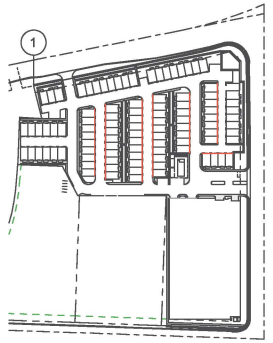
TORRANCE, CA

MVE + PARTNERS



1 Townhome_Elevation_Type 1_Slope_Back
1/8" = 1'-0"





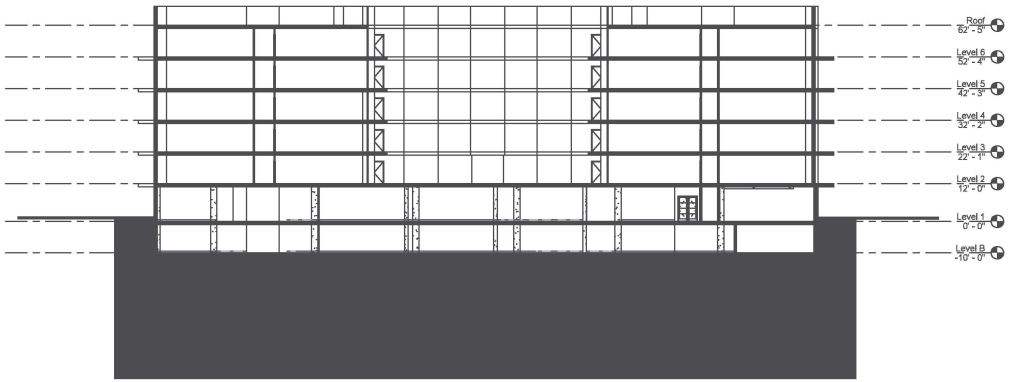
TH ELEVATION_TYPE 1_SLOPE_GARAGE SIDE

WESTORIA
TORRANCE, CA

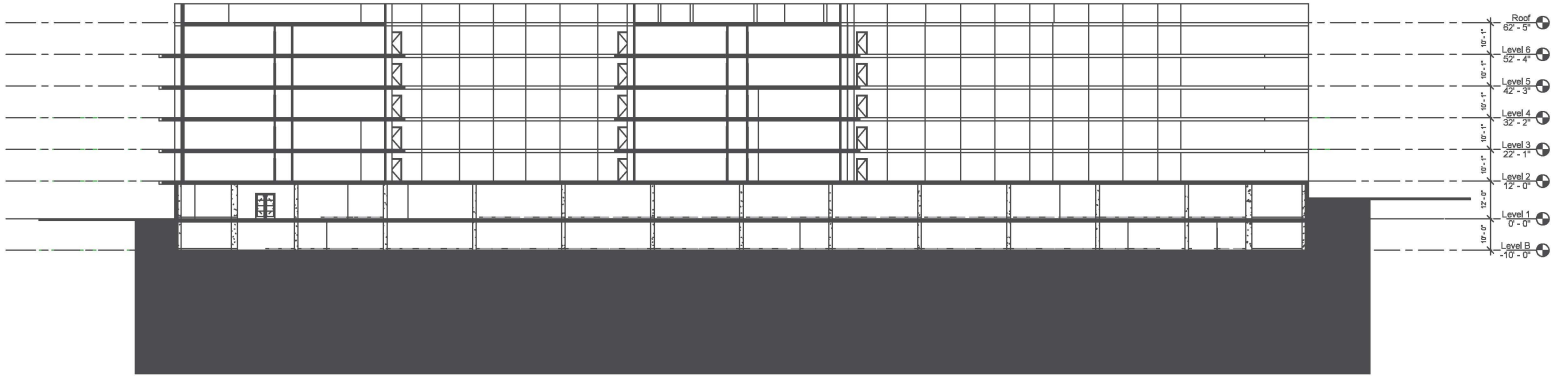
0' 8' 16' 24'

PROJECT #2023-10196.200 06/10/2025

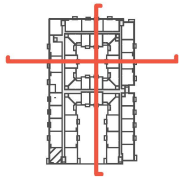
MVE + PARTNERS



2 Building Section C_N/S
1/16" = 1'-0"



1 Building Section A_E/W
1/16" = 1'-0"



CONDO SECTION

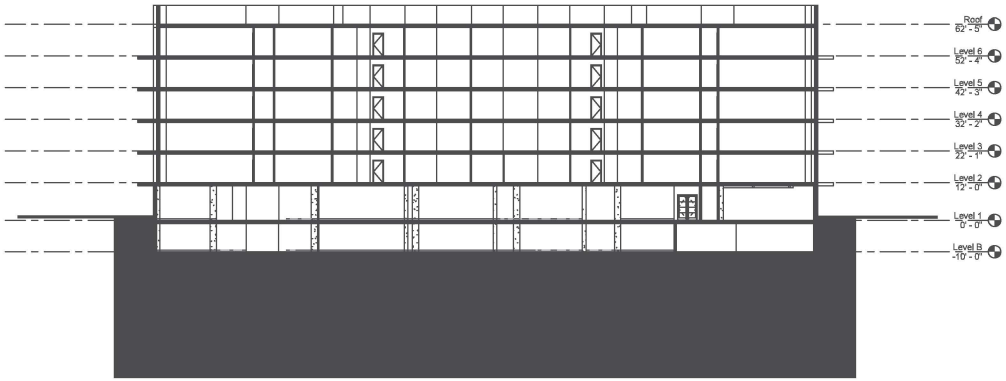
WESTORIA
TORRANCE, CA

0' 16' 32' 48'

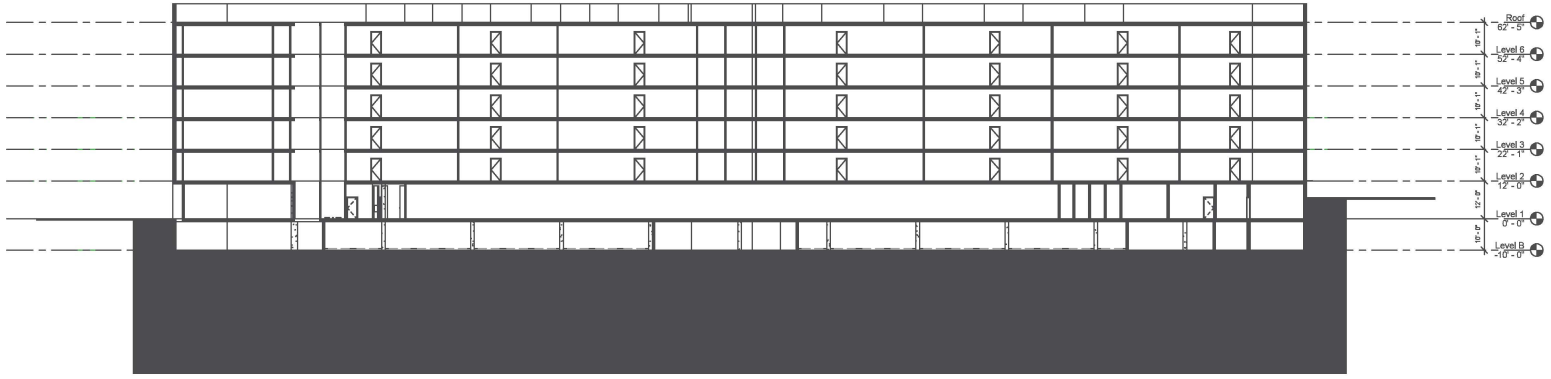
PROJECT #2023-10196.200

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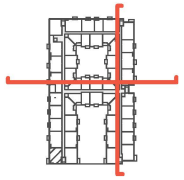
MVE + PARTNERS



② Building Section D_N/S
1/16" = 1'-0"



① Building Section B_E/W
1/16" = 1'-0"



CONDO SECTION

WESTORIA
TORRANCE, CA

0' | 16' | 32' | 48'

PROJECT #2023-10196.200 06/10/2025

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3D VEIW - NORTH-EAST AERIAL

WESTORIA

TORRANCE, CA

PROJECT #2023-10196.200

06/10/2025

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3D VEIW - NORTH-WEST AERIAL

WESTORIA

TORRANCE, CA

PROJECT #2023-10196.200

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MVE + PARTNERS



3D VIEW - CONDO BUILDING AERIAL

WESTORIA

TORRANCE, CA

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3D VIEW - SITE ENTRY AERIAL

WESTORIA

TORRANCE, CA

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3D VEIW - SITE ENTRY STREET

WESTORIA

TORRANCE, CA

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3D VIEW - S WESTERN ELEVATION

WESTORIA

TORRANCE, CA

PROJECT #2023-10196.200

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3D VIEW - CONDO GARAGE ENTRY

WESTORIA

TORRANCE, CA

PROJECT #2023-10196.200

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3D VIEW - CORNER OF 213TH AND S WESTERN

WESTORIA

TORRANCE, CA

PROJECT #2023-10196.200

06/10/2025

MVE + PARTNERS



3D VIEW - 213TH ST ELEVATION

WESTORIA

TORRANCE, CA

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3D VEIW - SITE STREET

WESTORIA

TORRANCE, CA

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3D VEIW - CORNER OF TORRANCE & WESTERN

WESTORIA

TORRANCE, CA

PROJECT #2023-10196.200

06/10/2025

MVE + PARTNERS



3D VEIW - TORRANCE BLVD

WESTORIA

TORRANCE, CA

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3D VEIW - TORRANCE BLVD SIDEWALK

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3D VEIW - POOL AREA

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3D VEIW - TOWNHOMES AERIAL (PLAN 2)

WESTORIA

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3D VEIW - TOWNHOMES STREET (LOOKING SOUTH)

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3D VEIW - TOWNHOMES STREET (LOOKING SOUTH)

WESTORIA

TORRANCE, CA

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MVE + PARTNERS



3D VEIW - TOWNHOMES PASEO

WESTORIA

TORRANCE, CA

PROJECT #2023-10196.200

06/10/2025

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3D VEIW - NORTH-EAST STREET

WESTORIA

TORRANCE, CA

PROJECT #2023-10196.200

06/10/2025

MVE + PARTNERS

OPEN SPACE

Lot A (Townhome)	**71,429 sf**
Common Outdoor OS	23,841 sf
Private Outdoor OS	47,588 sf
Lot B (Multi-family)	**62,703 sf**
Common Outdoor OS	23,981 sf
Common Indoor OS	7,891 sf
Private Outdoor OS	20,831 sf
Common Outdoor OS	
Common Indoor OS (Max 25% of Required)	47,822 sf
Private Outdoor OS	7,891 sf
Total	68,419 sf
	124,132 sf

Area Schedule (OPEN SPACE) - Per Type

Name	Area	Count
Condo_Common Indoor	7891 SF	3
Condo_Common Outdoor	23981 SF	4
Condo_Private Outdoor	20831 SF	237
Townhome_Common Outdoor	23841 SF	5
Townhome_Private Outdoor	47588 SF	98
Grand total: 347	124,132 SF	

Townhome_Area Schedule (OS)

Name	Area	Count
Townhome_Common Outdoor	23841 SF	5
Townhome_Private Outdoor	47588 SF	98
Grand total: 103	71429 SF	

REFER TO MVE + PARTNERS ARCHITECT'S PLAN, SHEET **A.8.1**



SIGN WALL
· see sheet **L.2 & L.11**

BARK PARK
· see sheet **L.2**

GAME TERRACE
· see sheet **L.2**

TOT LOT
· see sheet **L.2**

POOL DECK
· see sheet **L.2**

PROJECT ENTRY
· see sheet **L.2**

ENTERTAINMENT COURTYARD
· see sheet **L.3**

ROOFTOP DECK
· see sheet **L.4**

POOL TERRACE
· see sheet **L.3**

COMPOSITE LANDSCAPE PLAN

0' 40' 80' 120'

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

PROJECT #2023-10196.200

11/14/2025

MS LANDSCAPE ARCHITECTURE



LANDSCAPE PLAN_LOT A (TOWNHOME)

0' 20' 40' 60'

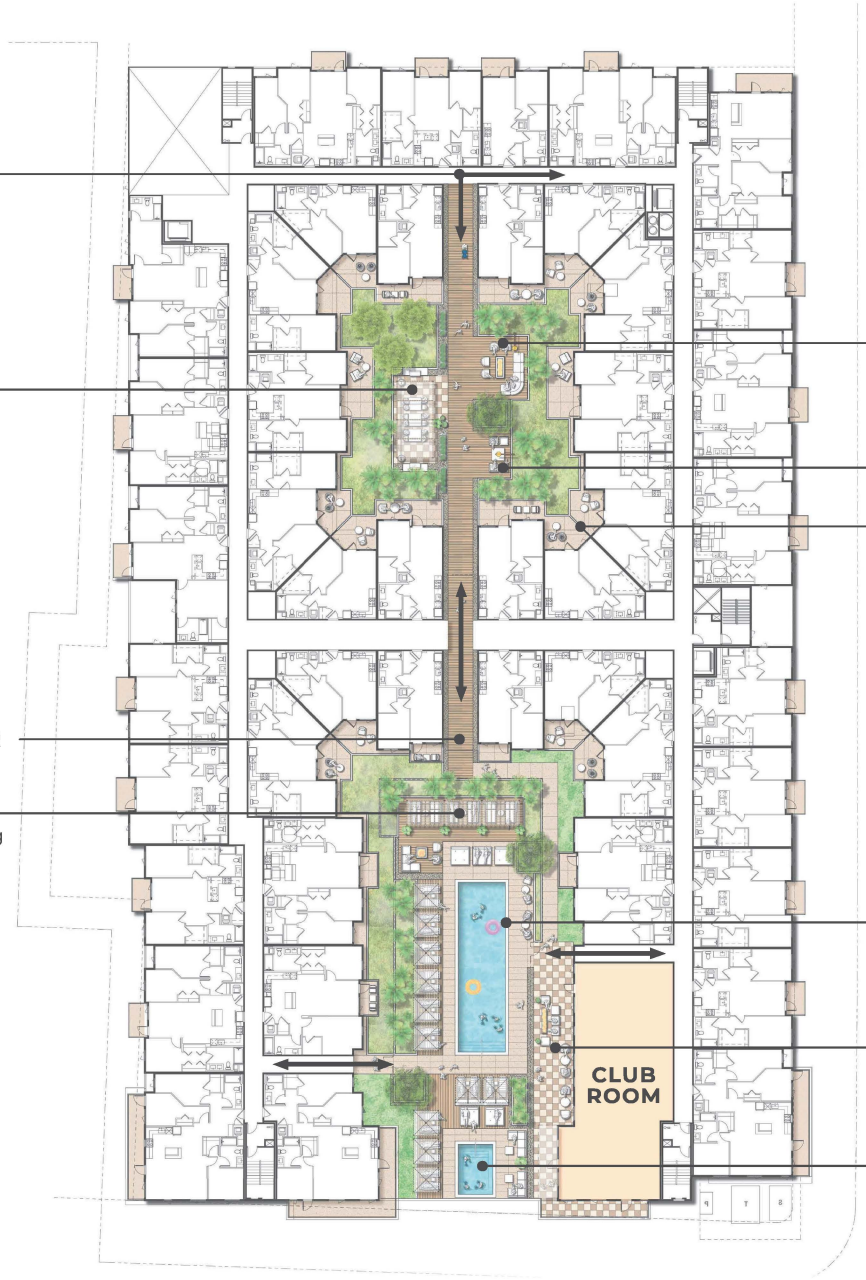
PROJECT #2023-10196.200

11/14/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MJS LANDSCAPE ARCHITECTURE



TO LEASING OFFICE

DINNER PARTY
- shade trellis
- (2) bbqs
- dining tables

ENTRY FROM CORRIDOR

POOL LOUNGE
- fireplace with lounge seating
- (3) 8'x12' cabanas

FIRESIDE LOUNGE
- firepit
- soft seating
- accent tree & organic shade

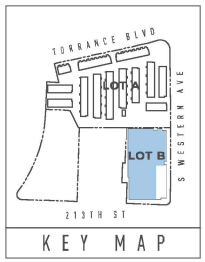
SEATING NODE

ENHANCED PRIVATE PATIOS

POOL DECK
- 54'x15' pool
- ornamental palms
- daybeds & chaise loungers

CLUB LOUNGE
- firepit
- soft seating
- accent paving

SPA RETREAT
- 16'x10' spa
- accent planting
- lounge chairs with umbrellas



LANDSCAPE PLAN_LOT A, LEVEL 2 (MULTI-FAMILY)

0' 10' 20' 30'

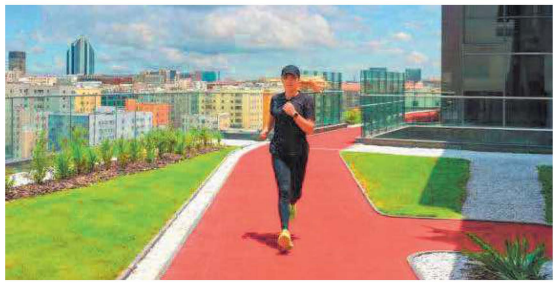
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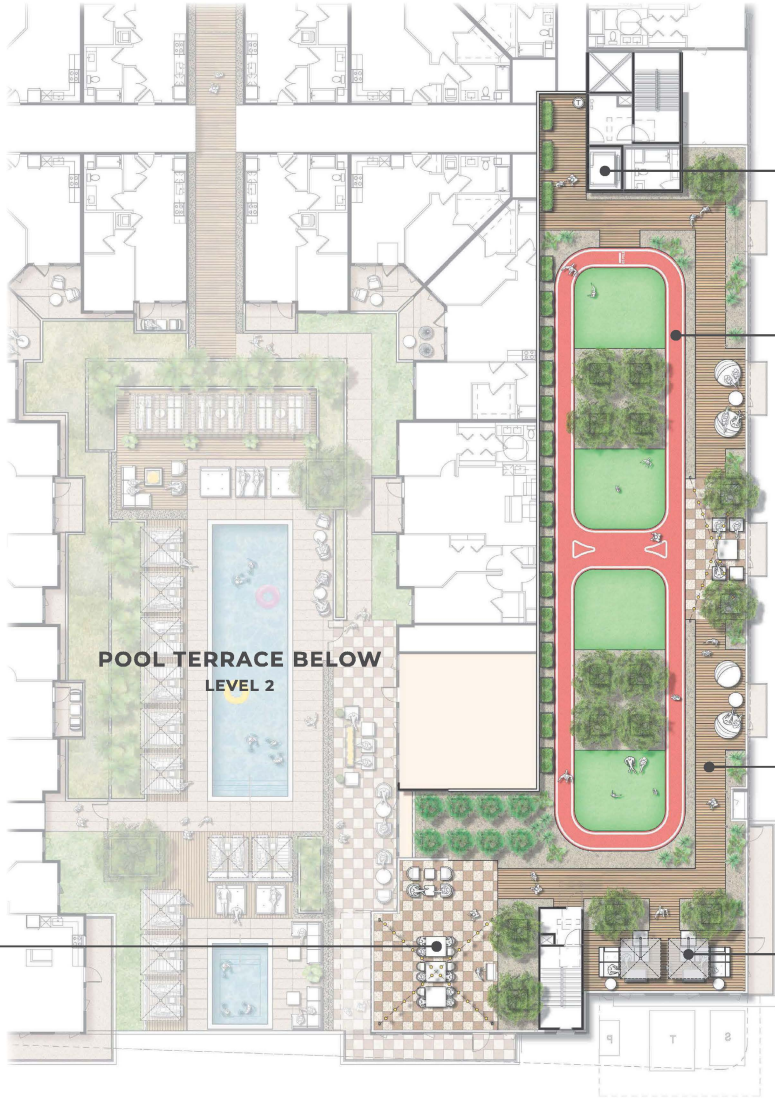
MJS LANDSCAPE ARCHITECTURE











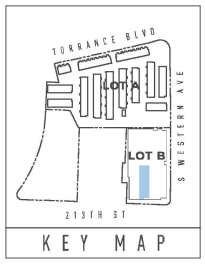
ENTRY FROM APARTMENTS

WALKING TRACK
- 0.05 miles per lap - 20 laps = 1 mile
- hedge
- tree clusters
- turf lawn
- cobble border

BOARDWALK
- trees in pots
- lounge seating

LOUNGE
- soft seating
- umbrellas

VIEW DECK
- dining tables
- portable bbq
- festival lights
- cleaning fee for use



LANDSCAPE PLAN_LOT B, ROOFTOP DECK (MULTI-FAMILY)

0' 5' 10' 15'

PROJECT #2023-10196.200

11/14/2025

WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MJS LANDSCAPE ARCHITECTURE



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
TREES				
	ALOE TONGAENSIS `MEDUSA` MEDUSA MOZAMBIQUE TREE ALOE	24"BOX	VERY LOW	8
	ARBUTUS X `MARINA` MARINA STRAWBERRY TREE MULTI-TRUNK	24"BOX	LOW	19
	ARCHONTOPHOENIX CUNNINGHAMIANA KING PALM MULTI-TRUNK	24"BOX	MODERATE	2
	BISMARCKIA NOBILIS BISMARCK PALM	24"BOX	MODERATE	2
	CERCIS CANADENSIS `FOREST PANSY` TM FOREST PANSY REDBUD	24"BOX	MODERATE	14
	DRACAENA DRACO DRAGON TREE	24"BOX	VERY LOW	10
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW - STANDARD	24"BOX	LOW	19
	MAGNOLIA G. `LITTLE GEM` LITTLE GEM MAGNOLIA	24"BOX	MODERATE	5
	MAGNOLIA GRANDIFLORA `D.D. BLANCHARD` D.D BLANCHARD SOUTHERN MAGNOLIA	24"BOX	MODERATE	8
	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	24"BOX	MODERATE	7
	OLEA EUROPAEA `SWAN HILL` FRUITLESS OLIVE MULTI-TRUNK	24"BOX	LOW	12
	PHOENIX DACTYLIFERA `MEDJOOL` MEDJOOL DATE PALM	18` B.T.H.	LOW	14
	PLATANUS X HISPANICA LONDON PLANE TREE	24"BOX	MODERATE	6
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK MULTI-TRUNK	24"BOX	VERY LOW	2
	TABEBUIA HETEROPHYLLA PINK TABEBUIA	24"BOX	MEDIUM	5
	TRISTANIA CONFERTA BRISBANE BOX	24"BOX	MODERATE	7
	ULMUS PARVIFOLIA `TRUE GREEN` TRUE GREEN LACEBARK ELM	24"BOX	MODERATE	23
	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM	16` BTH	LOW	30
ACCENT				
	ELAEOCARPUS DECIPIENS TM JAPANESE BLUEBERRY - COLUMN	15 GAL.	MODERATE	28
	LAURUS X `SARATOGA` SARATOGA HYBRID LAUREL - COLUMN	15 GAL.	LOW	55

LANDSCAPE AREA:

LOT A LANDSCAPE PROVIDED :	25,930 S.F.
LOT B LANDSCAPE PROVIDED :	23,779 S.F.
TOTAL LANDSCAPE PROVIDED :	49,709 S.F.

PLANT PALETTE NOTES:

1. PROPOSED PLANTS ARE MEDITERRANEAN CLIMATE ADAPTED SPECIES
2. A MAJORITY OF PLANTS ARE LOW WATER USE
3. ALL PLANTS ARE CONSIDERED TO BE LOW MAINTENANCE
4. SOURCE OF WATER USE IS WUCOLS.

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.

ORGANIC MULCHES:

2" THK. DECOMPOSED GRANITE	CALIFORNIA GOLD
3" THK. WOOD MULCH	'FOREST FLOOR'
3" THK. CRUSHED ROCK 1" MINUS	BIRDS EYE PEA GRAVEL

GENERAL PLANTING NOTES

1. ALL SHRUB AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF BARK MULCH.
2. SCREENING NOTE: SCREENING SHALL BE PROVIDED FOR ALL UTILITIES, INCLUDING TRANSFORMERS AND TELEPHONE BOXES. NO UTILITIES SHALL CONFLICT WITH PLANTING.
3. IRRIGATION DESIGN SHALL COMPLY WITH AB1881 AND ESTIMATED ANNUAL WATER USE (EAWU) WILL NOT EXCEED MAXIMUM ANNUAL WATER USE (MAWA) CALCULATIONS.
4. LANDSCAPE WORK SHALL BE IN ACCORDANCE WITH CITY OF TORRANCE DEVELOPMENT STANDARDS AND CODES FOR LANDSCAPE IMPROVEMENTS.
5. TREES WITHIN 6 FEET OF LANDSCAPE SHALL BE INSTALLED WITH APPROVED ROOT CONTROL BARRIER (16 FEET LENGTH MIN. EACH TREE)
6. PLANTER AREAS WILL BE ON A DRIP IRRIGATION. TREES WILL BE IRRIGATED BY A DEEP ROOT WATERING BUBBLER.
7. PROVIDE ROOT BARRIER ADJACENT SIDEWALKS AND CURBS.

LINE-OF-SIGHT NOTE:

LANDSCAPE ELEMENTS OVER 30" IN HEIGHT (INCLUDING PLANTING MEASURED AT MAINTAINED HEIGHT) ARE NOT ALLOWED AT STREET CORNERS WITHIN A TRIANGULAR ZONE DRAWN FROM 2 POINTS, 25' OUTWARD FROM BEGINNING OF CURVES AND END OF CURVES.

LANDSCAPING NOTES:

1. ALL PLANTS ARE CAL-IPC NON-INVASIVE AND WUCOLS MEDIUM/LOW WATER CONSUMPTION VARIETIES FOR THEIR PROPOSED GROWING CONDITIONS. THESE PLANTS ARE WATER CONSERVING AND USED FOR THEIR DEEP ROOT SYSTEMS WHICH STABILIZES SOIL AND MINIMIZES EROSION IMPACTS.
2. ALL PLANT MATERIALS SHALL BE INSTALLED IN A HEALTHY VIGOROUS CONDITION TYPICAL TO THE SPECIES AND SHALL BE MAINTAINED IN A NEAT AND HEALTHY CONDITION. MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO, TRIMMING, WEEDING, REMOVAL OF LITTER, FERTILIZING, REGULAR WATERING, AND REPLACEMENT OF DISEASED OR DEAD PLANTS.
3. ROOT BARRIERS SHALL BE INSTALLED AS NEEDED IN AREAS WHERE TREES ARE PLANTED IN CLOSE PROXIMITY TO HARDSCAPE AND/OR STRUCTURES.

IRRIGATION WATER CONSERVATION FEATURES

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. INSTALLATION OF AUTOMATIC 'SMART' IRRIGATION CONTROLLER WITH RAIN-SENSOR AND WEATHER TRACK.
2. THE USE OF LOW PRECIPITATION/LOW ANGLE IRRIGATION SPRAY HEADS.
3. THE USE OF LOW WATER CONSUMING PLANTS.
4. SOIL AMENDMENT TO ACHIEVE GOOD SOIL MOISTURE RETENTION.
5. MULCHING TO REDUCE EVAPOTRANSPORATION FROM THE ROOT ZONE.

NOTE: INSTALL RADIO-READ WATER METER and BACKFLOW PREVENTOR for IRRIGATION SERVICE per CITY REQUIREMENTS.

SHRUB SCHEDULE

BOTANICAL/COMMON NAME	SIZE	WUCOLS
SCREEN HEDGE		
LAURUS NOBILIS `LITTLE RAGU` LITTLE RAGU DWARF BAY	15 GAL	LOW
HEDGE AT BACKFLOW PREVENTOR		
ARBUTUS UNEDO `COMPACTA` DWARF STRAWBERRY TREE	5 GAL	LOW
SHRUBS (MIN 36" O.C.)		
GREVILLEA X `PEACHES AND CREAM` GREVILLEA	5 GAL	LOW
LEUCADENDRON DISCOLOR `POM POM` POM POM LEUCADENDRON	5 GAL	LOW
LEUCOSPERMUM CORDIFOLIUM `FLAME GIANT` GIANT ORANGE NODDING PINCUSHION	5 GAL	LOW
LEUCOPHYLLUM F. `LOS ALAMITOS` TEXAS SAGE	5 GAL	LOW
OLEA EUROPAEA 'LITTLE OLLIE' LITTLE OLLOE DWARF OLIVE	5 GAL	LOW
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' ROSEMARY	5 GAL	LOW
ROSMARINUS OFFICINALIS 'PROSTRATUS' CREEPING ROSEMARY	1 GAL	LOW
SALVIA X 'ALLEN CHICKERING' CLEVELAND SAGE	5 GAL	LOW
WESTRINGIA F. `WYNABBIE GEM` WYNABBIE GEM COAST ROSEMARY	5 GAL	LOW
ACCENTS/SUCCULENTS (36" O.C.)		
AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL	LOW
AGAVE ATTENUATA `RAY OF LIGHT` FOXTAIL AGAVE	5 GAL	LOW
AGAVE ATTENUATA 'NOVA' CENTURY PLANT	5 GAL	LOW
AGAVE X `BLUE FLAME` BLUE FLAME AGAVE	5 GAL	LOW
ALOE STRIATA CORAL ALOE	5 GAL	LOW
CRASSULA A. 'BLUE WAVES' JADE PLANT	5 GAL	LOW
FURCRA FOETIDA 'MEDIOPICTA' MAURITUS HEMP	5 GAL	LOW
MEDIUM GRASSES - 36" HEIGHT (36" O.C.)		
CHONDROPETALUM TECTORUM CAPE RUSH	5 GAL	LOW
DIANELLA TASMANICA `VARIEGATA` FLAX LILY	5 GAL	LOW
LEYMUS C. `CANYON PRINCE` CANYON PRINCE GIANT WILD RYE	5 GAL	LOW
LOMANDRA L. PLATINUM BEAUTY PLATINUM BEAUTY	5 GAL	LOW
CALAMAGROSTIS 'KARL FOERSTER' FEATHER REED GRASS	5 GAL	LOW
LOW GRASSES - 24" HEIGHT (24" O.C.)		
DIANELLA REVOLUTA `LITTLE REV` LITTLE REV FLAX LILY	5 GAL	LOW
LOMANDRA LONGIFOLIA `BREEZE` MAT RUSH	5 GAL	LOW
JUNCUS PATENS CALIFORNIA RUSH	5 GAL	LOW
SESLERIA X `CAMPO AZUL` CAMPO AZUL MOOR GRASS	1 GAL	LOW
CAREX PANSA CALIFORNIA MEADOW SEDGE	1 GAL	LOW

UTILITY SCREENING NOTE:

ALL ABOVE-GROUND UTILITY EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW WITH A MINIMUM 3' WIDE PLANTING AREA. PROPOSED SCREEN SHRUB WILL BE 15 GALLON SIZE SPACED TO SCREEN 75% OF UTILITY AT THE TIME OF PLANTING.

CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO BEGINNING LANDSCAPE WORK SO THAT THE LANDSCAPE ARCHITECT CAN REVIEW THE PROJECT UTILITY LOCATIONS AND REVISE PLANS ACCORDINGLY TO FULLY SCREEN ALL UTILITIES FROM VIEW.

WATER CONSERVATION PRINCIPLES

PURPOSE: TO PROVIDE THE PROPERTY MANAGEMENT STAFF A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.

CONCEPT: THE SYSTEM WILL UTILIZE DRIP and BUBBLER IRRIGATION COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL. THE SYSTEM WILL BE CONTROLLED BY A WEATHER TRAK or 'SMART' CONTROLLER. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

TO AVOID WATER RUNOFF, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN BUBBLER HEADS or DRIP TUBING TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NON-FERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

GROUND LEVEL - TREE PLAN

0' 40' 80' 120'

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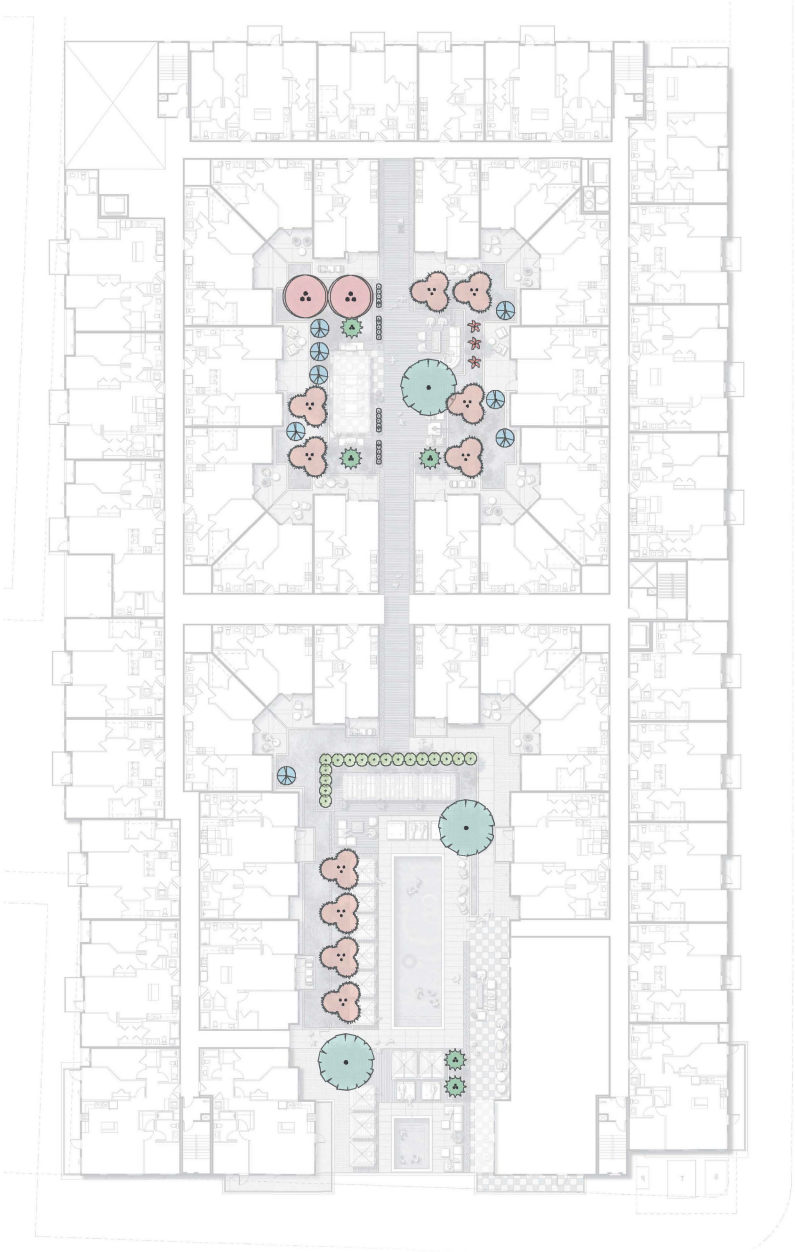
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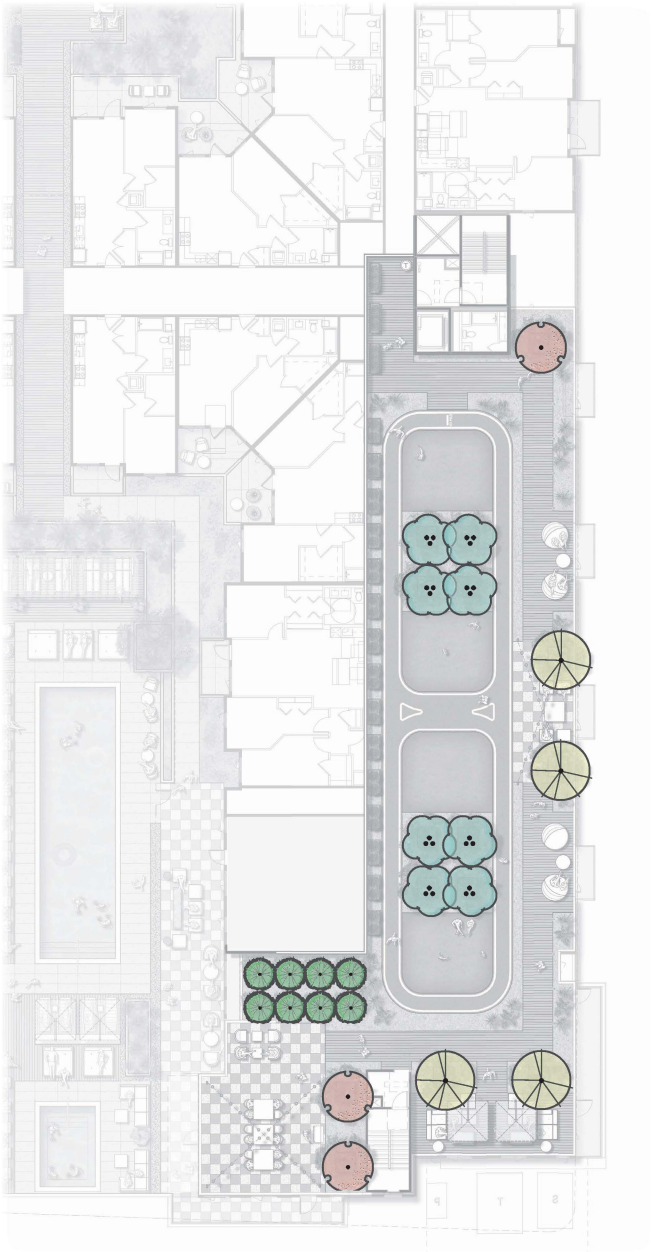
WESTORIA

Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

MS LANDSCAPE ARCHITECTURE



ENTERTAINMENT COURTYARD & POOL TERRACE
SCALE: 1" = 10' - 0"



ROOFTOP DECK
SCALE: 1" = 5' - 0"

PLANT SCHEDULE LOT B - PODIUM

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
TREES				
	ARBUTUS X `MARINA` MARINA STRAWBERRY TREE MULTI-TRUNK	36"BOX	LOW	2
	CYCAS REVOLUTA SAGO PALM	24"BOX	MEDIUM	3
	DRACAENA DRACO DRAGON TREE	24"BOX	LOW	5
	OLEA EUROPAEA `SWAN HILL` FRUITLESS OLIVE MULTI-TRUNK	24"BOX	LOW	3
ACCENT				
	ELAEOCARPUS DECIPIENS TM JAPANESE BLUEBERRY - COLUMN	15 GAL.	MODERATE	8
	FICUS NITIDA 'GREEN GEM' GREEN GEM FICUS	24"BOX	MODERATE	17

LANDSCAPE AREA-LOT B PODIUM:

NORTH COURTYARD LANDSCAPE PROVIDED :	2,349 S.F.
POOL COURTYARD LANDSCAPE PROVIDED :	3,403 S.F.
TOTAL LANDSCAPE PROVIDED :	5,752 S.F.

PLANT SCHEDULE LOT B - ROOF DECK

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
TREES				
	ARBUTUS X `MARINA` MARINA STRAWBERRY TREE MULTI-TRUNK	24"BOX	LOW	8
	CERCIDIUM X `DESERT MUSEUM` THORNLESS PALO VERDE	24"BOX	VERY LOW	4
	MAGNOLIA G. `LITTLE GEM` LITTLE GEM MAGNOLIA	24"BOX	MODERATE	3
	OLEA EUROPAEA `SWAN HILL` TM SWAN HILL OLIVE	24"BOX	LOW	8

PLANT PALETTE NOTES:

1. PROPOSED PLANTS ARE MEDITERRANEAN CLIMATE ADAPTED SPECIES
2. A MAJORITY OF PLANTS ARE LOW WATER USE
3. ALL PLANTS ARE CONSIDERED TO BE LOW MAINTENANCE
4. SOURCE OF WATER USE IS WUCOLS.

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.

ORGANIC MULCHES:

2" THK. DECOMPOSED GRANITE	CALIFORNIA GOLD
3" THK. WOOD MULCH	'FOREST FLOOR'
3" THK. CRUSHED ROCK 1" MINUS	BIRDS EYE PEA GRAVEL

GENERAL PLANTING NOTES

1. ALL SHRUB AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF BARK MULCH.
2. SCREENING NOTE: SCREENING SHALL BE PROVIDED FOR ALL UTILITIES, INCLUDING TRANSFORMERS AND TELEPHONE BOXES. NO UTILITIES SHALL CONFLICT WITH PLANTING.
3. IRRIGATION DESIGN SHALL COMPLY WITH AB1881 AND ESTIMATED ANNUAL WATER USE (EAWU) WILL NOT EXCEED MAXIMUM ANNUAL WATER USE (MAWA) CALCULATIONS.
4. LANDSCAPE WORK SHALL BE IN ACCORDANCE WITH CITY OF TORRANCE DEVELOPMENT STANDARDS AND CODES FOR LANDSCAPE IMPROVEMENTS.
5. TREES WITHIN 6 FEET OF LANDSCAPE SHALL BE INSTALLED WITH APPROVED ROOT CONTROL BARRIER (16 FEET LENGTH MIN. EACH TREE)
6. PLANTER AREAS WILL BE ON A DRIP IRRIGATION. TREES WILL BE IRRIGATED BY A DEEP ROOT WATERING BUBBLER.
7. PROVIDE ROOT BARRIER ADJACENT SIDEWALKS AND CURBS.

LANDSCAPING NOTES:

1. ALL PLANTS ARE CAL-IPC NON-INVASIVE AND WUCOLS MEDIUM/LOW WATER CONSUMPTION VARIETIES FOR THEIR PROPOSED GROWING CONDITIONS. THESE PLANTS ARE WATER CONSERVING AND USED FOR THEIR DEEP ROOT SYSTEMS WHICH STABILIZES SOIL AND MINIMIZES EROSION IMPACTS.
2. ALL PLANT MATERIALS SHALL BE INSTALLED IN A HEALTHY VIGOROUS CONDITION TYPICAL TO THE SPECIES AND SHALL BE MAINTAINED IN A NEAT AND HEALTHY CONDITION. MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO, TRIMMING, WEEDING, REMOVAL OF LITTER, FERTILIZING, REGULAR WATERING, AND REPLACEMENT OF DISEASED OR DEAD PLANTS.
3. ROOT BARRIERS SHALL BE INSTALLED AS NEEDED IN AREAS WHERE TREES ARE PLANTED IN CLOSE PROXIMITY TO HARDSCAPE AND/OR STRUCTURES.

PODIUM ROOFTOP LEVEL - TREE PLAN

WESTORIA

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PROJECT #2023-10196.200

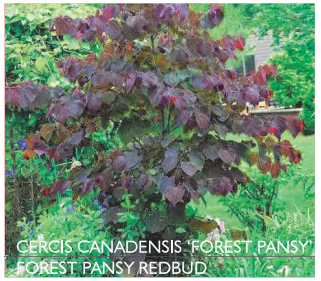
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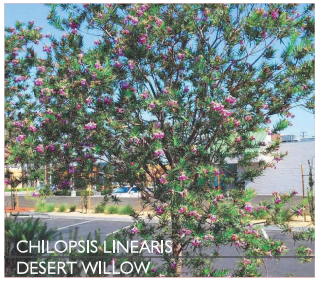
MJS LANDSCAPE ARCHITECTURE

TREES

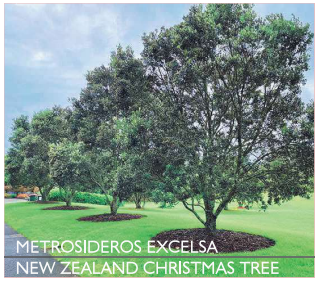

ARBUTUS X MARINA
STRAWBERRY TREE

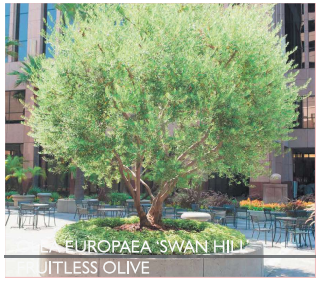

CERCIDIUM X 'DESERT MUSEUM'
THORNLESS PALO VERDE


CERCIS CANADENSIS 'FOREST PANSY'
FOREST PANSY REDBUD


CHILOPSIS LINEARIS
DESERT WILLOW


DRACENA DRAC
DRAGON TREE


METROSIDEROS EXCELSA
NEW ZEALAND CHRISTMAS TREE

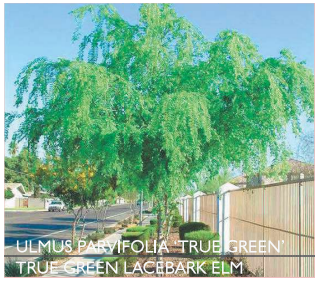

UROPAEA 'SWAN HILL'
UITLESS OLIVE


PHOENIX DACTYLIFERA 'MEDJOOL'
MEDJOOL DATE PALM

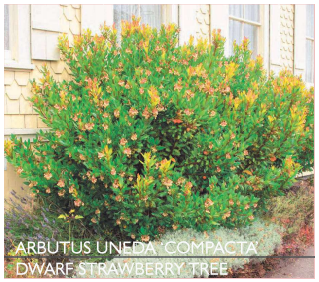

QUERCUS AGRIFOLIA
COAST LIVE OAK


QUERCUS ILEX
HOLLY OAK

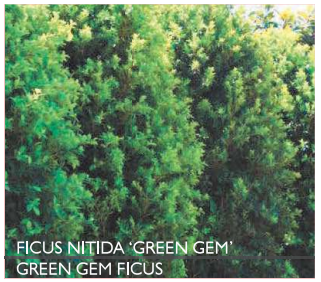

TRISTANIA CONFERTA
BRISBANE BOX

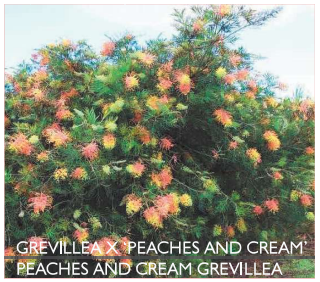

ULMUS PARVIFOLIA 'TRUE GREEN'
TRUE GREEN LACEBARK ELM

SHRUBS


ARBUTUS UNEDA 'COMPACTA'
DWARF STRAWBERRY TREE


ELAEOCARPUS DECIPIENS
JAPANESE BLUEBERRY


FICUS NITIDA 'GREEN GEM'
GREEN GEM FICUS


GREVILLEA X 'PEACHES AND CREAM'
PEACHES AND CREAM GREVILLEA

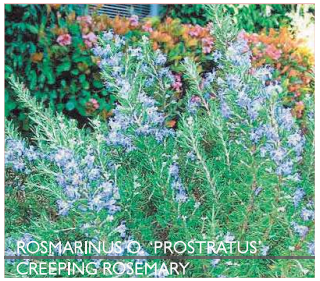

LAURUS SARATOGA
SARATOGA HYBRID LAUREL


LAURUS NOBILIS 'LITTLE RAGU'
LITTLE RAGU SWEET BAY


LEUCOSPERMUM 'FLAME GIANT'
GIANT ORANGE PINCUSHION


LEUCOPHYLLUM 'LOS ALAMITOS'
TEXAS SAGE


OLEA EUROPAEA 'LITTLE OLLIE'
LITTLE OLLIE DWARF OLIVE


ROSMARINUS O. 'PROSTRATUS'
CREEPING ROSEMARY


SALVIA 'ALLEN CHICKERING'
CLEVELAND SAGE


WESTRINGIA 'WYNYABBIE GEM'
WYNYABBIE GEM COAST ROSEMARY

PLANT PALETTE & IMAGERY

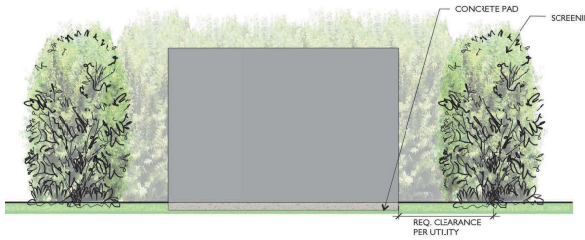
WESTORIA

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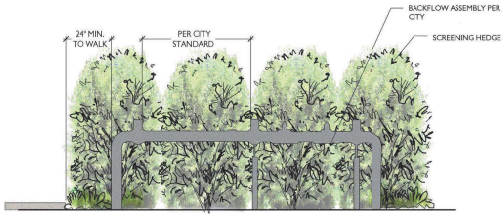
PROJECT #2023-10196.200

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MJS LANDSCAPE ARCHITECTURE



TYP. SECTION AT TRANSFORMER SCREENING

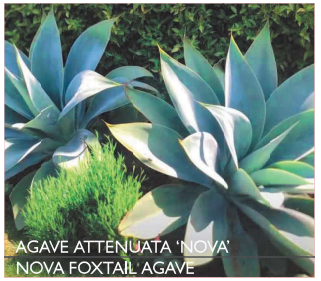


TYP. SECTION AT UTILITY SCREENING

ACCENTS


AGAVE ATTENUATA
FOXTAIL AGAVE


AGAVE ATTENUATA 'RAY OF LIGHT'
RAY OF LIGHT FOXTAIL AGAVE


AGAVE ATTENUATA 'NOVA'
NOVA FOXTAIL AGAVE


AGAVE ATTENUATA 'BLUE FLAME'
BLUE FLAME AGAVE


ALOE STRIATA
CORAL ALOE

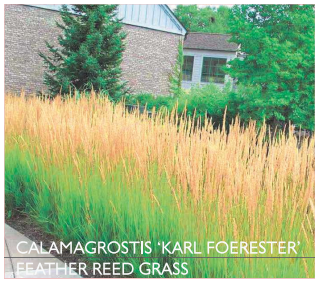

CRASSULA 'BLUE WAVES'
JADE PLANT


CHONDROPETALUM TECTORUM
CAPE RUSH

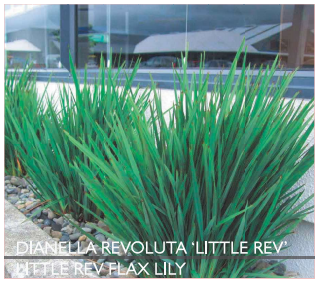

FURCRAEA FOETIDA 'MEDIOPICTA'
MAURITIUS HEMP

GRASSES


CAREX PANSA
CALIFORNIA MEADOW SEDGE


CALAMAGROSTIS 'KARL FOERESTER'
FEATHER REED GRASS


CHONDROPETALUM TECTORUM
CAPE RUSH


DIANELLA REVOLUTA 'LITTLE REV'
LITTLE REV FLAX LILY

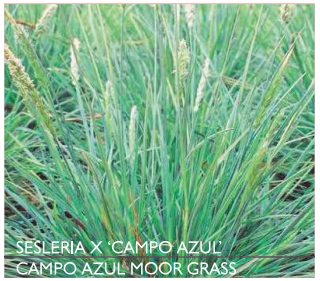

DIANELLA TASMANICA 'VARIEGATA'
FLAX LILY


JUNCUS PATENS
CALIFORNIA RUSH


LEYMUS 'CANYON PRINCE'
CANYON PRINCE GIANT WILD RYE


LOMANDRA LONGIFOLIA 'BREEZE'
MAT RUSH


LOMANDRA 'PLATINUM BEAUTY'
PLATINUM BEAUTY


SESLERIA X 'CAMPO AZUL'
CAMPO AZUL MOOR GRASS

PLANT PALETTE & IMAGERY



IRRIGATION HYDROZONES:

SYMBOL	HYDROZONE	AREA	WATER USAGE	PLANT FACTOR (Ko)
	HYDRO-ZONE - 1 WESTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	11,669 S.F.	LOW	0.30
	HYDRO-ZONE - 2 NORTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	9,965 S.F.	MODERATE	0.40
	HYDRO-ZONE - 3 SOUTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	13,385 S.F.	LOW	0.30
	HYDRO-ZONE -4 EASTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	14,690 S.F.	MODERATE	0.40
TOTAL HYDROZONE AREA:		49,709 S.F.		

RAIN SENSOR PLACEMENT:

THE RAIN SENSOR SHALL BE INSTALLED ON THE SOUTH OR SOUTH-WESTERN FACING AREA OF THE ROOF. THE AREA SELECTED SHALL BE IN A CLEAR OPEN AREA OF THE ROOF NOT EFFECTED BY THE SHADE FROM ANOTHER BUILDING OR TREE. THE CONTRACTOR SHALL INSTALL THE SENSOR ON AN EAVE OR FASCIA BOARD PER THE DIRECTION OF THE LANDSCAPE ARCHITECT EITHER WITHIN PVC CONDUIT OR OTHER MEANS AS DIRECTED BY THE LANDSCAPE ARCHITECT.

IRRIGATION CONCEPT NOTE:

THE FOLLOWING IS A SUMMARY OF THE PROPOSED IRRIGATION CONCEPT FOR THE LANDSCAPED AREAS:

PURPOSE: TO PROVIDE THE LANDSCAPE MAINTENANCE COMPANY A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.

CONCEPT: THE SYSTEM WILL DERIVE IT'S WATER FROM THE DOMESTIC WATER PURVEYOR. ALL POINTS OF CONNECTIONS WILL BE PROTECTED BY A BACKFLOW PREVENTION UNIT IN ACCORDANCE WITH CITY OF TORRANCE PUBLIC WORKS STANDARDS. THE SYSTEM WILL UTILIZE VARIOUS TYPES OF IRRIGATION HEADS COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL WITH MATCHED PRECIPITATION RATES. THE SYSTEM WILL BE CONTROLLED BY MOISTURE SENSING EQUIPMENT. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo): 39.27 — ETAF for MAWA: 0.55 (Residential)

Hydrozone # /Planting Description[E]	Plant Factor (PF)	Irrigation Method[B]	Irrigation Efficiency (IE)[C]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[F]
Regular Landscape Areas							
Hydrozone 1 - Western Sun Exposure	0.30	drip	0.81	0.37	11,669	4,322	105,226
Hydrozone 2 - Northern Sun Exposure	0.40	drip	0.81	0.49	9,965	4,921	119,813
Hydrozone 3 - Southern Sun Exposure	0.30	drip	0.81	0.37	13,385	4,957	120,700
Hydrozone 4 - Eastern Sun Exposure	0.40	drip	0.81	0.49	14,690	7,254	176,624
				Totals	49,709	21,455	522,363
Special Landscape Areas							
				Totals			
					ETWU Total		522,363
					Maximum Allowed Water Allowance (MAWA)[A]		665,657

HYDROZONE PLAN

0' 40' 80' 120'

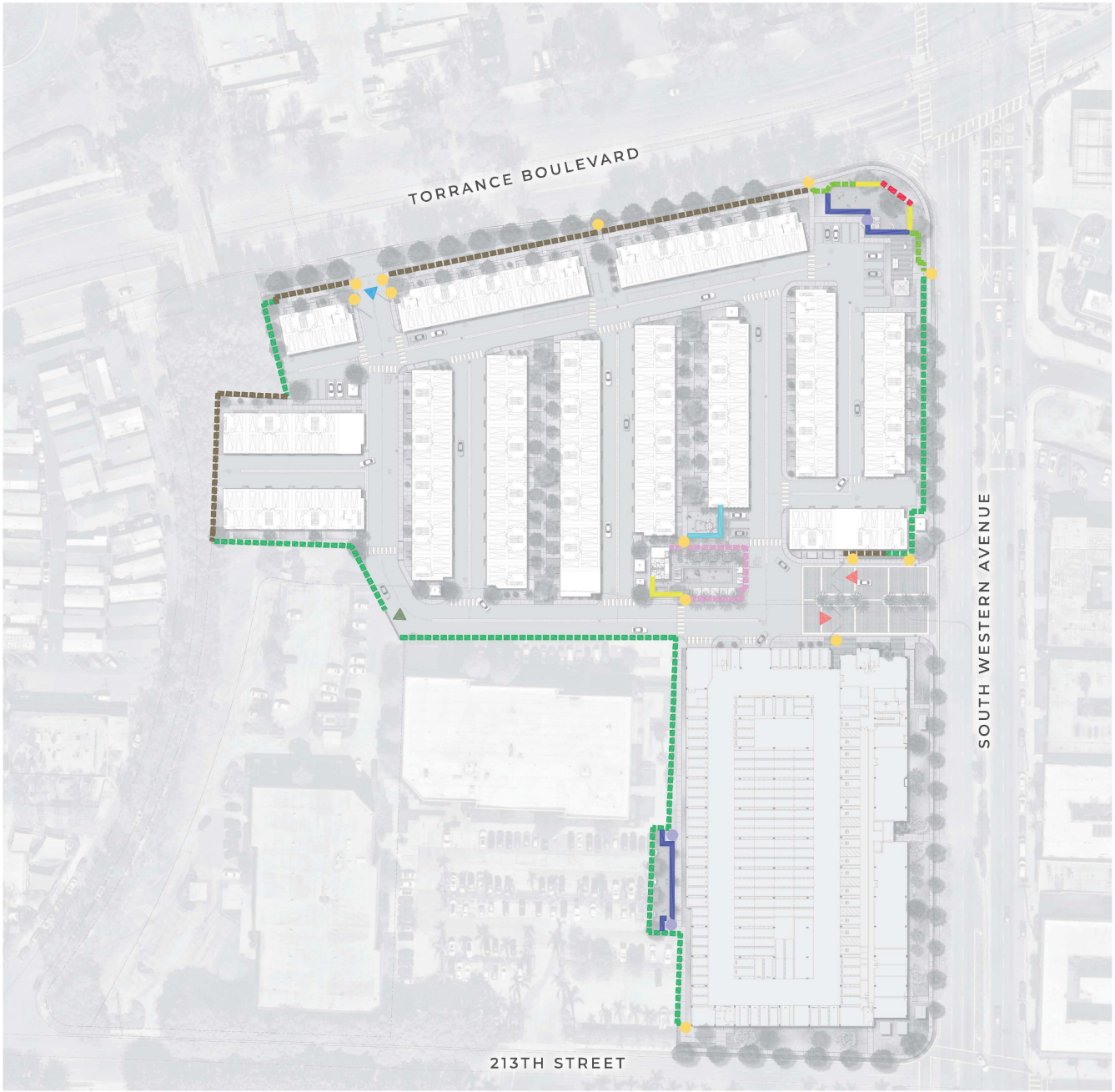
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11/14/2025

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MS LANDSCAPE ARCHITECTURE



WALL AND FENCE KEY		
DETAIL	SYMBOL	DESCRIPTION:
Ⓐ		6' HT TUBULAR STEEL FENCE
Ⓐ		6' HT TUBULAR STEEL POOL FENCE
Ⓑ		4' HT TUBULAR STEEL DOG PARK FENCE
Ⓑ		4' HT TUBULAR STEEL DOG PARK GATE
Ⓒ		3.5' HT TUBULAR STEEL TOT LOT FENCE
Ⓓ		6' HT STUCCO WALL
Ⓔ		6' HT TUBULAR STEEL GATE
Ⓕ		TUBULAR STEEL FENCE ON RETAINING WALL
Ⓖ		9' MONUMENT SIGN
Ⓗ		6' HT MAIN VEHICULAR GATE
Ⓗ		6' HT SECONDARY VEHICULAR GATE
Ⓗ		6' HT SLIDING EVA GATE

NOTE:
SEE SHEET L.11 FOR WALL & FENCE DETAILS

WALL & FENCE PLAN

0' 40' 80' 120'

PROJECT #2023-10196.200

11/14/2025

WESTORIA

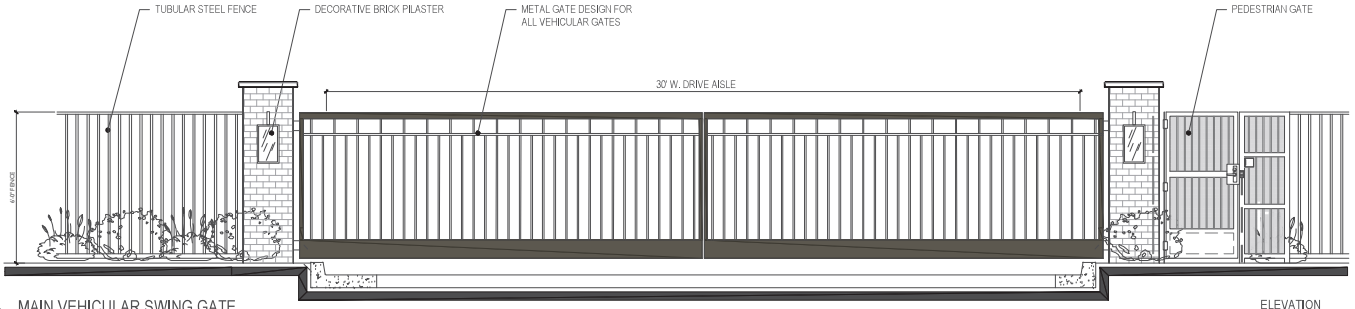
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MS LANDSCAPE ARCHITECTURE



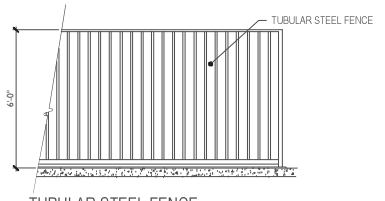
G MONUMENT SIGN WALL
CORNER OF WESTERN AVENUE & TORRANCE BOULEVARD

ELEVATION
NTS

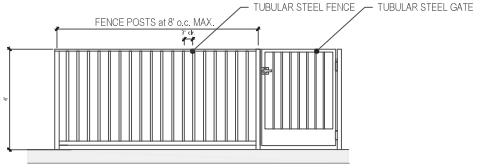


H MAIN VEHICULAR SWING GATE
6' HIGH

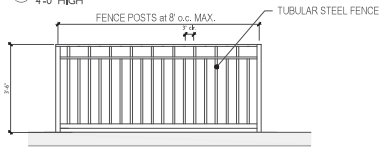
ELEVATION
SCALE: 1/2" = 1'-0"



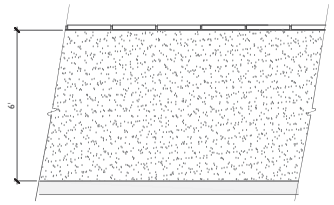
A TUBULAR STEEL FENCE
6'-0" HIGH



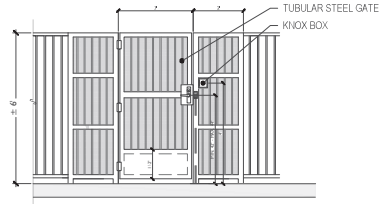
B DOG PARK FENCE AND GATE
4'-0" HIGH



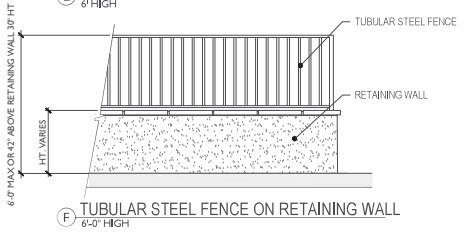
C TOT LOT FENCE
3'-6" HIGH



D STUCCO WALL
6' HIGH

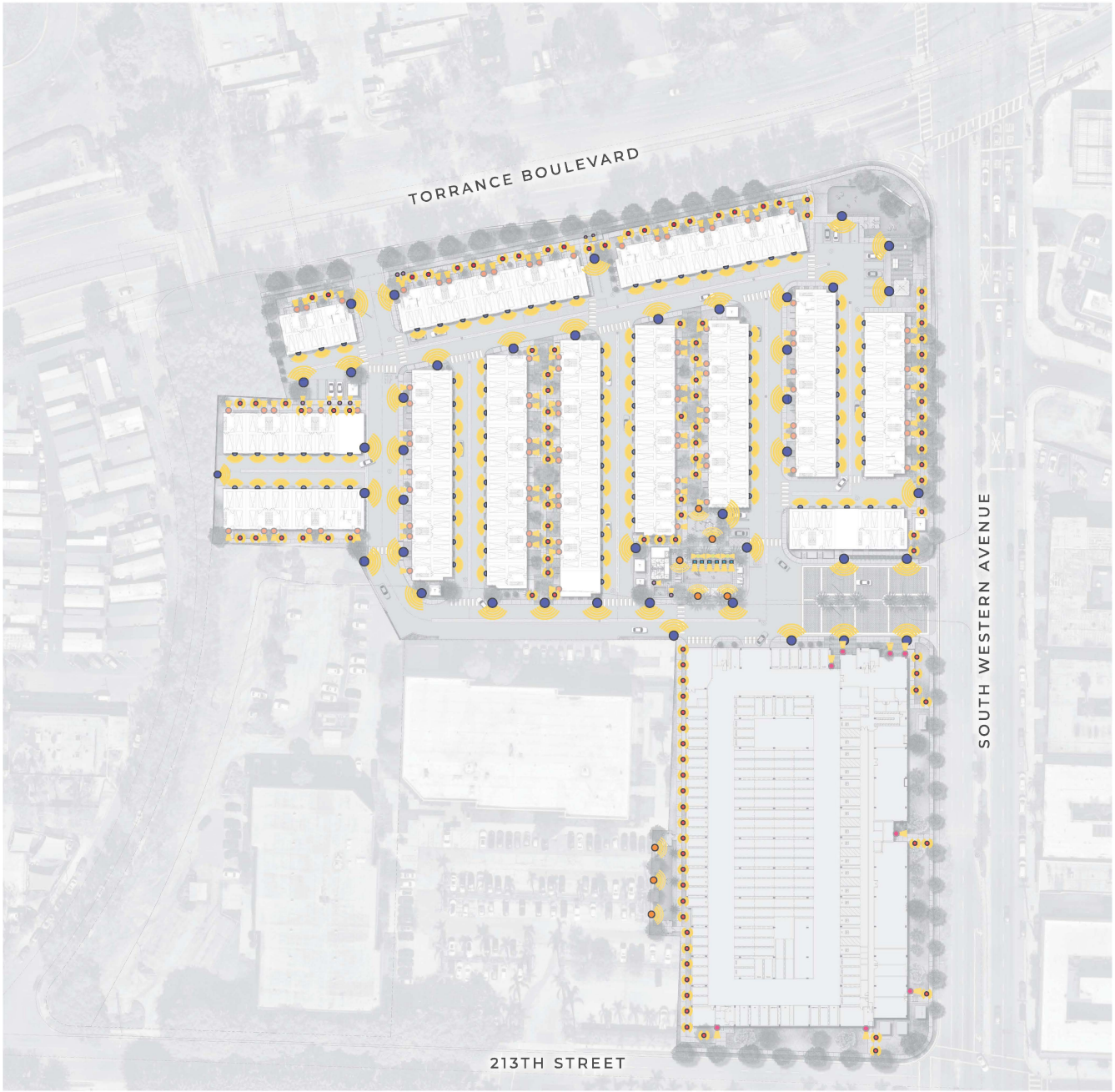


E TUBULAR STEEL PEDESTRIAN GATE
6' HIGH



F TUBULAR STEEL FENCE ON RETAINING WALL
6'-0" HIGH

WALL & FENCE DETAIL



LIGHTING LEGEND-GROUND LEVEL

SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	THEME POLE LIGHT AT DRIVES	VEHICULAR DRIVES. FIXTURE WILL NOT PRODUCE OFF-SITE GLARE
	THEME POLE LIGHT	AMENITY SPACES. FIXTURE WILL NOT PRODUCE OFF-SITE GLARE
	BOLLARD	AT PEDESTRIAN PATH OF TRAVEL
	DOWNLIGHT	MOUNTED ON OVERHEAD TRELLIS
	RECESSED WALL	MOUNTED TO LOW WALLS
	POOL CABANA	MOUNTED ON CABANA
	SCONCE	MOUNTED UNIT FRONT DOORS. FIXTURE WILL NOT PRODUCE OFF-SITE GLARE
	BUILDING MOUNTED SCONCE AT GARAGE	MOUNTED TO GARAGES. FIXTURE WILL NOT PRODUCE OFF-SITE GLARE
	SCONCE AT MULTI-FAMILY BUILDING	MOUNTED BUILDING. FIXTURE WILL NOT PRODUCE OFF-SITE GLARE

* FOR REFERENCE ONLY *

EXTERIOR LIGHTING NOTES:

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE TUNGSTEN OR METAL HALIDE.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.



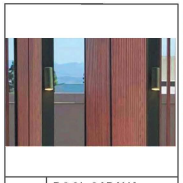
THEME POLE LIGHT
VEHICULAR DRIVE



THEME POLE LIGHT
AMENITY SPACES



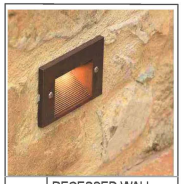
BOLLARD
PATH OF TRAVEL



POOL CABANA
ON POOL CABANA FRAME



DOWN LIGHT
AT POOL CABANA



RECESSED WALL
MOUNTED ON WALL



SCONCE
MOUNTED AT FRONT DOORS



SCONCE
MOUNTED ON GARAGE



SCONCE
MOUNTED ON GARAGE

GROUND LEVEL - LIGHTING PLAN

0' 40' 80' 120'

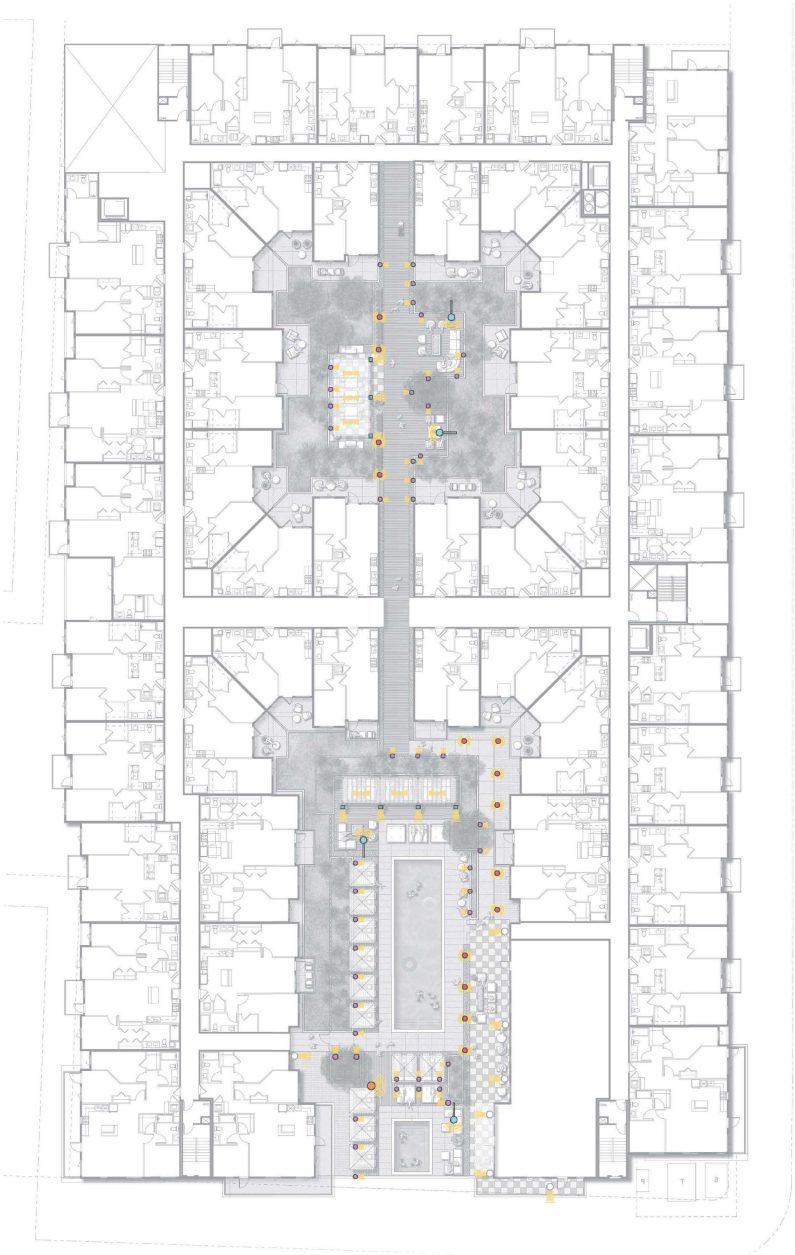
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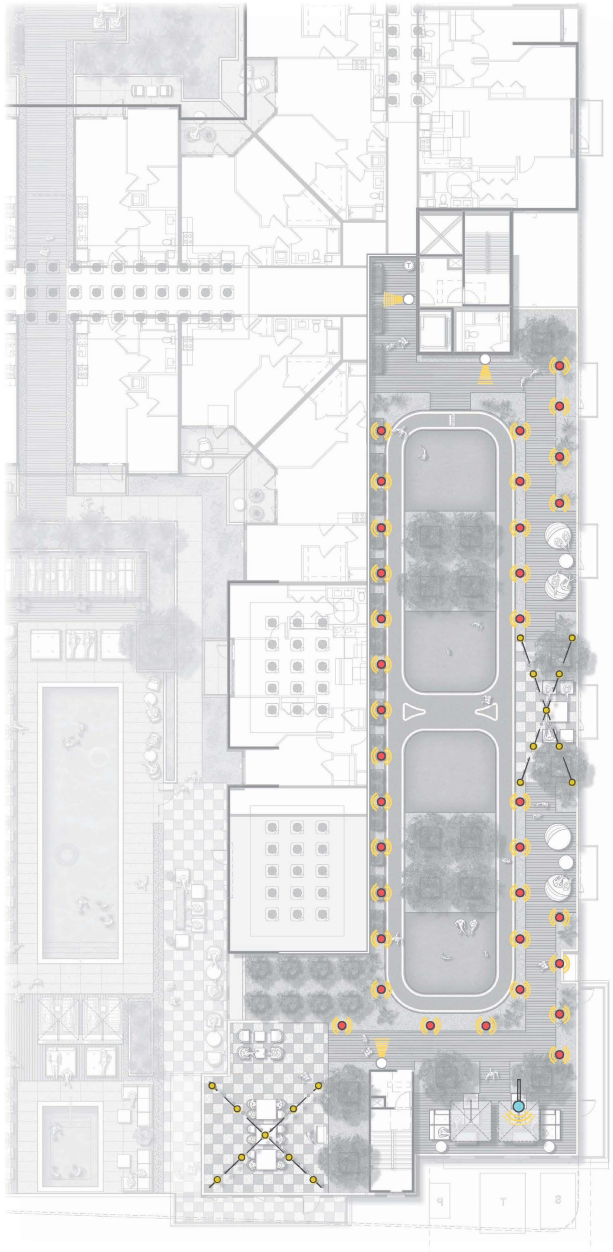
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MS LANDSCAPE ARCHITECTURE



ENTERTAINMENT COURTYARD & POOL TERRACE



ROOFTOP DECK

LIGHTING LEGEND-GROUND LEVEL

SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	THEME POLE LIGHT	POOL DECK.
	BOLLARD	AT PEDESTRIAN PATH OF TRAVEL
	DOWNLIGHT	MOUNTED ON OVERHEAD TRELLIS
	RECESSED WALL	MOUNTED TO LOW WALLS
	POOL CABANA	MOUNTED ON CABANA
	CUSTOM ARM LIGHT	AMENITY SPACES
	OVERHEAD FESTIVAL LIGHTING	ATTACHED TO POLES OR TRELLIS. MINIMUM 12' ABOVE FINISH SURFACE
	SCONCE AT MULTI-FAMILY BUILDING	MOUNTED BUILDING. FIXTURE WILL NOT PRODUCE OFF-SITE GLARE

* FOR REFERENCE ONLY *

EXTERIOR LIGHTING NOTES:

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE TUNGSTEN OR METAL HALIDE.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.



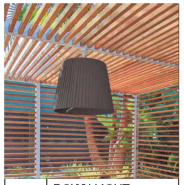
THEME POLE LIGHT
AMENITY SPACES



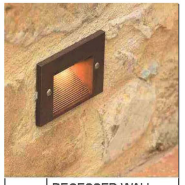
BOLLARD
PATH OF TRAVEL



POOL CABANA
ON POOL CABANA FRAME



DOWN LIGHT
AT POOL CABANA



RECESSED WALL
MOUNTED ON WALL



CUSTOM ARM LIGHT
AT GROUP SEATING



FESTIVAL LIGHTING
ATTACHED TO POLES/TRELLIS



SCONCE
MOUNTED ON GARAGE

PODIUM & ROOFTOP LEVEL - LIGHTING PLAN

0' 40' 80' 120'

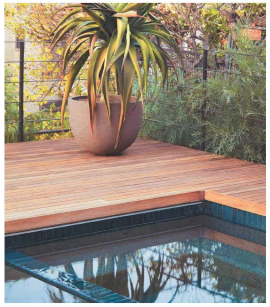
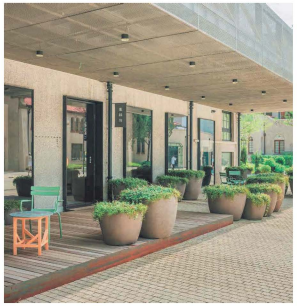
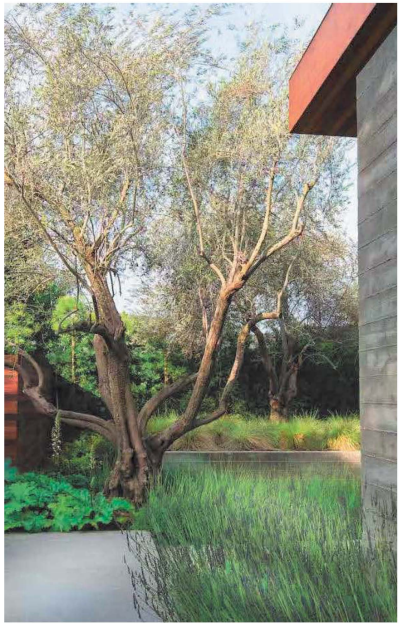
PROJECT #2023-10196.200

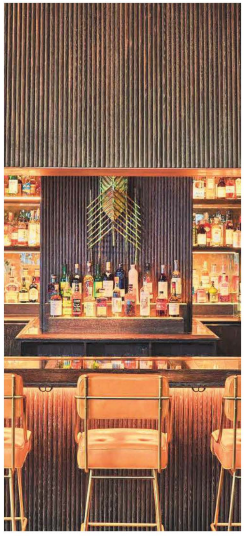
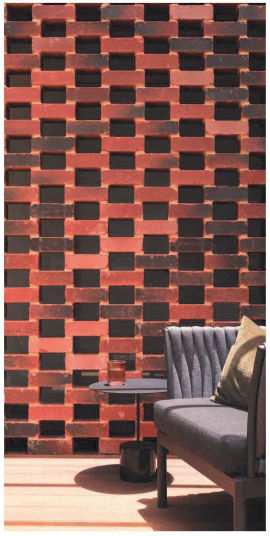
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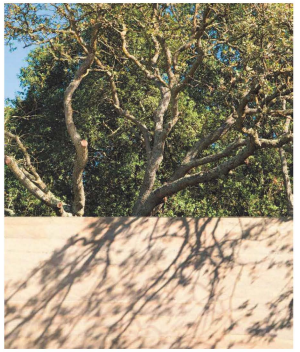
WESTORIA

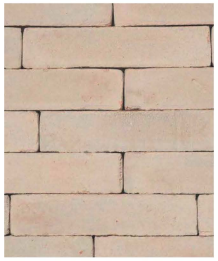
Site Address: 21151, 21171 & 21221 S WESTERN AVE, TORRANCE, CA, 90501

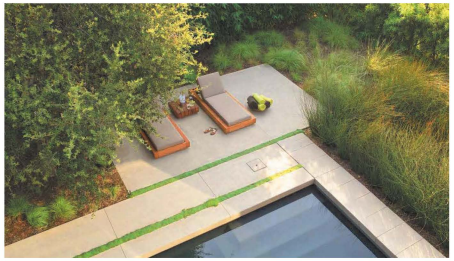
MS LANDSCAPE ARCHITECTURE













CONCEPTUAL LANDSCAPE MOOD BOARD

WESTORIA

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PROJECT #2023-10196.200

10/31/2025

MJS LANDSCAPE ARCHITECTURE

CHRONICLE™
HERITAGE

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