

Redondo Beach, California
May 4, 1994

A Regular Meeting of the Preservation Commission was called to order at 7:08 p.m. at City Hall, 415 Diamond Street, by Chairman Jonathan Eubanks.

ROLL CALL

Commissioners Present: Cardona, Cheeks, Eubanks, Haley, Lemke, Powell, Snyder;
Commissioners Absent: Bostrom;
Officials Present: Paul Connolly, Chief of Planning;
Doug McIsaac, Senior Planner;
Margreet Wood, Minutes Secretary.

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APPROVED MINUTES OF 4/6/94 REGULAR MEETING

Commissioner Snyder moved, seconded by Commissioner Cheeks, to approve as submitted the minutes of the Regular Meeting of April 6, 1994. Hearing no objections, Chairman Eubanks so ordered.

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PUBLIC PARTICIPATION

Chairman Eubanks invited the public to address the Commission regarding subjects not included on the agenda, to which there was no response.

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CONDUCTED PUBLIC HEARING & ADOPTED RESOLUTION APPROVING DESIGNATION OF BUILDINGS & PROPERTY AT 519 SOUTH CATALINA AVENUE AS A LANDMARK

Chairman Eubanks stated that this Public Hearing is regarding the recommendation to adopt a resolution approving the designation of the buildings and property at 519 South Catalina Avenue (Lot 6, Block 189, Townsite of Redondo Beach) as a landmark.

Senior Planner McIsaac presented the staff report, including a slide presentation of the subject property, indicating:

1. The craftsman style house was constructed in 1913 and has a distinctive side gable roof form, a distinctive gable dormer in the middle of the house, decorative knee braces on the gable ends of the house, open eaves, rafter tails, elephantine shaped posts, horizontal wood clapboard cladding and single-pane double-hung windows;
2. The property is enhanced by lush streetscape with a number of mature trees and the old street lamps from the subject time period;
3. Adjoining the house on both sides are homes of similar architecture;
4. The house was originally occupied by Anna and Walter Gebhart, and Mr. Gebhart was the manager of the Montgomery and Mullen Lumber Company; and
5. This house is an excellent example of craftsman style architecture and meets the criteria for landmark designation.

Commissioner Cheeks moved, seconded by Commissioner Haley, to receive and file the documents and open the Public Hearing. Hearing no objections, Chairman Eubanks so ordered.

Paul Felix indicated that he has owned the property for 11 years, was born and raised in Redondo Beach, and when he became aware of the historic landmark program, he became interested and ultimately decided to apply for designation.

Mr. Bonham, 518 South Catalina Avenue, expressed concern that the property will be converted to a bed and breakfast inn (B & B), and since there is insufficient parking on Sundays, a B & B would exacerbate that problem and could have a negative impact on surrounding property values.

Mr. Felix of Redondo Beach stated that in 1988, an offer was made to purchase his property for \$100,000 more than it was worth, but he turned the offer down and has no intention of selling his property either for the purpose of converting it to a B & B or for the purpose of converting it to a condominium.

Commissioner Snyder commented:

1. Redondo Beach's main industry was lumber during the subject time period; and
2. Montgomery and Mullen Lumber Company was a chain lumber company with stores in Southern California and Arizona;

There being no further public input, Commissioner Haley moved, seconded by Commissioner Cheeks, to close the Public Hearing.

Commissioner Haley moved, seconded by Commissioner Lemke, to adopt by title only, waiving further reading, A Resolution Approving the Designation of the Buildings and Property at 519 South Catalina Avenue (Lot 6, Block 189, Townsite of Redondo Beach) as a Landmark. The motion carried by the following vote:

AYES: Cardona, Cheeks, Eubanks, Haley, Lemke,
Powell, Snyder;
NOES: None;
ABSENT: Bostrom.

Senior Planner McIsaac noted:

1. In order to designate a property for use as a B & B, the property must go through a series of Public Hearings and be subject to a number of criteria; and
2. Regarding lot combinations, lots can only be combined for a total width of 100 feet, and these lots are approximately 40 or 50 feet, so it would not be possible to combine 3 lots to improve the viability of multi-family developments.