

RESOLUTION NO. 2025-08-PA-XX

A RESOLUTION OF THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA APPROVING A CEQA EXEMPTION DECLARATION AND CERTIFICATE OF APPROPRIATENESS THE DEMOLITION OF A POTENTIALLY HISTORIC SINGLE-FAMILY RESIDENTIAL STRUCTURE AT 1224 HARPER AVENUE, PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE.

WHEREAS, the property located at 1224 Harper Avenue, Redondo Beach, California, APN 4161-014-033, is currently identified as a potentially historic resource on the City's Potential Historic Resources Inventory; and

WHEREAS, an application was filed by Mickel Khayat for a Certificate of Appropriateness to permit the demolition of one residential structure in an existing designated historic district located at 1224 Harper Avenue, pursuant to Chapter 4, Title 10 of the Municipal Code; and

WHEREAS, pursuant to Section 10-4.403 of the Redondo Beach Municipal Code, the Public Amenities Commission must evaluate a Certificate of Appropriateness for demolition against five specific criteria; and

WHEREAS, notice of the time and place of the public hearing was given according to the requirements of law; and

WHEREAS, on August 13, 2025, the Public Amenities Commission of the City of Redondo Beach held a public hearing to consider the applications, at which time all interested parties were given an opportunity to be heard and to present evidence.

NOW, THEREFORE, THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Based upon the findings contained herein, a Certificate of Appropriateness is hereby approved for the demolition of the existing structure at 1224 Harper Avenue, including removal of all exterior improvements and architectural features, in accordance with the submitted application and plans to the extent specified and represented therein, except as such work may be amended or modified by conditions set forth below.

SECTION 2. Pursuant to Article 2, Chapter 3, Title 10, of the Redondo Beach Municipal Code, the proposed project has been determined to be categorically exempt

from the requirements of the California Environmental Quality Act (CEQA), and an exemption declaration to this effect has been prepared and filed.

SECTION 3. As conditioned below, the proposed demolition of the existing structure at 1224 Harper Avenue conforms to the prescriptive standards adopted by the Preservation Commission and will not detrimentally alter, destroy, or adversely affect any exterior improvement or architectural feature of historic significance, as the Commission has determined that the property lacks association with significant events or persons, contains no defining Craftsman bungalow-style elements, and has irreversibly lost all aspects of integrity.

SECTION 4. This Certificate is approved on the basis of, and shall only be operative with, the applicant's compliance with the conditions listed below. Failure by the applicant or his/her successors in interest to comply with these conditions shall provide a basis for initiating enforcement proceedings pursuant to Article 7, Chapter 4, Title 10 of the Redondo Beach Municipal Code.

1. The approval granted herein is for the demolition of the existing structure at 1224 Harper Avenue, including removal of all exterior improvements and architectural features, approved by the Public Amenities Commission at its meeting on August 13, 2025.
2. No other work is authorized herein. If additional work outside of the scope of work identified on the plans is necessary, the applicant shall immediately contact Planning Staff prior to starting any work.
3. The Planning Division shall be authorized to approve minor changes, and shall inform the Commission of any such changes.
4. The applicant shall comply with all applicable requirements and obtain all necessary permits from the Building Division, Engineering Division, Fire Department, and any other agency with jurisdiction over the project.
5. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Preservation Commission for a decision. The decision of the Commission shall be final.
6. Work performed shall be verified against plans submitted. If modifications to plans are necessary, amended plans shall be submitted prior to a change occurring, and subject to the approval of the Building and Planning Divisions as minor alterations, and the Public Amenities Commission, if deemed necessary for major changes.
7. Any deviations from the approved plans, and any future work needed to the site, shall be submitted and reviewed by the City's Planning Division. Major alterations

require Public Amenities Commission review. No future rehabilitation work may take place at the designated property without Planning Division review and approval.

PASSED, APPROVED AND ADOPTED this 13th day of August, 2025.

Preservation Commission Chair
City of Redondo Beach

The foregoing resolution was adopted on August 13, 2025 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

City Attorney's Office