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Cultural Resource Report in Support of the Sequoia Commerce Center, Torrance, Los Angeles County, California

Carrie Chasteen, M.S.

Andrew Rodriguez, M.A.

Paige Kohler, M.A.

Lilibeth Tome, B.A.

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Prepared by:

Carrie Chasteen, M.S.
Andrew Rodriguez, M.A.
Paige Kohler, M.A.
Lilibeth Tome, B.A.

Prepared for:

T&B Planning
3200 El Camino Real, Suite 100
Irvine, California 92602

Technical Report No.: 24-439

Chronicle Heritage

517 South Ivy Avenue
Monrovia, California 91016
(626) 408-8006

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Abstract

Chronicle Heritage was contracted by T&B Planning, Inc., to conduct a cultural resource assessment for the proposed Sequoia Commerce Center (Project) in the City of Torrance, Los Angeles County, California. The Project consist of the demolition of the existing buildings totaling 275,635 square feet (ft²) to redevelop a 14.02-acre site in the City of Torrance, Los Angeles County, California, at 2160 West 190th Street. Project development consists of the construction of two industrial buildings totaling 276,300 ft²: Building 1 consists of a 120,466-ft² industrial building, and Building 2 consists of a 155,834-ft² industrial building. This report has been prepared to support environmental review under the California Environmental Quality Act (CEQA). The City of Torrance is the CEQA Lead Agency for the Project.

This report summarizes the methods and results of the cultural resource investigation of the Project area. The investigation included background research and Native American Heritage Commission (NAHC) records search. The purpose of the investigation was to determine the potential for the Project to impact historical resources under CEQA.

A cultural resource records search and literature review was conducted at the South Central Coastal Information Center of the California Historical Resource Information System on August 21, 2024. The records search indicated that 22 previous studies have been conducted within the 0.25-mile radius of the Project area. One of these previous studies is within the Project footprint.

As part of the cultural resource assessment of the Project, Chronicle Heritage requested a search of the Sacred Lands File from the NAHC. The NAHC responded on August 19, 2024, informing that the results were negative. Chronicle Heritage sent letters to local Native American contacts on August 28, 2024, with follow-up calls and emails sent on September 11, 2024. To date, five responses have been received. Four of the responses indicated either no comment or deferred to another tribe. Gabrieleno Band of Mission Indians-Kizh Nation requested contact information for the lead agency. The existing data indicate it is unlikely that buried prehistoric- or historic-period archaeological remains will be encountered during construction activities.

Chronicle Heritage conducted a pedestrian survey of the proposed Project area on August 27, 2024 and photographed the 12 buildings present within the Project area. Based on the results of the cultural resource assessment, Chronicle Heritage recommends a finding of no historical resources affected for the proposed Project.

If human remains are found, existing regulations outlined in the State of California Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code § 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified within 24 hours of positive identification as human. If the human remains are determined to be tribal, the Coroner will notify the NAHC, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of being granted access and provide recommendations as to the treatment of the remains to the landowner.

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1 Introduction

At the request of T&B Planning, Inc., Chronicle Heritage prepared a cultural resource assessment for the Sequoia Commerce Center (Project) in the City of Torrance, Los Angeles County, California, at 2160 West 190th Street. This report includes the results of a California Historical Resources Information System (CHRIS) records search; intensive-level survey of the Project area, building development and archival research, and development of the historic context for the Project area. This report has been prepared to support environmental review under the California Environmental Quality Act (CEQA). The City of Torrance is the CEQA Lead Agency for the Project.

1.1 Project Location and Description

The proposed Project area is in the City of Torrance and occupies the block between West 190th Street and 195th Street along Van Ness Avenue (Figure 1-1). The Project area is depicted within Township (T) 3 South (S), Range (R) 14 West (W) on the U.S. Geological Survey (USGS) Torrance, California, 7.5-minute topographical map (Figure 1-2).

The Project consist of the demolition of the existing buildings totaling 275,635 square feet (ft²) to redevelop a 14.02-acre (ac) site for development and construction of two industrial buildings totaling 276,300 ft²: Building 1 consists of a 120,466-ft² industrial building and Building 2 consists of a 155,834-ft² industrial building. Building 1 is designed with 16 dock doors on the eastern-facing side of the building and Building 2 is designed with 28 dock doors on the eastern-facing side of the building. The proposed buildings would be constructed to a maximum of 45 ft tall and designed in a contemporary architectural style to be visually compatible with adjacent buildings and uses. Vehicular access will be provided via one driveway on West 190th Street, two driveways on Van Ness Avenue, and one driveway on 195th Street. The southernmost driveway on Van Ness Avenue would be restricted for passenger vehicles only, and the remaining driveways would be for both passenger cars and trucks. As proposed, the Project will require a Conditional Use Permit to allow the construction of the two industrial buildings and a Tentative Parcel Map No. 83184 to consolidate three existing parcels into two.

1.2 Report Organization

This report documents the results of a cultural resource investigation conducted for the proposed Project. Section 1 introduced the Project location and description. Section 2 states the regulatory context that should be considered for the Project. Section 3 synthesizes the natural and cultural setting of the Project area and surrounding region. The results of the existing cultural resource data literature and resource record review and the Sacred Lands File (SLF) search and a summary of the Native American communications are presented in Section 4. The field methods and results are outlined in Section 5 with management recommendation provided in Section 6. This is followed by references cited and an appendix detailing Native American outreach efforts and State of California Department of Parks and Recreation (DPR) 523 series forms.

1.3 Project Personal

This report was prepared by Chronicle Heritage Associate Archaeologist Lilibeth Tome, B.A.; Associate Archeologist Paige Kohler, M.A.; and Architectural Historian Andrew Rodriguez, M.A. Chronicle Heritage Senior Architectural Historian Carrie Chasteen, M.A., served as the Qualified Principal Architectural Historian for the Project and provided quality assurance and quality control review of this report.

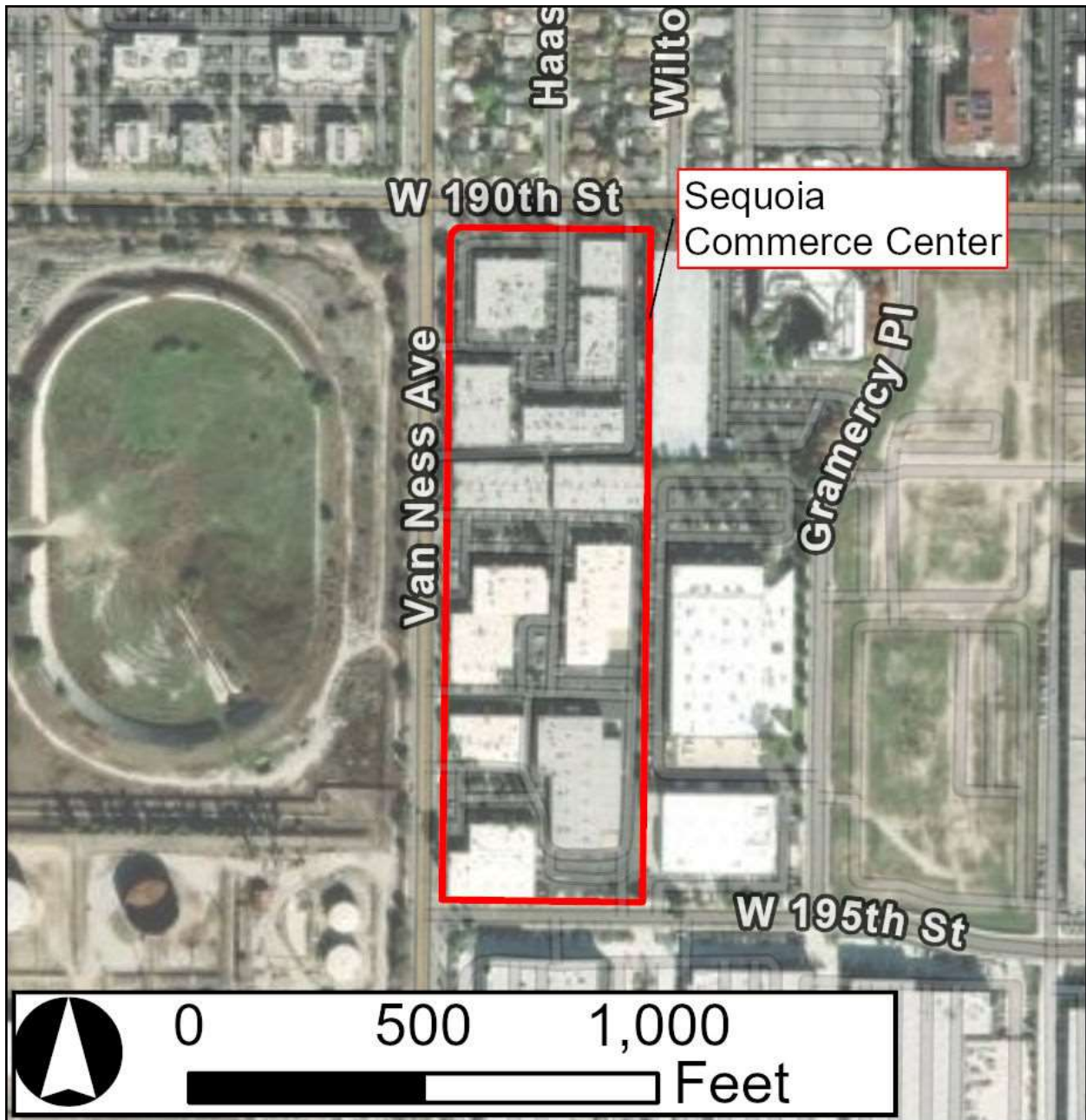


Figure 1-1. Sketch Map, Sequoia Commerce Center

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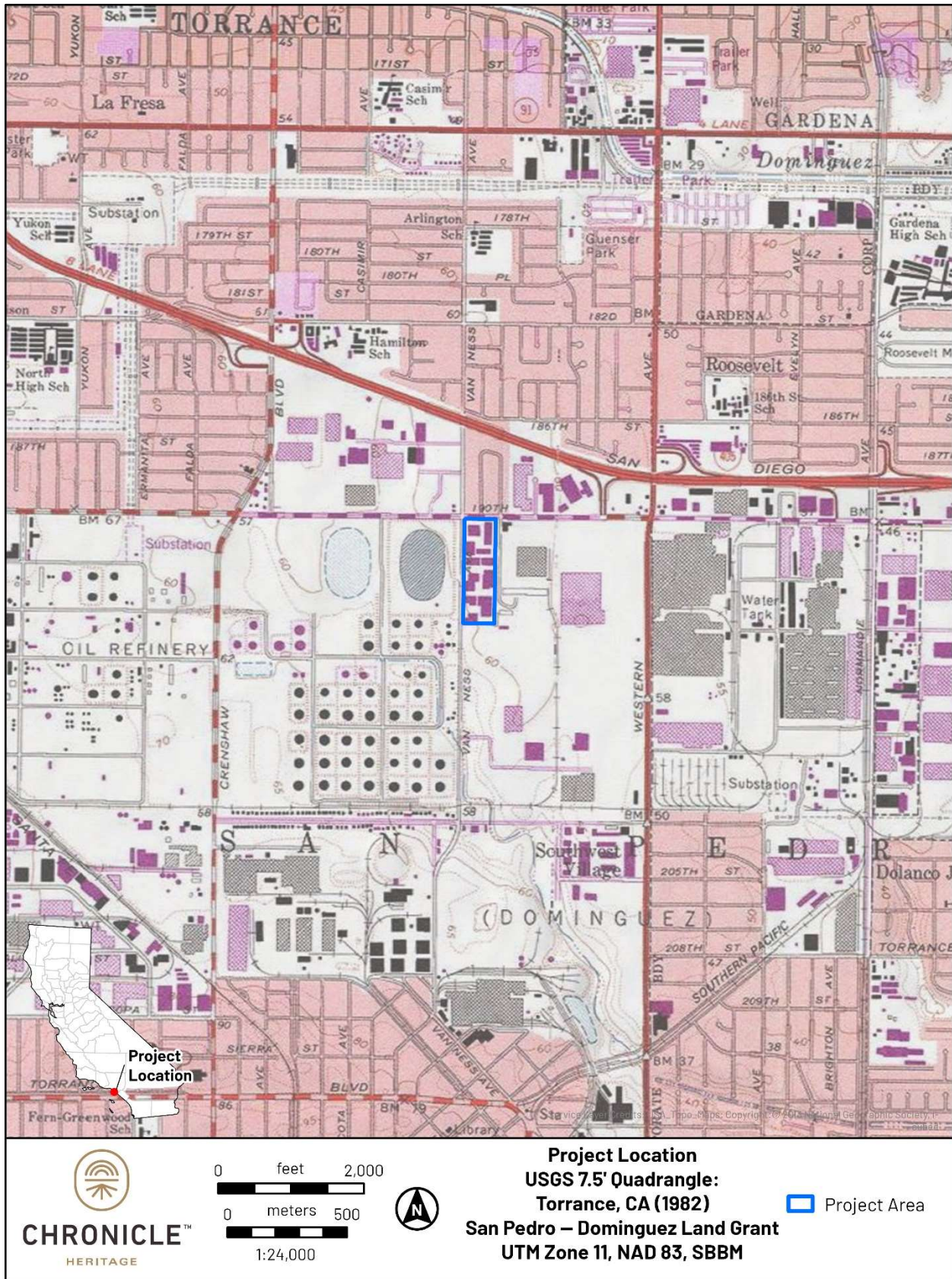


Figure 1-2. Project location map.

2 Regulatory Framework

2.1 Federal

The National Historic Preservation Act of 1966, as amended, defines the criteria to be considered eligible for listing in the National Register of Historic Places (NRHP):

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody 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; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history (36 Code of Federal Regulations Section part 63).

According to NRHP Bulletin No. 15, “to be eligible for listing in the NRHP, a property must not only be shown to be significant under NRHP criteria, but it also must have integrity.” Integrity is defined in NRHP Bulletin No. 15 as “the ability of a property to convey its significance.”¹ Within the concept of integrity, the NRHP recognizes the following seven aspects or qualities that in various combinations define integrity: location, design, setting, materials, workmanship, feeling, and association.

2.2 California Environmental Quality Act

The proposed Project is subject to compliance with CEQA, as amended. Compliance with CEQA statutes and guidelines requires both public and private projects with financing or approval from a public agency to assess the project’s impact on historical resources (Public Resources Code [PRC] Section 21082, 21083.2, and 21084 and California Code of Regulations 10564.5). Specifically, under PRC Section 21084.1, a “project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.” The first step in the CEQA compliance process in terms of historical resources is to identify any that may be impacted by the Project.

Historical resources are buildings, sites, human-modified landscapes, traditional cultural properties, structures, or objects that may have historical, architectural, cultural, or scientific importance based on established criteria. CEQA states that if a project will have a significant impact on important historical resources, deemed “historically significant,” then project alternatives and mitigation measures must be considered.

¹ National Park Service [NPS], “National Register Bulletin—How to Apply the National Register Criteria for Evaluation,” Originally Published 1990 (Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resources, National Register, History and Education, 1997), https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

“Historical resource” is a term with a defined statutory meaning (PRC Section 21084.1). The determination of significant impacts on historical and unique archaeological resources is described in Sections 15064.5(a) and 15064.5(b) of the CEQA Guidelines. Section 15064.5(a) states that historical resources include the following:

- A resource listed or determined to be eligible by the State Historical Resources Commission for listing, in the California Register of Historical Resources (CRHR) (PRC Section 5024.1).
- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC, or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the PRC, will be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered a historical resource provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource will be considered by the lead agency to be historically significant if the resource meets the criteria for listing in the CRHR (PRC Section 5024.1).
- The fact that a resource is not listed in or determined to be eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to PRC Section 5020.1[k]), or identified in a historical resources survey (meeting the criteria in PRC Section 5024.1[g]) does not preclude a lead agency from determining that the resource may be an historical resource as defined in PRC Section 5020.1(j) or 5024.1.

Section 5024.1(c), Title 14 California Code of Regulations, Section 4852 of the California Public Resources Code defines the criteria to be considered eligible for listing in the California Register of Historic Resources (CRHR):

A resource may be listed as an historical resource in the California Register if it meets any of the following NRHP criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage
2. Is associated with the lives of persons important in our past
3. 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
4. Has yielded, or may be likely to yield, information important in prehistory or history

Section 4852(C) of the California Code of Regulations² defines integrity as follows:

² California Office of Historic Preservation, “California State Law and Historic Preservation: Statutes, Regulations and Administrative Policies Regarding Historic Preservation and Protection of Cultural and Historical Resources,” Technical Assistance Series (Sacramento: California Office of Historic Preservation, 1999).

Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in section 4852(b) of this chapter and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

2.3 City of Torrance Historic Landmarks

Section 91.50.050 (Historic Landmark Designation Criteria) of the City's municipal code, establishes the procedures and criteria for designating local historic landmarks. Specifically, a cultural resource qualifies for designation as a landmark if it retains integrity and manifests one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of our history 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, 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 historic type or specimen

3 Setting

3.1 Environmental Setting

The Project area is at an elevation of approximately 62 ft above mean sea level in the Los Angeles Basin, a sedimentary depression currently composed of coastal lowlands at the intersection of the Peninsular and Transverse Ranges. The lowlands of the basin are composed of alluvium deposited by rivers and streams. The Los Angeles Basin can be further divided into four structural blocks: the northeastern block, the northwestern block, the central block, and the southwestern block.³

³ Robert F. Yerkes et al., "Geology of the Los Angeles Basin California - An Introduction," Professional Paper, Professional Paper 420-A (Reston, Virginia: U.S. Geological Survey, 1965), <https://pubs.usgs.gov/pp/0420a/report.pdf>.

The climate of the Los Angeles Basin is considered Mediterranean and is characterized by mild, sunny winters and warm, dry summers. Extreme heat and cold are suppressed by the Pacific Ocean and the coastal mountain ranges, which act as buffers from these climatic extremes. Urbanization has largely resulted in the planting of nonnative vegetation such as lawn grass, hedges, and citrus and ornamental trees.

3.2 Prehistoric Setting

For nearly a century, archaeologists have developed chronological sequences to explain prehistoric cultural changes within all or portions of southern California⁴ devised a prehistoric chronology for the southern California coastal region based on early studies and focused on data synthesis that included four horizons: Early Man, Milling Stone, Intermediate, and Late Prehistoric. Though initially lacking the chronological precision of absolute dates⁵, Wallace's⁶ synthesis has been modified and improved using thousands of radiocarbon dates obtained by southern California researchers over recent decades⁷. The prehistoric chronological sequence for southern California presented below is a composite based on Wallace⁸ and Warren⁹ as well as on later studies including Koerper and Drover¹⁰.

3.2.1 Early Man Horizon (10,000–6,000 B.C.)

Numerous pre-8000 B.C. sites have been identified along the mainland coast and on the Channel Islands of southern California¹¹. The Arlington Springs site on Santa Rosa Island produced human femurs dated to approximately 13,000 years ago¹². On nearby San Miguel Island, human occupation at Daisy Cave (SMI-261) has been dated to nearly 13,000 years ago and included basketry greater than 12,000 years old, the earliest on the Pacific Coast¹³.

⁴ Terry L. Jones and Kathryn A. Klar, eds., *California Prehistory: Colonization, Culture, and Complexity* (Berkeley, California: AltaMira Press, 2007).

⁵ Michael J. Moratto, *California Archaeology with New Introduction by Michael Moratto* (Salinas, California: Coyote Press, 2004), <https://www.abebooks.com/9781404400016/California-Archaeology-new-introduction-MORATTO-140440001X/plp>.

⁶ "A Suggested Chronology for Southern California Coastal Archaeology," *Southwestern Journal of Anthropology* 11(1955): 214–30.

⁷ Brian F. Byrd and L. Mark Raab, "Prehistory of the Southern Bight: Models for a New Millennium," in *California Prehistory*, ed. T.L. Jones and K.A. Klar (New York City: Atla Mira Press, 2007), 215–28.

⁸ "A Suggested Chronology for Southern California Coastal Archaeology."

⁹ "Cultural Tradition and Ecological Adaptation on the Southern California Coast," in *Archaic Prehistory in the Western United States: Symposium of the Society for American Archaeology, Santa Fe, 1968*, ed. C. Irwin-Williams, Contributions in Anthropology 1(3)(Portales: Eastern New Mexico University, Paleoindian Institute, 1968), 1–14, https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/JVR/AdminRecord/IncorporatedByReference/Appendices/Appendix-E---Cultural-Resources-Report/Warren%201968_Cultural%20Tradition%20and%20Ecological%20Adapt.pdf.

¹⁰ "Chronology Building for Coastal Orange County: The Case from CA-ORA-119-A," *Pacific Coast Archaeological Society Quarterly* 19, no. 2 (1983): 1–34.

¹¹ Jon M. Erlandson, "Early Maritime Adaptations on the Northern Channel Islands," in *Hunter-Gatherers of Early Holocene Coastal California*, ed. Jon M. Erlandson and R. Colten, Perspectives in California Archaeology, Vol. 1 (Los Angeles: Institute of Archaeology, University of California, 1991).

¹² Jeanne E. Arnold, Michael R. Walsh, and Sandra E. Hollimon, "The Archaeology of California," *Journal of Archaeological Research* 12, no. 1 (2004): 1–73.

¹³ Arnold, Walsh, and Hollimon, "The Archaeology of California."

Although few Clovis- or Folsom-style fluted points have been found in southern California¹⁴, Early Man Horizon sites are generally associated with a greater emphasis on hunting than in later horizons. Recent data indicates that the Early Man economy was a diverse mixture of hunting and gathering including a significant focus on aquatic resources in coastal areas¹⁵ and on inland Pleistocene lakeshores¹⁶. A warm and dry 3,000-year period called the Altithermal began around 6000 B.C. The conditions of the Altithermal are likely responsible for the change in human subsistence patterns at this time including a greater emphasis on plant foods and small game.

3.2.2 Milling Stone Horizon (6000–3000 B.C.)

Wallace defined the Milling Stone Horizon as “marked by extensive use of milling stones and mullers, a general lack of well-made projectile points, and burials with rock cairns”.¹⁷ The dominance of such artifact types indicates a subsistence strategy oriented around collecting plant foods and small animals. A broad spectrum of food resources was consumed including small and large terrestrial mammals, sea mammals, birds, shellfish and other littoral and estuarine species, near-shore fishes, yucca, agave, and seeds and other plant products.¹⁸ Variability in artifact collections over time, and from the coast to inland sites, indicates that Milling Stone Horizon subsistence strategies adapted to environmental conditions.¹⁹ Lithic artifacts associated with Milling Stone Horizon sites are dominated by locally available tool stone. In addition, ground stone tools, such as manos and metates, and chopping, scraping, and cutting tools are very common. Kowta²⁰ attributes the presence of numerous scraper-plane tools in Milling Stone Horizon collections to the processing of agave or yucca for food or fiber. The mortar and pestle, associated with acorns or other foods processed through pounding, were first used during the Milling Stone Horizon, and their use increased dramatically in later periods.²¹

Two types of artifacts that are considered diagnostic of the Milling Stone Horizon are the cogged stone and discoidal, most of which have been found within sites dating to between 4000 and 1000 B.C.,²² though some may date possibly as far back as 5500 B.C.²³ The cogged stone is a ground stone object that has gear-like teeth on the perimeter and is produced from a variety of materials. The function of cogged stones is unknown, but many scholars have postulated ritualistic or ceremonial uses.²⁴ Similar to cogged stones, discoidals are found in the archaeological record subsequent to the introduction of the cogged stone. Cogged stones and discoidals were often

¹⁴ Brian D. Dillon, “California Paleoindians: Lack of Evidence, or Evidence of Lack?,” in *Essays in California Archaeology: A Memorial to Franklin Fenenga*, ed. William J. Wallace and Francis A. Riddell, Contributions of the University of California Archaeological Research Facility 60 (Berkeley: University of California, 2002), 110–28.

¹⁵ Terry L. Jones et al., “The Cross Creek Site and Its Implications for New World Colonization,” *American Antiquity* 67 (2002): 213–30.

¹⁶ Moratto, *California Archaeology with New Introduction by MORATTO (Michael)*.

¹⁷ Wallace, “A Suggested Chronology for Southern California Coastal Archaeology.”

¹⁸ Fred F. Reinman, “Maritime Adaptations on San Nicolas Island, California,” in *Archaeological Survey Annual Report 1963–1964*, ed. Donald S. Miller and Douglas A. Romoli (Los Angeles: Department of Anthropology, University of California, 1964), 47–80.

¹⁹ Byrd and Raab, “Prehistory of the Southern Bight: Models for a New Millennium.”

²⁰ *The Sayles Complex, A Late Milling Stone Assemblage from the Cajon Pass and the Ecological Implications of Its Scraper Planes* (Berkeley: University of California Press, 1969).

²¹ D. L. Wallace, *Soil Survey of St. Clair County, Illinois* (Washington, D.C.: U.S. Department of Agriculture, Soil Conservation Service, 1978).

²² Moratto, *California Archaeology with New Introduction by MORATTO (Michael)*.

²³ Jeffrey S. Couch, Joanne S. Couch, and Nancy Anastasia Wiley, “Saved by the Well: The Keystone Cache at CA-ORA-83, the Cogged Stone Site,” *Proceedings of the Society for California Archaeology* 21 (2009): 147–56.

²⁴ Keith A. Dixon, “Cogged Stones and Other Ceremonial Cache Artifacts in Stratigraphic Context at ORA-58, a Site in the Lower Santa Ana River Drainage, Orange County,” *Pacific Coast Archaeological Society Quarterly* 4, no. 3 (1968): 57–68.

purposefully buried or “cached.” They are most common in sites along the coastal drainages from southern Ventura County southward and are particularly abundant at some Orange County sites, although a few specimens have been found inland at Cajon Pass.²⁵ Discoidals and cogged stones have been found together at some Orange County sites such as CA-ORA-83/86/144²⁶ and Los Cerritos Ranch.²⁷

3.2.3 Intermediate Horizon (3000 B.C.–A.D. 500)

The Intermediate Horizon, as defined by Wallace,²⁸ dates from approximately 3000 B.C.–A.D. 500 and is characterized by a shift toward a hunting and maritime subsistence strategy as well as greater use of plant foods. During the Intermediate Horizon, a noticeable trend occurred toward greater adaptation to local resources including a broad variety of fish, land mammal, and sea mammal remains along the coast. Tool kits for hunting, fishing, and processing food and materials reflect this increased diversity, with flake scrapers, drills, various projectile points, and shell fishhooks being manufactured.

Mortars and pestles became more common during this transitional period, gradually replacing manos and metates as the dominant milling equipment. Many archaeologists believe this change in milling stones signals a change from the processing and consuming of hard seed resources to the increasing reliance on acorn.²⁹ Mortuary practices during the Intermediate Horizon typically included fully flexed burials oriented toward the north or west.³⁰

3.2.4 Late Prehistoric Horizon (A.D. 500–Historic Contact)

During Wallace’s³¹ Late Prehistoric Horizon, the diversity of plant food resources and land and sea mammal hunting increased even more than during the Intermediate Horizon. More classes of artifacts were observed during this period, and high-quality exotic lithic materials were used for small, finely worked projectile points associated with the bow and arrow. Steatite containers were made for cooking and storage, and an increased use of asphalt for waterproofing is noted. The largest steatite quarry in California was on Santa Catalina Island, and its steatite was traded throughout southern California.³² More artistic artifacts were recovered from Late Prehistoric Horizon sites, and cremation became a common mortuary custom. Larger, more permanent villages supported an increased population size and social structure.³³

Warren³⁴ attributes this dramatic change in material culture, burial practices, and subsistence focus to the westward migration of desert people he called the Takic, or Numic, Tradition in Los

²⁵ Dixon, “Cogged Stones and Other Ceremonial Cache Artifacts in Stratigraphic Context at ORA-58, a Site in the Lower Santa Ana River Drainage, Orange County.”

²⁶ Thad M. Van Bueren et al., “Inventory and Evaluation of Cultural Resources: Bolsa Chica Mesa and Huntington Beach Mesa, Orange County, California,” 1989.

²⁷ Keith A. Dixon, “New Evidence for the Most Important Archaeological Discovery in Long Beach: The Cogged Stones and Discs of Rancho Los Cerritos,” *Los Fierros* 12, no. 2 (1975): 20–31.

²⁸ “A Suggested Chronology for Southern California Coastal Archaeology.”

²⁹ Michael A. Glassow, L. Wilcoxon, and J.M. Erlandson, “Cultural and Environmental Change during the Early Period of Santa Barbara Channel Prehistory,” in *The Archaeology of Prehistoric Coastlines*, ed. G. Bailey and J. Parkington (Cambridge, England: Cambridge University Press, 1988), 64–77.

³⁰ Warren, “Cultural Tradition and Ecological Adaptation on the Southern California Coast.”

³¹ “A Suggested Chronology for Southern California Coastal Archaeology.”

³² Joseph L. Chertkoff and Kerry Kona Chertkoff, *The Archaeology of California* (Stanford, California: Stanford University Press, 1984).

³³ Wallace, “A Suggested Chronology for Southern California Coastal Archaeology.”

³⁴ “Cultural Tradition and Ecological Adaptation on the Southern California Coast.”

Angeles, Orange, and western Riverside counties. This Takic Tradition was formerly referred to as the “Shoshonean wedge”,³⁵ but this nomenclature is no longer used to avoid confusion with ethnohistoric and modern Shoshonean groups.³⁶ Modern Cahuilla are generally considered by archaeologists to be descendants of these prehistoric Uto-Aztecan, Takic-speaking populations that settled in the southern California mountains and desert during the Late Prehistoric Horizon.

3.3 Ethnographic Setting

3.3.1 Gabrielino (Tongva)

Traditionally, the Gabrielino occupied a large territory, including the entire Los Angeles Basin, the coast from Malibu to Aliso Creek, parts of the Santa Monica Mountains, the San Fernando Valley, the San Gabriel Valley, the San Bernardino Valley, the northern part of the Santa Ana Mountains, and much of the middle and lower Santa Ana River reaches. In addition, the Gabrielino also inhabited the islands of Santa Catalina, San Clemente, and San Nicolas. The Gabrielino language was a Cupan language, which is part of the Takic language family and part of a larger language group called Uto-Aztecan.³⁷

It is believed that more than 50 communities with populations that ranged from 50 to 150 individuals inhabited the traditional territory of the Gabrielino before contact with Europeans. Each autonomous community or village consisted of one or more patrilineages that maintained permanent placement and were responsible for the maintenance of surrounding hunting and gathering areas, as well as ceremonial sites. The chief, his family, and elite members were typically the epicenter of the village sites. The village members would encompass and surround the homes of the chief and elite with smaller houses or structures. Other common structures found in Gabrielino villages included sweathouses, clearings for ceremonies and playing fields, and cemeteries or burial grounds.³⁸ Management of food and resources was implemented by the chief, and food stores were also kept for each family when supply was low.

The material culture of the Gabrielino is elaborate and has been compared with that of the Chumash. Sources, including Padre Geronimo Boscana’s accounts,³⁹ Hugo Reid’s 1852 letters to the *Los Angeles Star*,⁴⁰ and Harrington’s⁴¹ early twentieth century interviews describe the use of shell ornaments and beads, baskets, bone tools, flint weapons and drills, fishhooks, mortars and pestles, wooden bowls and paddles, shell spoons, wooden war clubs, and a variety of steatite items (cooking vessels, comals, ornaments) as common in Gabrielino.⁴² Additionally, artesian

³⁵ Warren, “Cultural Tradition and Ecological Adaptation on the Southern California Coast.”

³⁶ Robert F. Heizer, ed., *California*, Handbook of North American Indians, Vol. 8, William C. Sturtevant, General Editor (Washington, D.C.: Smithsonian Institution Press, 1978).

³⁷ John Peabody Harrington, *The Papers of John Peabody Harrington in the Smithsonian Institution, 1907-1957: Native American History, Language and Culture of Southern California/Basin*, ed. Elaine L. Mills (White Plains, New York: Kraus International Publications, 1981).

³⁸ William McCawley, *The First Angelions: The Gabrielino Indians of Los Angeles* (Banning, California: Malki-Museum Press, 1996), 32–33.

³⁹ Gerónimo Boscana, *Chinigchinich; a Historical Account of the Origin, Customs, and Traditions of the Indians at the Missionary Establishment of St. Juan Capistrano, Alta California Called The Acagchemem Nation*, trans. Alfred Robinson (New York: Wiley & Putnam, 1846),

https://digitalcommons.csUMB.edu/cgi/viewcontent.cgi?article=1003&context=hornbeck_spa_2.

⁴⁰ Robert F. Heizer, *The Indians of Los Angeles County: Hugo Reid’s Letters of 1852* (Los Angeles, California: Southwest Museum, 1968).

⁴¹ *The Papers of John Peabody Harrington in the Smithsonian Institution, 1907-1957*.

⁴² Thomas C. Blackburn, “Ethnohistoric Descriptions of Gabrielino Material Culture,” *Archaeological Survey, Annual Report No. 5* (Los Angeles: University of California, 1963).

development has been observed in the artifact assemblage, with the implementation of shell inlay techniques (using asphalt) and in the steatite items from production centers on Catalina Island.

Trade was an important element of the Gabrielino economy. Although the principal Gabrielino-produced commodity—steatite vessels from centers on Catalina Island—originated well outside the defined study region, trade in steatite items was conducted throughout local territory and involved external relations with desert, Southwestern, mountain, and coastal groups beyond Gabrielino borders.⁴³ Subsistence resources were also supplemented by additional supplies of deer skins, seeds, and acorns from interior groups such as the Serrano.⁴⁴ Additionally, Olivella shell callus beads, manufactured on the northern Channel Islands by the Chumash and their predecessors, were reportedly used quite frequently as a currency or status symbol by the Gabrielino and other southern California groups.

As described in ethnographic sources, the subsistence resource base for the Gabrielino people included native grass seeds, six or more types of acorns, pinyon pine nuts, seeds and berries from various shrubs, fresh greens and shoots, mule deer, pronghorn, mountain sheep, rabbits and rodents, quail and waterfowl, snakes, lizards, insects, and freshwater fish plus a wide variety of marine fish, shellfish, and sea mammals in coastal zones. Resource exploitation techniques were also described in ethnographic accounts and include rabbit drives in conjunction with seasonal controlled burning of chaparral and the use of throwing sticks or nets in the capture of waterfowl in the low-lying marshlands. Reed rafts may have been employed for marshland hunting.⁴⁵

The first contact between Europeans and the Gabrielino is thought to have occurred in 1542 when Juan Rodriguez Cabrillo's small fleet arrived at Santa Catalina Island. Spanish exploration of North America began in the early 1500s, and Juan Rodriguez Cabrillo began exploring the Alta California coastline in 1542. Additionally, contact between the Gabrielino and the Spanish likely occurred again in 1602 with the Sebastian Vizcaino expedition⁴⁶ and in 1769 with the Gaspar de Portolá expedition.

Mission San Gabriel was founded on September 8, 1771, but moved to its present location around 1774 because the second location had more suitable land for agriculture. A second mission, San Fernando, was established within Gabrielino territory in 1797. The assimilation of the Gabrielino people into the mission system had gross negative effect on the traditional Gabrielino communities, as they were depopulated and became estranged from many of their traditional cultural practices, lands, and political autonomy; many Gabrielino were enslaved, or even killed, and suffered from epidemics caused by the introduction of European diseases, which further reduced the Indigenous population. Between 1832 and 1834, the displacement of the Gabrielino further increased, a consequence of secularization of the former mission lands, which was theoretically designed to turn over ownership of some of the lands back to the Native peoples of California.⁴⁷ The establishment of California as a state in 1850 brought further hardships to the Gabrielino, forcing many to eventually settle into smaller groups of Native American and Mexican settlements in places such as the Eagle Rock and Highland Park districts of Los Angeles as well as in Pauma, Pala, Temecula, Pechanga, and San Jacinto.

⁴³ Alfred L. Kroeber, *Handbook of the Indians of California*, Bulletin No. 78 of the Bureau of American Ethnology (Washington, D.C.: Government Printing Office, 1925).

⁴⁴ Kroeber, *Handbook of the Indians of California*.

⁴⁵ Pedro Fages, *A Historical, Political and Natural Description of California by Pedro Fages, Soldier of Spain*, trans. Herbert Ingram Priestley (Berkeley: University of California Press, 1937), <https://www.biblio.com/book/historical-political-natural-description-california-pedro/d/1597239805>.

⁴⁶ McCawley, *The First Angelions: The Gabrielino Indians of Los Angeles*.

⁴⁷ McCawley, *The First Angelions: The Gabrielino Indians of Los Angeles*.

3.4 Historic Setting

The historic period for the state of California generally begins with the establishment of the first Spanish mission and presidio in San Diego in 1769. This marks the beginning of the Spanish period of California history, which lasted until 1822 when news of Mexico's independence from Spain in 1821 finally reached California. The Spanish period saw the establishment of a permanent European presence in California in the form of 21 missions along the coast between San Diego and Sonoma; four military presidios in San Diego, Monterey, San Francisco, and Santa Barbara; and three pueblos (towns) that later became the cities of Los Angeles, San Jose, and Santa Cruz.⁴⁸

The Mexican period of California history saw the seizure of lands once held by the missions through the Mexican Secularization Act of 1833 and the redistribution of those lands to individuals in the form of land grants known as "ranchos."⁴⁹ During this period, the Mexican government in California issued about 700 land grants to Mexican citizens and foreign immigrants.⁵⁰ In the early 1800s, several Mexican land grants included lands within the City of Corona, including Rancho La Sierra, Rancho Jurupa, Rancho El Rincon, and Rancho El Sobrante de San Jacinto.⁵¹

War between the United States and Mexico led to the signing of the Treaty of Guadalupe Hidalgo in 1848, which ended the Mexican period and signaled the beginning of the American period of California history. The early American period is marked by the discovery of gold at Sutter's Mill in 1848, resulting in a gold rush that saw a massive influx of settlers from other parts of the United States and around the world and greatly impacting California's Native population. In 1869, the transcontinental railroad was completed, linking California with the rest of the United States. The gold rush and the establishment of the railroad played major roles in the development of California into a national and worldwide leader in agricultural and industrial production. Today, California has the top gross domestic product of any U.S. state as well as a vibrant and diverse culture,⁵²

3.5 Torrance History

The following overview of the history of Torrance was widely drawn from the "City of Torrance Spanning the Years,"⁵³ and is summarized below.

The city of Torrance was founded in 1912, originally called the "Planned Modern Industrial City." Just before this time, in 1910, the population of Los Angeles was 320,000 people, and the population of the adjacent Long Beach was 17,000. The two most active projects going on in Southern California around this time were the construction of the Los Angeles Aqueduct, 1905-1931, and the construction of a breakwater in the Los Angeles harbor, designed to spur development in shipping facilities there. In addition to these two projects, the film industry was also taking off around this time along with the region's airplane manufacturing industry and the exploration of oil and gas as well. During an intense period of conflict between labor unions and anti-union groups in Los Angeles, signified by the bombing of the *Los Angeles Times* building in the downtown area in 1910,

⁴⁸ W.W. Robinson, *Land in California* (Berkeley: University of California Press, 1948).

⁴⁹ Robinson, *Land in California*.

⁵⁰ Burgess Mc.K. Shumway, *California Ranchos*, ed. Michael Burgess and Mary Wickizer Burgess, 2nd ed. (San Bernardino, California: Borgo Press, 2007).

⁵¹ City of Corona, "General Plan 2020-2040," Electronic document, Planning Division, City of Corona, California, 2020, <https://www.coronaca.gov/government/departments-divisions/planning-division/general-plan-update>.

⁵² Peggy Beedle, Keith Warren, and David Earle, "Phase I Cultural Resources Survey Simi Valley Landfill and Recycling Center Expansion, Simi Valley, California" (Pasadena, California: Applied Earthworks, 2008).

⁵³ City of Torrance, "Torrance History: Spanning the Years," Electronic document, n.d., <https://www.torranceca.gov/our-city/about-torrance/history>.

the business community began to distance itself from Los Angeles, which had previously been known as the center for most labor activities.

Jared Sidney Torrance, a real estate developer in Southern California, began idealizing a “Planned Modern Industrial City” for the purposes of both residential and industrial uses. Torrance gathered investors, and together they formed the Dominguez Land Company, which purchased approximately 3,500 acres of rangeland from the Dominguez family. The Olmstead Brothers were hired by the Dominguez Land Company to design the planned community, and the groundbreaking occurred in October 1912 naming the city after Jared Sidney Torrance. Though the city of Torrance remained privately held from 1912 to 1921, there was quite a bit of growth that occurred there during that time. However, World War I meant that an economic recession took hold and the development in Torrance stalled. Much of the original plan of development for Torrance remained unfinished once World War I occurred.

In May 1921, the population of Torrance was about 1,800, and the residents voted to incorporate. The Dominguez Land Company struggled in Torrance’s early days to obtain ownership of the public rights-of-way and to ensure completion of promised infrastructure developments. The Torrance–Wilmington Oil Field was discovered during the 1920s, with several derricks appearing across central and southern Torrance during the decade. This resulted in Torrance expanding its borders to include more land to the south, north, and west of the original city boundaries. Agriculture also continued to be a large part of Torrance’s economy during this time, with fields of vegetables and flowers, dairies, and other farms throughout the city.

In 1927, General Petroleum purchased a large area in northern Torrance to build a refinery, which opened in 1929. This refinery is now called the PBF Energy-owned Torrance Refining Company. Heavy industry also started a slow expansion in Torrance around the same time petroleum was increasing with plants such as a glass factory, a rubber plant, Columbia Steel, and Rome Cable. By the end of the 1920s, Torrance was a blend of agriculture, industry, and retail with small residential areas laid out within its borders. The population of Torrance was 1,800 in 1921. By 1930, the population had grown to over 7,000. The Great Depression strongly impacted the Torrance area, with a serious slowdown in industry and manufacturing there as well as the surrounding Los Angeles area. Californians were concerned by the arrival of unemployed immigrants at this time, which led to police officers being deployed to the California–Arizona border and a bill being passed to pay travel expenses to send Filipino immigrants back to the Philippines. The unemployment rate got so high that federal programs began to direct funds into the economy by the mid-1930s.

As Torrance and the surrounding region began to shift toward a post-Depression economy, oil-related workers became some of the highest paid workers in the area. Production from the General Petroleum facility decreased but employees were still brought into the area to maintain and operate the refinery. Agricultural jobs still provided some income, albeit reduced at the time, for many workers in the area. Toward the end of the 1930s, steel and oil production ramped up because of international demands for the defense industry, which led to the growth of Torrance from defense-related industries that relocated to Torrance.

During the early years of World War II, Torrance supported local Japanese residents facing persecution. The federal government forcefully removed Japanese residents from their homes and farms in Torrance. Many businesses in Torrance benefitted from the increased demand during World War II including Columbia Steel and Union Tool. The federal government also purchased land from the Weston Ranch in southern Torrance to establish the Lomita Flight Strip as a training base for the Army Air Corps, which would later be used as a staging area for returning Japanese–

Americans that were held in internment camps. The population grew tremendously during the 1940s—from 9,500 in 1940 to 22,000—according to a 1950 census.

Development in Torrance skyrocketed in the 1960s with the construction of the Rolling Hills Plaza, Little Company of Mary hospital, the Del Amo Shopping Center, and various other large commercial developments. By the mid-1960s, Torrance became the third largest city in Los Angeles County. Development continued into the 1970s and subsequent decades with more commercial projects and residential communities.

3.5.1 Sequoia Commerce Center

The Sequoia Commerce Center is a commercial business park comprising 13 tilt-up concrete buildings in northeastern Torrance. The Sequoia Commerce Center was constructed in three phases beginning in 1974 with seven buildings,⁵⁴ the second phase in 1976 with three buildings,⁵⁵ and the final phase with an additional three buildings in 1977.⁵⁶ According to newspaper articles, the developer of the business park was Sequoia Pacific, a development firm based in Santa Ana and affiliate of the Southern Pacific Company at the time. Additionally, the same article names Lott, Collins, DeRevere and Associates, an Irvine-based firm, as the architectural firm.⁵⁷ Lott, Collins, DeRevere and Associates was an architectural firm that designed relatively ordinary commercial buildings and plazas, such as a shopping center in Rancho Bernardo in San Diego in 1973,⁵⁸ an 8-acre shopping center in West Covina in 1976,⁵⁹ and the Conejo Valley Plaza in Thousand Oaks.⁶⁰ The Sequoia Commerce Center was constructed in conjunction with other commercial developments by the Sequoia Pacific development firm, which situated its developments near or along the Southern Pacific Railroad line.⁶¹ The business park was originally planned to have 13 buildings in the development and planned to develop past the original 7 buildings as demand increased. However, the buildings quickly filled and prompted subsequent development phases to kick off within two years of the original development. The Sequoia Commerce Center was constructed toward the end of a major developmental period in Torrance and was one of the last major developments in the area, as will be discussed in a later section.

Multiple businesses occupied the buildings within the Sequoia Commerce Park immediately upon completion. These businesses include Bridgestone Tire Co. of America, which was the one of the world's largest rubber companies established its United States corporate offices there;⁶² Science Dynamics Corp.;⁶³ Andrews Pants, Inc.; L.D. Smith Floor Covering, Inc.; Pacific Fasteners Corp;

⁵⁴ Daily Breeze, "The Aerial View," *Daily Breeze*, p. 45, March 3, 1974, Sunday edition, <https://www.newspapers.com/newspage/606539475/>.

⁵⁵ Daily Breeze, "Business Park Phase II Set," *Daily Breeze*, p. 47, April 25, 1976, Sunday edition, <https://www.newspapers.com/newspage/1096209488/>.

⁵⁶ Daily Breeze, "Phase III at Sequoia Center," *Daily Breeze*, p. 21, June 14, 1977.

⁵⁷ Daily Breeze, "Sequoia Commerce Center Filling Up," *Daily Breeze*, p. 35, August 17, 1975, Sunday edition, <https://www.newspapers.com/newspage/1093825670/>.

⁵⁸ Los Angeles Times, "Shopping Centers," *Los Angeles Times*, p. 152, July 15, 1973, Sunday edition, <https://www.newspapers.com/newspage/381497559/>.

⁵⁹ Los Angeles Times, "8-Acre Shopping Center Rising in West Covina," *Los Angeles Times*, p. 115, January 25, 1976, Sunday edition, <https://www.newspapers.com/newspage/382963919/>.

⁶⁰ Los Angeles Times, "Brock & Sons Opens Thousand Oaks Center," *Los Angeles Times*, p. 93, October 22, 1972, Sunday edition, <https://www.newspapers.com/newspage/385822163/>.

⁶¹ Daily Breeze, "Sequoia Pacific Funded," *Daily Breeze*, p. 32, November 15, 1974, <https://www.newspapers.com/newspage/1093848017/>.

⁶² Daily Breeze, "Tire Firm Expands," *Daily Breeze*, p. 44, December 15, 1974, Sunday edition, <https://www.newspapers.com/newspage/1094238431/>.

⁶³ Daily Breeze, "[RE: Science Dynamics Corp.]," *Daily Breeze*, p. 17, February 8, 1975, <https://www.newspapers.com/newspage/1093844018/>.

Insulation Supply Co.;⁶⁴ Iwaski Images of America;⁶⁵ College Brothers Co.;⁶⁶ Kencor Sports, Inc.; Pay Fone Systems;⁶⁷ Allen Automotive Equipment Corp. Inc.;⁶⁸ Time Electronics;⁶⁹ Pieces of Art Inc.;⁷⁰ Tanaka Engineering Corp.;⁷¹ and TEC America Inc.⁷². Multiple other businesses have occupied buildings within the business park in subsequent decades, and every building is still occupied. Early newspaper articles indicated an aggressive advertising campaign for the newly developed business park with constant notices of new businesses established there. An advertisement targeted specifically toward women stated “Girls Only!! You really must bring your husband to see the beautiful new industrial buildings and offices at 190th Street and Van Ness Ave., Torrance, known as the Sequoia Commerce Center. Save your husband tortuous hours of freeway driving. Save your dinners from drying out while waiting on his arrival home at night.”⁷³ The rapid occupation of the business park is an indicator of the type of commercial activity that occurred in Torrance in the mid- to late-1970s. Archival research was unable to identify any notable or consequential information about businesses that had occupied any space within Sequoia Commerce Center. Additionally, archival research did not indicate any significant architectural designs by Lott, Collins, DeRevere and Associates, as they typically designed relatively ordinary commercial plazas. Archival research was also unable to identify any awards or accolades earned by the architectural firm.

4 Cultural Resource Inventory

Chronicle Heritage conducted a records search of CHRIS at the South Central Coastal Information Center at the University of California, Fullerton. The search was conducted to identify previous cultural resources studies and previously recorded cultural resources within a 1-mi radius of the Project area. The CHRIS search was conducted on August 21, 2024, and included a review of the National Register of Historic Placed (NRHP), the CRHR, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. The records search also included a review of all available historical USGS 7.5-minute quadrangle topographic maps and 15- and 30-minute topographic maps. A summary of the results of the record search and background research are provided below.

⁶⁴ Daily Breeze, “3 Firms Shift to Center,” *Daily Breeze*, p. 18, May 6, 1975, <https://www.newspapers.com/newspage/1094229506/>.

⁶⁵ Daily Breeze, “Center Lease to Iwaski,” *Daily Breeze*, p. 42, July 13, 1975, <https://www.newspapers.com/newspage/1094596843/>.

⁶⁶ Daily Breeze, “Sequoia in Lease,” *Daily Breeze*, p. 51, August 7, 1975, <https://www.newspapers.com/newspage/1093832109/>.

⁶⁷ Daily Breeze, “Two More Companies Join Sequoia Commerce Center,” *Daily Breeze*, p. 67, November 16, 1975, Sunday edition, <https://www.newspapers.com/newspage/1093825014/>.

⁶⁸ Daily Breeze, “Distributor In Move,” *Daily Breeze*, p. 22, March 18, 1976, <https://www.newspapers.com/newspage/1095978525/>.

⁶⁹ Daily Breeze, “Time Electronics to Move Facilities,” *Daily Breeze*, p. 27, May 4, 1976, <https://www.newspapers.com/newspage/1094246899/>.

⁷⁰ Daily Breeze, “Jewelry Distributor Moves to Torrance,” *Daily Breeze*, p. 63, July 7, 1976, <https://www.newspapers.com/newspage/1094251583/>.

⁷¹ Daily Breeze, “Tanaka Relocates,” *Daily Breeze*, p. 48, July 23, 1976, <https://www.newspapers.com/newspage/1094760538/>.

⁷² Daily Breeze, “Japan Firm Leases in Torrance,” *Daily Breeze*, p. 67, March 16, 1977, <https://www.newspapers.com/newspage/1094780022/>.

⁷³ Daily Breeze, “Girls Only!!! (Advertisement),” *Daily Breeze*, p. 7, November 13, 1974, <https://www.newspapers.com/newspage/1093847653/>.

4.1 Previous Cultural Resource Studies

The records search results indicate that 22 previous investigations have been conducted and documented within the 1-mi search radius of the Project area between 1993 and 2014 (Table 4-1). Of these studies, one study (LA-2904) intersects the Project area.

Table 4-1. Previous Cultural Investigations within 0.25-mi of the Project Area

Report No.	Year	Author	Title
LA-02904	1993	Stickel, Gary E.	Draft Report a Phase I Cultural Resources Literature Search for the West Basin Water Reclamation Project
LA-03999	1998	McLean, Deborah K.	Archaeological Assessment for Pacific Bell Mobile Services Telecommunications Facility LA 828-02 1125 1/2 San Vicente Boulevard, City of Santa Monica, County of Los Angeles, California
LA-04754	1999	Lapin, Philippe	Cultural Resource Assessment for Pacific Bell Mobile Services Facility Cm283-02, County of Los Angeles, California
LA-04759	n.d.	Unknown	Unknown
LA-05499	2000	Smith, Philomene C.	Department of Transportation: Negative Archaeological Survey Report
LA-05972	2002	Duke, Curt	Cultural Resource Assessment at & T Wireless Services Facility No. 05205a Los Angeles County, California
LA-05976	2002	Duke, Curt	Cultural Resource Assessment at & T Wireless Services Facility No. 05044a-01 Los Angeles County, California
LA-05980	2002	Duke, Curt	Cultural Resource Assessment at & T Wireless Services Facility No. 05127a Los Angeles County, California
LA-06192	2002	Duke, Curt	Cultural Resource Assessment at & T Wireless Services Facility No. 05127b Los Angeles County, California
LA-06193	2002	Holson, John	Archaeological Survey and Record Search for Ospc-0036, LA/Torrance, Torrance and Los Angeles, Los Angeles County (800-39)
LA-06236	2002	Sylvia, Barbara	Highway Project on Route 405 Between Crenshaw Blvd. and Manhattan Beach Blvd. in Torrance and Lawndale in Los Angeles County
LA-06875	2001	Bolin, David P.	Proposed AT&T Wireless Telecommunication Equipment Installation 1601 West 190th Street, Gardena, California 90248 Site Id Number: C796-405 Western Avenue, Geotrans Project Number: I260-680
LA-10103	2003	Dolan, Christy and Monica Strauss	Historic Property Survey Report Del Amo Boulevard Extension Project City of Torrance, Los Angeles County, California
LA-10106	2002	Shepard, Richard S.	Improvements to Artesia Boulevard (State Route 91) in the City of Torrance, Southwestern Los Angeles County.
LA-10197	2001	Sriro, Adam	Negative Archaeological Survey Report: Erosion Control Measures at Various Locations Between La Cienega and Vermont On/Off Ramps on I405.
LA-10333	2009	McKenna, Jeanette M.	A Brief Historic Context Statement Prepared for the General Plan Update: The City of Torrance, Los Angeles County, California

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Report No.	Year	Author	Title
LA-10567	2005	Hogan, Michael, Bai "Tom" Tang, Josh Smallwood, Laura Hensley Shaker, and Casey Tibbitt	Identification and Evaluation of Historic Properties - West Basin Municipal Water District Harbor- South Bay Water Recycling Project Proposed Project Laterals
LA-11051	2011	Martorama, Dean	Verizon Cellular Communications Tower Site - Exxon Mobil IBR 3700 W. 190th Street, (APN: 7352-002-029) Torrance, CA 90504: Results of Architectural History Survey for Verizon Cellular Communications Tower Site
LA-11150	2003	Maxwell, Pamela	West Basin Municipal Water District Harbor/ South Bay Water Recycling Project
LA-11635	2011	Bonner, Wayne H.	Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC Candidate LA0152-01, USID 25673 (Hanjin Worldwide Express), 20435 South Western Avenue, Torrance, Los Angeles County, California
LA-11636	2011	Bonner, Wayne H.	Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC Candidate LA0096-01, USID 24319 (Central and Van Ness), 2201 Dominguez Street, Torrance, Los Angeles County, California
LA-12693	2014	Hoffman, Laura	Archaeological Survey Report for Southern California Edison's Replacement of One Deteriorated Pole (TD805967/10301903) on the Crater-Malibu-Valdez-Non-Iso 66 kV Transmission Circuit in Malibu Creek State Park, Los Angeles County, California

Note: Cultural resource studies in bold intersect the Project area

4.2 Previously Recorded Resources

One cultural resource was recorded within 1-mi of the Project area (Table 4-2). Resource P-19-189950 is a one to three-story commercial building located at 716 North La Brea in Los Angeles, roughly 0.35 mile west/northwest of the Project area.

Table 4-2. Previously Recorded Cultural Resources within 1-mi of the Project Area

Primary No.	Trinomial	Description	NRHP/CRHR Eligibility Status	Recorded Year	Relationship to Project Area
P-19-0189950	-	A one- to three-story, irregular-shaped, asymmetrical, Modern-style, commercial building on a main commercial artery in the city of Los Angeles.	6Z; Found ineligible for NRCS, CRHR, or local designation through survey evaluation	2011	0.35 mi west-northwest

4.3 Native American Coordination

Chronicle Heritage requested a review of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) on August 8, 2024. The NAHC responded on August 19, 2024, stating that the results of the SLF search results were negative and included a list of seven Tribes or Bands who may have knowledge of cultural resources within or near the Project area (Appendix A).

Chronicle Heritage sent letters to local Native American contacts on August 28, 2024, with follow-up calls and emails sent on September 11, 2024. To date, five responses have been received.

Christina Conley, Tribal Cultural Resource Administrator under Tribal Chair Robert Dorame of the Gabrielino Tongva Indians of California responded via email on August 28, 2024, stating that the Tribe has no comment.

Vanessa Minott, Tribal Administrator for the Santa Rosa Band of Cahuilla Indians, responded via email on August 29, 2024, stating that they defer comments over to Soboba Band of Luiseno Indians Cultural Resources Department.

Lorie Gregory, employee in the Cultural Resources Department at the Cahuilla Band of Indians, responded on September 11, 2024 via phone. Ms. Gregory asked that we forward the original email to her so that she may review.

The Gabrieleno Band of Mission Indians–Kizh Nation responded via email on September 11, 2024, requesting us to provide the lead agency’s contact information.

Jessica Valdez of the Soboba Band of Luiseno Indians responded via phone on September 11, 2024, stating that the Soboba Band is going to defer to Tribes closer to the area, more specifically, Anthony Morales of the San Gabriel Band.

4.4 Historical Aerial Review

A review of historical aerial imagery and topographic maps was conducted on August 16, 2024, 2024.⁷⁴ The earliest topographic map of the area from 1896 indicates no major development in the area, with development concentrated along the coast to the west and south. The area, according to the topographic map, was known broadly as San Pedro, with Walteria, a neighborhood of current Torrance, indicated on the map with sparse development.⁷⁵ The next available topographic map from 1901 indicates much more development in this general region of Los Angeles County, with multiple prominent thoroughfares that were developed by this time.⁷⁶ Torrance proper first appears in a 1924 topographic map that indicates a high concentration of development in eastern Torrance, including prominent commercial and industrial development.⁷⁷

According to historic aerial photographs, by 1952, much of Torrance was developed with sparse agricultural area around northeast Torrance.⁷⁸ According to a 1972 aerial, even more development was present and almost all the agricultural areas had vanished. The 1972 aerial indicates that

⁷⁴ Nationwide Environmental Title Research Online [NETROnline], “Historic Aerials,” Electronic document, NETROnline, 2024, <https://www.historicaerials.com/viewer>.

⁷⁵ U.S. Geological Survey [USGS], *Redondo, California*, 1:62,500 (Washington, D.C.: U.S. Geological Survey, 1896), USGS topoView, https://ngmdb.usgs.gov/ht-bin/tv_browse.pl?id=f360dfe52ac812a19870dba974ea7a9a.

⁷⁶ U.S. Geological Survey [USGS], *Southern California, Sheet No. 1*, 1:250,000 (Washington, D.C.: U.S. Geological Survey, 1901), USGS topoView, https://ngmdb.usgs.gov/ht-bin/tv_browse.pl?id=3aac8c8c9a8250b5ad7d699b6fa587c1.

⁷⁷ U.S. Geological Survey [USGS], *Torrance, California*, 1:24,000 (Washington, D.C.: U.S. Geological Survey, 1924), USGS topoView, https://ngmdb.usgs.gov/ht-bin/tv_browse.pl?id=2813d3dff613121470ea6c3d6b1d2f7f.

⁷⁸ Nationwide Environmental Title Research Online [NETROnline], “Historic Aerials.”

before the construction of the Sequoia Commerce Center, the area was occupied by baseball diamonds, and was one of the few areas left with no buildings. By 2002, this area of Torrance had been fully developed as it is today.

5 Fieldwork

5.1 Survey Methods & Results

Chronicle Heritage Architectural Historian Andrew Rodriguez conducted a pedestrian survey of the Project area on August 27, 2024. Mr. Rodriguez surveyed the entire Project area, which is developed with 13 commercial and industrial buildings. Results of the survey indicated that there are no cultural resources within the Project area. Descriptions of present buildings are described below.

5.2 Physical Description: Sequoia Commerce Center

5.2.1 2150 West 190th Street

The building at 2150 West 190th Street is in the northwestern corner of the Sequoia Commerce Center near the Van Ness Avenue and West 190th Street intersection. The building houses multiple businesses that encompass the addresses 2150–2158. The single-story building at 2150 West 190th Street is constructed out of tilt-up concrete in a square footprint on a concrete base (Figure 5-1). The building features a flat roofline with a shallow parapet. The roof features a detailing that drops below the roof line and is half of the building's siding. Most notably, the building includes irregularly shaped concrete slabs evenly spaced on each elevation that are sheathed in smooth stucco as is the rest of the walls that sit flush with the building. Large fixed-pane aluminum windows are throughout the building and are present on each elevation. The building does not exhibit any windows that are functional (Figure 5-2). Doors are present for each storefront and are aluminum doors inset within large windows that occupy the entire door. Concrete paved sidewalks are in front of each business with landscaping in between. The building is also adorned with signage for some of the businesses. The building is in excellent condition.



Figure 5-1. 2150 West 190th Street, primary (northwestern) elevation, facing southwest.



Figure 5-2. Southwestern corner of 2150 West 190th Street, facing northeast.

5.2.2 2140 West 190th Street

The building at 2140 West 190th Street is at the northern end of the Sequoia Commerce Center along West 190th Street. It is a single-story building constructed of tilt-up concrete in a square footprint on a concrete base. The building has a flat roof line with a shallow parapet (Figure 5-3). Most of the building's notable features are exhibited on the primary (western) elevation, primarily the pronounced pillar on the corner of the building near the entrance. The pillar is concrete with etched detailing similar to the design on some of the building's siding. Aside from the concrete detailing, the building is clad in smooth stucco. Windows are only present on the primary and eastern elevations and are aluminum fixed-pane windows. A single aluminum door inset with a large window is on the primary elevation. Large metal garage doors are on the eastern and southern elevations, with two single metal doors on the eastern elevation (Figure 5-4). The building includes a paved sidewalk on the primary elevation and minor landscaping on the primary and northern elevations. The building is in excellent condition.



Figure 5-3. 2140 West 190th Street primary (eastern) elevation, facing west.



Figure 5-4. 2140 West 190th Street rear (eastern) elevation, facing northwest.

5.2.3 2170 West 190th Street

The building at 2170 West 190th Street is on the eastern side of the Sequoia Commerce Center. It is a single-story building constructed of tilt-up concrete in a rectangular footprint on a concrete base. The building features a flat roof line with a shallow parapet (Figure 5-4). Most notably, the building features pronounced concrete pillars on the northwestern and southwestern corners preceding their respective business's entrance. The building is primarily clad in smooth stucco with certain portions of the building sided in brick veneer on the primary (western) and southern elevations (Figure 5-6). The entrance of each business is recessed and preceded by paved sidewalks and minor landscaping. Windows are only on the primary elevation and are fixed-pane aluminum windows. Similarly, single aluminum doors are on the primary elevation at each inset within large windows. The rear (eastern) elevation includes three metal rolling doors and a single metal door. The building is in excellent condition.



Figure 5-5. 2170 West 190th Street primary (western) elevation, facing southeast.



Figure 5-6. 2170 West 190th Street rear (eastern) elevation, facing northwest.

5.2.4 19110 Van Ness Avenue

The building at 19110 Van Ness Avenue is on the western side of the Sequoia Commerce Center along Van Ness Avenue. It is a single-story building constructed of tilt-up concrete in a rectangular footprint on a concrete base. The building exhibits a flat roof line with a shallow parapet. The building is clad primarily in smooth stucco with etched detailing on some portions of the siding (Figure 5-7). The building exhibits a pronounced concrete column on the primary (eastern) elevation that has similar etched detailing. Windows are primarily fixed pane and concentrated in the primary elevation, with two pairs of fixed-pane windows on the eastern elevation as well. The primary elevation includes a single metal door inset within a large window for the entrance of the business. A single wood door is featured on the western elevation facing Van Ness Avenue, two metal rolling doors on the southern elevation, and a single wood door on the eastern elevation but set farther south and closer to the rear of the building (Figure 5-8). The building includes landscaping on the western elevation along Van Ness Avenue and on the eastern elevation against the parking lot and paved sidewalk. The building is in excellent condition.



Figure 5-7. 19110 Van Ness Avenue primary (eastern) elevation, facing west.



Figure 5-8. 19110 Van Ness Avenue rear (western) elevation, facing northeast.

5.2.5 2180 West 190th Street

The building at 2180 West 190th Street is on the eastern half of the Sequoia Commerce Center. It is a single-story building constructed of tilt-up concrete in a rectangular footprint on a concrete base. The building features a flat roof line with a shallow parapet and no overhang (Figure 5-9). The building is sided primarily in smooth stucco with some portions sided in brick veneer. The building features recessed corner entrances for each business that are accented with a concrete column at the corner of the building. Fixed-pane, aluminum-framed windows are isolated to the primary (northern) elevation at the entrances of each business on the northeastern and northwestern corner of the building and sparsely spaced along the northern elevation. The entrance of each business features a single metal door inset within a large window. Additionally, multiple doors are on the rear (northern) elevation including single wood doors on the southeastern and southwestern elevation and large metal and wood doors (Figure 5-10). The large wood doors include a secondary door in the center of the larger door for the bay that it accesses. Aside from signage on the primary elevation, the building is unadorned and relatively featureless.



Figure 5-9. 2180 West 190th Street primary (northern) elevation, facing southwest.



Figure 5-10. 2180 West 190th Street rear (southern) elevation, facing northwest.

5.2.6 19140 Van Ness Avenue

The building at 19140 Van Ness Avenue is on the western half of the Sequoia Commerce Center along Van Ness Avenue. It is a single-story building constructed of tilt-up concrete in a rectangular footprint on a concrete base. The building features a flat roof line with a shallow parapet and no overhang with concrete columns on the southeastern and southwestern corners for recessed entrances to the businesses (Figure 5-11). Recessed entrances are present for each business on the southeastern and southwestern corner of the primary (southern) elevation and for the businesses in the middle of the southern elevation. The building is sided in smooth stucco and brick veneer on certain portions of the western, southern, and eastern elevations. Windows are isolated to the primary elevation and are fixed-paned windows (Figure 5-12). The primary elevation also includes metal doors for each business inset with large windows. The rear (northern) elevation includes large garage doors that vary between metal rolling doors and large wood doors. The larger wood doors are inset with a smaller wood door. Aside from the primary elevation, the building is relatively featureless and unadorned.



Figure 5-11. 19140 Van Ness Avenue primary (southern) elevation, facing northeast.



Figure 5-12. 19140 Van Ness Avenue rear (southern) elevation, facing southwest.

5.2.7 19160 Van Ness Avenue

The building at 19160 Van Ness Avenue is on the eastern half of the Sequoia Commerce Center. It is a single-story building constructed of tilt-up concrete in a rectangular footprint on a concrete base. The building features a flat roof line with a shallow parapet, no overhang, and a concrete column on the southwestern corner for a recessed entrance (Figure 5-13). Recessed entrances are present for each business on the southwestern corner of the primary (southern) elevation and for the businesses in the middle of the southern elevation. The building is sided in smooth stucco and brick veneer on certain portions of the western and southern elevations. Windows are isolated to the primary elevation and are fixed paned. The primary elevation also includes metal doors for each business inset with large windows. The rear (northern) elevation includes large garage doors that vary between metal roll-up doors and large wood doors (Figure 5-14). The larger wood doors are inset with a smaller wood door. Aside from the primary elevation, the building is relatively featureless and unadorned.



Figure 5-13. 19160 Van Ness Avenue primary (southern) elevation, facing northeast.



Figure 5-14. 19160 Van Ness Avenue rear (northern) elevation, facing southwest.

5.2.8 19250 Van Ness Avenue

The building at 19250 Van Ness Avenue is on the eastern half of the Sequoia Commerce Center. It is a single-story building constructed of tilt-up concrete in an irregular footprint on a concrete base. The building features a flat roof line with a shallow parapet, no overhang, and a concrete support column on the northwestern elevation (Figure 5-15). The building is sided in smooth stucco on each elevation. Windows are isolated to the western elevation and are fixed-pane aluminum windows. The primary elevation features a recessed entrance for the business with a single metal door inset with a large window. The southeastern elevation includes a downward-sloping ramp that accesses four recessed truck loading docks (Figure 5-16). The rear elevation includes two large metal rolling doors and single metal doors that are sparsely spaced on the western, southern, and eastern elevations. Aside from the primary elevation, the building is relatively featureless and unadorned.



Figure 5-15. 19250 Van Ness Avenue primary (western) elevation, facing southeast.



Figure 5-16. 19250 Van Ness Avenue rear (eastern) elevation, facing northwest.

5.2.9 19210 Van Ness Avenue

The building at 19210 Van Ness Avenue is on the western half of the Sequoia Commerce Center along Van Ness Avenue and is connected to the adjacent building to the south at 19260 Van Ness Avenue. It is a single-story building constructed of tilt-up concrete in a rectangular footprint on a concrete base. The building features a flat roof line with a shallow parapet that is shared with the adjacent building to the south and includes concrete columns and concrete slabs on the northwestern corner (Figure 5-17). The building is sided in smooth stucco on each elevation. Windows are on the primary (eastern) elevation and are fixed-pane, aluminum windows. The building features a recessed entrance on the northwestern corner for one of the businesses accessed by a paved, two-step staircase and handicap ramp. Doors on the building vary and include a single metal door inset with a large window on the western elevation and a single metal door and large metal rolling door on the eastern elevation (Figure 5-18). The building is relatively featureless and unadorned.



Figure 5-17. 19210 Van Ness Avenue primary (western) elevation, facing southeast.



Figure 5-18. 19210 Van Ness Avenue rear (eastern) elevation, facing northwest.

5.2.10 19260 Van Ness Avenue

The building at 19260 Van Ness Avenue is on the western half of the Sequoia Commerce Center along Van Ness Avenue and is connected to the adjacent building to the north addressed 19210 Van Ness Avenue. It is a single-story building constructed of tilt-up concrete in a rectangular footprint on a concrete base. The building features a flat roof line with a shallow parapet that is shared with the adjacent building to the north and has concrete support pillars and slabs on the western elevation (Figure 5-19). A majority of the western elevation is recessed in the building and features the only windows, which are fixed-pane, aluminum windows. The building is sided in smooth stucco on each elevation. Doors are sparsely spaced on the building, with a single metal door inset with a large window on the primary (western) elevation, a single metal door on the northern elevation, two single metal doors on the eastern elevation, and two large metal rolling doors on the eastern elevation as well (Figure 5-20). The building is relatively featureless and unadorned.



Figure 5-19. 19260 Van Ness Avenue primary (western) elevation, facing southeast.



Figure 5-20. 19260 Van Ness Avenue rear (eastern) elevation, facing west.

5.2.11 19320 Van Ness Avenue

The building at 19320 Van Ness Avenue is on the western half of the Sequoia Commerce Center along Van Ness Avenue. It is a single-story building constructed of tilt-up concrete in an irregular footprint on a concrete base. The building features a flat roof line with a shallow parapet (Figure 5-21). The building is sided in smooth stucco on each elevation. The primary (western) elevation features a recessed portion occupied by fixed-pane, aluminum windows and concrete support columns for the roof. The primary elevation features a single metal door inset with a large window accessed by a paved sidewalk and paved staircase from the sidewalk along Van Ness Avenue. Doors are sparsely spaced on each elevation including the aforementioned metal door, a single metal door on the southern elevation, a large metal rolling door and single metal door on the eastern elevation, and two large metal rolling doors along with a single metal door on the northern elevation (Figure 5-22). The building is relatively featureless and unadorned.



Figure 5-21. 19320 Van Ness Avenue primary (western) elevation, facing east.



Figure 5-22. 19320 Van Ness Avenue rear (eastern) elevation, facing southwest.

5.2.12 19370 Van Ness Avenue

The building at 19370 Van Ness Avenue is on the eastern half of the Sequoia Commerce Center. It is a single-story building constructed of tilt-up concrete in an irregular footprint on a concrete base. The building exhibits a flat roof line with a shallow parapet with concrete support pillars for the extension over recessed entrances on the western elevation (Figure 5-23). The building is sided in smooth stucco on each elevation. Downward-sloping driveways for loading docks are on both the northwestern and southwestern corners. Each loading dock features three loading bays for trucks that are recessed and covered by the roof. Windows are on the western elevation and are fixed-pane, aluminum windows. Additionally, the western elevation includes metal doors inset with large windows for each business entrance. Doors are sparsely spaced throughout the building including two large metal rolling doors and a single metal door on the southern elevation, two large metal rolling doors and two single metal doors on the eastern elevation, two large metal rolling doors on the northern elevation, and an addition on the northern elevation with a single metal door (Figure 5-24). The building is relatively featureless and unadorned.



Figure 5-23. 19370 Van Ness Avenue primary (northern) elevation, facing southeast. Building includes the address 19350 Van Ness Avenue.



Figure 5-24. 19370 Van Ness Avenue rear (southern) elevation, facing northwest.

5.2.13 19430 Van Ness Avenue

The building at 19430 Van Ness Avenue is in the southwestern corner of the Sequoia Commerce Center at the corner of Van Ness Avenue and 195th Street. It is a single-story building constructed of tilt-up concrete in an irregular footprint on a concrete base. The building exhibits a flat roof line with a shallow parapet and no overhang (Figure 5-25). The building features concrete support columns for the recessed portions and entries on the primary (eastern) elevation. The building is sided in smooth stucco on every elevation. Windows are only on the northwestern corner of the building and are fixed-pane, aluminum windows. Two single metal doors are present on the northwestern corner as well, each inset with large windows. The rear (eastern) elevation has two bays: one that is accessed by a paved ramp and the other that is much larger and used for shipping and receiving. The eastern elevation also includes two single metal doors. The northern elevation includes a single metal door near the northeastern corner of the building (Figure 5-26). Most notably, the building includes a large metal silo that is surrounded by a short concrete block wall. Aside from minimal signage, the building is relatively featureless and unadorned.



Figure 5-25. 19430 Van Ness Avenue, primary (western) elevation, facing southeast.



Figure 5-26. 19430 Van Ness Avenue rear (eastern) elevation, facing west.

6 Evaluation

In light of the research, archival review, and pedestrian survey conducted, Chronicle Heritage recommends the Sequoia Commerce Center ineligible for listing in the NRHP, CRHR, or local registry under any significance criteria.

6.1 Criterion A/1/1

The subject property was not identified as eligible for listing in the NRHP, CRHR, or local register pursuant to Criterion A/1/1.

The subject property was not found to be associated with events that have made a significant contribution to the broad patterns of our history. Archival research did not indicate any consequential information pertaining to the Sequoia Commerce Center in relation to the development of Torrance. Therefore, the subject property does not appear eligible for listing in the NRHP, CRHR, or local register pursuant to Criterion A/1/1.

6.2 Criterion B/2/2

The subject property was not found to be associated with the lives of persons significant in our past. Additionally, multiple businesses occupied space within the business park, none of which had any significance during their occupancy at Sequoia Commerce Center. Many of the businesses used the space for ordinary manufacturing and corporate spaces. Therefore, the subject property does not appear eligible for listing in the NRHP or the CRHR pursuant to Criterion B/2/2.

6.3 Criterion C/3/3-5, 7

The subject property consists of multiple buildings constructed of tilt-up concrete. Archival research identified the builder and architecture firm; however, further research did not indicate that the builder or architecture firm were significant or had any notable developments. The buildings are ordinary examples of utilitarian commercial and industrial buildings and are relatively featureless. The architectural firm Lott, Collins, DeRevere & Associates designed relatively ordinary commercial buildings and were not a significant or notable firm as suggested by archival research. Additionally, it is not the last or best remaining example of this style of architecture, as there are plenty of tilt-up concrete buildings within Torrance and around Los Angeles County. Therefore, the subject property does not appear eligible for listing in the NRHP or CRHR pursuant to Criterion C/3/3-5, and 7.

6.4 Criterion D/4/6

Criterion D/4 was not considered in this report, as it generally applies to archaeological resources. Additionally, there is no reason to believe the property has the potential to yield important information regarding prehistory or history.

7 Conclusion and Recommendations

Based on the results of the cultural resource assessment, Chronicle Heritage recommends a finding of no historical resources affected for the proposed Project. The existing data indicate that it is unlikely that buried prehistoric or historic archaeological remains will be encountered during Project construction.

If human remains are found, existing regulations outlined in the State of California Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC § 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified within 24 hours of positive identification as human. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of being granted access and provide recommendations as to the treatment of the remains to the landowner.

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Appendix A. SLF Record Results



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For General Inquiries:

T: (886) 563-2536

T: (602) 254-6280

info@chronicleheritage.com

