

2026 COMMERCIAL PROPERTY BEAUTIFICATION AWARDS

CITY OF TORRANCE



When businesses owners care for their properties, it positively impacts the entire community. We are excited to announce the 2026 Torrance Commercial Property Beautification Awards, celebrating the efforts of commercial property owners and businesses who enhance and maintain their storefronts, properties and outdoor spaces. The awards will highlight the efforts of retail, office and industrial property owners. Through these awards, we aim to inspire even more beautification across our city.

#WHYTORRANCE



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Award Description

This award will recognize property owners and business owners that exhibit community pride through well maintained businesses, exceptional landscaping and a high degree of property maintenance. The City will also highlight businesses that exhibit sustainability through the use of water conservation practices as part of their property's design. This includes use of drought tolerant or native plants, water friendly irrigation systems and energy-efficient or solar lighting.

Qualifications for Nomination Include:

- Commercial property must be located within Torrance.
- One (1) nomination per submission form
- Commercial property must be properly licensed and permitted at the time of the nomination period with no open code violations
- Nominations should include a minimum of two photos that clearly display the exterior of the nominated property highlighting the nomination criteria

Nomination Deadline

All nominations must be submitted by 5 p.m. on August 31, 2026. Nominations are accepted via the online nomination form located at www.TorranceCA.Gov/CommercialBeautificationAwards

Selection Process

Nominations will be judged by the Torrance Environmental Quality and Energy Conservation Commission at their October meeting. Following the selection of the winners, honorees will then be acknowledged by the Torrance Environmental Quality and Energy Conservation Commission at their meeting in November. Judges will evaluate nominations, selecting properties that demonstrate exceptional landscaping, exterior maintenance, and overall beauty.

Award Recipients

Up to two Award Recipients will be selected in each Council District. Up to three additional overall Honorable Mention Recipients will also be selected. The honorees will be announced by the Torrance Environmental Quality and Energy Conservation Commission at their meeting in November. Recipients will receive a certificate of recognition and plaque to display at their business.

For more information, please visit www.TorranceCA.Gov/CommercialBeautificationAwards

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NOMINATION FORM

The City of Torrance Commercial Property Beautification Award Program honors owners of retail, office and industrial property who take pride in the maintenance and beautification of their structures and outdoor spaces. To nominate a commercial property, please complete this form and submit it to the Community Development Department.

I hereby nominate the following location within Torrance for the 2026 Commercial Property Beautification Award Program:



Address

Business Location by Council District (See District Map Attached):

☐ District 1 ☐ District 2 ☐ District 3 ☐ District 4 ☐ District 5 ☐ District 6

Name of Business: _____

Address of Business: _____

Contact Person at Business (if known): _____

Phone Number (if known): _____

Briefly describe how this property enhances the city of Torrance through their storefront, landscaping, property maintenance or sustainable landscaping practices:

Name of Person Submitting Nomination: _____

Phone Number: _____ **Email address:** _____

Photos

Each application must include at least 2 photos of the nominated business that clearly display the exterior of the nominated property highlighting the nomination criteria. These photos can be attached to printed nomination forms or emailed along with electronic submittals.

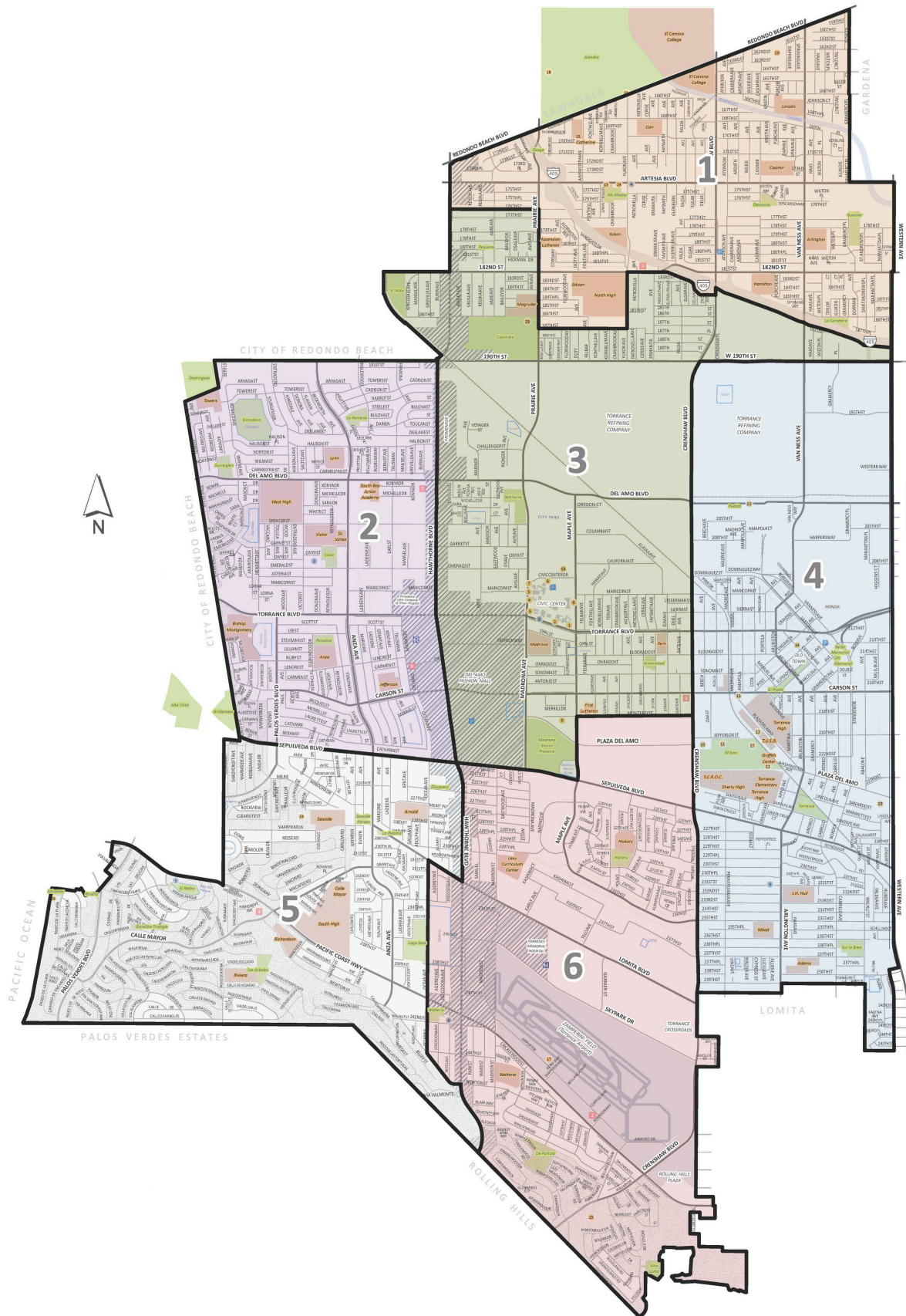
Thank you for your nomination!

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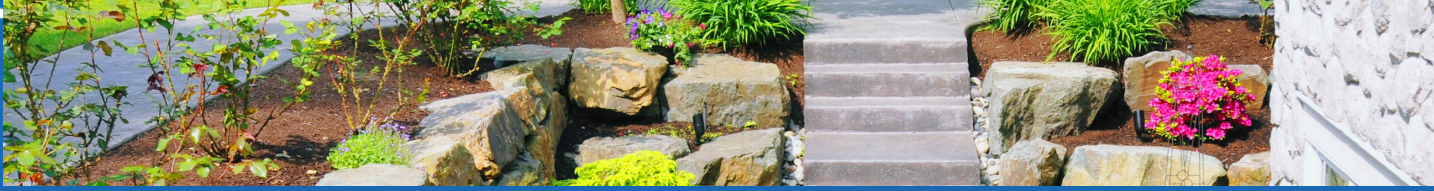
Council Districts Map

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Judging Guidelines

Nominations will be judged by the City of Torrance Environmental Quality and Energy Conservation Commission. Each Commission Member will review every nomination and provide scores for each entry. Staff will tally the scores and provide the top 5 highest scores from each district. Judging will be based on the photos provided with the nomination entry.

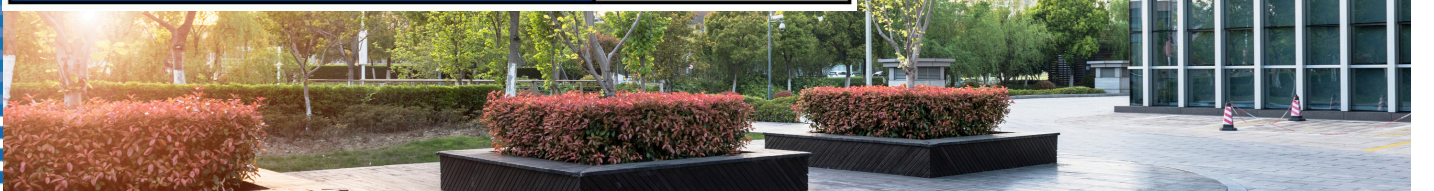
To be eligible for judging each property entry must meet the following requirements:

- A complete application.
- Commercial property must be located within Torrance.
- One nomination per submission form.
- Commercial property must be properly licensed and permitted at the time of the nomination period with no open code violations.
- A minimum of two photos that clearly display the exterior of the nominated property highlighting the nomination criteria.

Score Sheet

Meets Criteria: up to 2 points; Exceeds Criteria: 3 to 4 points; Outstanding: 5 points

Criteria	Points:
Overall Curb Appeal	
Civic Pride	
Attractive Landscape Design	
Well-Maintained Structure	
Contributes to the Beautification of Torrance	
Sustainable Design Features	
Total Score (out of maximum 30)	



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Criteria Definitions

Overall Curb Appeal:

This refers to the visual attractiveness of a property from the street. It encompasses the harmony of colors, materials, and design elements, creating an inviting first impression that reflects the property's charm and character.

Civic Pride:

This criterion measures how well businesses care for their property, including cleanliness and attention to detail. Signs of pride may include well-kept landscaping areas, inviting storefronts, clean walkways and parking lots, and personalized touches that showcase the businesses' commitment to the community.

Attractive Landscape Design:

This focuses on the arrangement and selection of plants, trees, and hardscaping elements to create a cohesive and visually appealing outdoor environment. Effective landscape design enhances the aesthetic appeal while considering seasonal changes, color coordination, and spatial balance.

Well-Maintained Structure:

This involves the upkeep and condition of the property's physical structure, including the integrity of the building, paint quality, roof condition, screening of equipment, condition of their trash enclosure and absence of visible damage. A well-maintained structure conveys care and enhances the overall impression of the community.

Contributes to the Beauty of Torrance:

This criterion assesses how a property enhances the overall aesthetic and character of the Torrance community. It looks at how the property fits within its surroundings, promotes visual harmony, and adds to the communal appeal of the area.

Sustainable Design Features:

This focuses on environmentally friendly practices and materials incorporated into the property. Examples include native plant landscaping, energy-efficient systems, rain gardens, and use of recycled materials. Sustainable design features contribute to environmental stewardship and can enhance the City's ecological health.

