

Certified Local Government Program: 2024-2025 Annual Report

(Reporting period is from October 1, 2024 through September 30, 2025)

INSTRUCTIONS: This is a fillable PDF with expandable text fields and checkboxes. This form can be saved and reopened. The font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save the completed form and email it as an attachment to info.calshpo@parks.ca.gov. You can then attach the required documents to that email. If the attachments are too large (totaling more than 20 MB), you will need to send them in a separate email.

Report Prepared by: **John Ciampa**

Date of commission/board review: **Pending**

MINIMUM REQUIREMENTS FOR CERTIFICATION

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

1. Are you considering amending or revising your certified ordinance this year? **No updates were considered for the reporting period from 2024 to 2025; however, the City is considering future updates that are expected to occur in the 2026-2027 reporting period.**

REMINDER: Pursuant to the *CLG Agreement*, the Office of Historic Preservation (OHP) must have the opportunity to review and comment on ordinance changes prior to adoption. Please communicate directly with the OHP Local Government Unit staff to coordinate the review. Changes that do not meet the CLG requirements could affect certification status.

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code.

[Redondo Beach Preservation Ordinance is linked here.](#)

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B. New Local Landmark Designations (Comprehensive list of properties/districts designated during the reporting.

1. During the reporting period, October 1, 2024 – September 30, 2025, what properties/districts have been locally designated?

| Property Name/Address | Date Designated | If a district, number of contributors | Date Recorded by County Recorder |
|-----------------------|-----------------|---------------------------------------|----------------------------------|
| 217 Avenue F | 12/11/2024 | N/A | Pending |
| 102 N. Broadway | 4/9/2025 | N/A | Pending |
| 104 N. Broadway | 4/9/2025 | N/A | Pending |
| 106 N. Broadway | 4/9/2025 | N/A | Pending |
| 401 Emerald Street | 4/9/2025 | N/A | Pending |
| 403 Emerald Street | 4/9/2025 | N/A | Pending |
| 405 Emerald Street | 4/9/2025 | N/A | Pending |

Reminder: Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors.

| Property Name/Address | Date Removed | Reason |
|-----------------------|--------------|------------------------|
| 1811 Clark Lane | 8/13/2025 | Request for demolition |
| 1224 Harper Avenue | 8/13/2025 | Request for demolition |

C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan?
 - No
 - Yes, in a separate historic preservation element.
 - Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan or to the separate historic preservation

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element.

The current General Plan does not include a Historic Preservation Element or related policies; however, the City is in the final stages of updating its Land Use Element that would include Historic Preservation policies. A link to the draft policies is provided below.

[Draft Land Use Element with new Historic Preservation goal and policies \(see page 25 of the PDF\).](#)

D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

- All projects subject to design review go the commission.
- Some projects are reviewed at the staff level without commission review.

What is the threshold between staff-only review and full-commission review?

Applications for certificates of appropriateness involving only minor alterations are reviewed by the Minor Alterations Subcommittee of the Public Amenities Commission (PAC) “previously the Preservation Commission”. The PAC reviews major alterations such as additions or proposed changes to character-defining features through a Certificate of Appropriateness entitlement.

2. California Environmental Quality Act (CEQA)

- Explain the historic preservation staff and commission role in *providing input* to CEQA documents prepared for or by the local government.

Staff is responsible for preparing and presenting CEQA documents. In some cases with complex projects a CEQA consultant will be hired to prepare CEQA documents; however, they will be managed by City staff. The PAC provides input on CEQA documents during the public hearing process.

- Explain the staff and commission role in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government.

The PAC makes findings to adopt a CEQA determination, most commonly for a Class 31 categorical exemption for projects that comply with the Secretary of the Interior Standards for the Treatment of Historic Properties.

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3. Section 106 of the National Historic Preservation Act

- Explain the staff and commission role in *providing input* to Section 106 documents prepared for, or by, the local government.

Staff reviews Section 106 documents and determines the level of significance, if any, of the proposed project.

- Explain the staff and commission role in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government:

Projects that may have impacts to historic resources, per staff's review, would be forwarded to the PAC for review and determination.

II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

A. Commission Membership

| Name | Professional Discipline | Date Appointed | Date Term Ends | Email Address |
|----------------------|---------------------------|----------------|----------------|--|
| Desiree Galassi | Finance/Educator | 10/1/2021 | 9/30/2026 | Desiree.galassi@redondo.org |
| Ron Maroko | Attorney | 10/1/2024 | 9/30/2026 | Ron.Maroko@redondo.org |
| Mara Lang | Architect | 10/1/2024 | 9/30/2028 | Mara.Lang@redondo.org |
| Christopher McCauley | Teacher | 10/1/2024 | 9/30/2028 | Christopher.McCauley@redondo.org |
| Jeffrey Rowe | Real Estate and Investing | 10/1/2026 | 9/30/2026 | Jeffrey.Rowe@redondo.org |
| Masood Yousufzai | Teacher | 10/1/2024 | 9/30/2028 | Masood.Yousufzai@redondo.org |
| Edward Caldwell | Attorney | 10/1/2024 | 9/30/2028 | Edward.Caldwell@redondo.org |

Attach resumes and Statement of Professional Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, explain why the professional qualifications have not been met and how professional expertise is otherwise being provided. Mara Lang is an architect which is a qualified professional. While Desiree Galassi does not have the technical background in historic preservation, she has lived in and restored historic

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properties. She has also donated historic artifacts to the Historical Society. Additionally, Commissioners Maroko and Caldwell are attorneys and Commissioner Rowe is in Real Estate and they are all well versed in laws and regulations and are passionate about historic preservation.

2. If all positions are not currently filled, why is there a vacancy, and when will the position be filled? **No vacancies exist.**

B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? Yes No
2. If not, please provide the Commission staff member’s contact information. N / A
3. If the position(s) is not currently filled, why is there a vacancy? N / A

Attach resumes and Statement of Professional Qualifications forms for staff.

| Name/Title | Discipline | Dept. Affiliation | Email Address |
|-------------|-----------------------------------|-----------------------|-------------------------|
| Marc Wiener | Director of Community Development | Community Development | Marc.Wiener@redondo.org |
| Sean Scully | Planning Manager | Community Development | Sean.Scully@redondo.org |
| John Ciampa | Senior Planner | Community Development | John.Ciampa@redondo.org |

C. Attendance Record

Commissions are required to meet a minimum of four times a year. If you haven’t met at least four times, explain why.

The Commission has met more that four times during the reporting period on historic preservation related topics.

D. Training Received

It is a CLG requirement that all commissioners and staff to the commission attend at least one training program. It is up to the CLG to determine the relevancy of the training. Please indicate the specific training each commissioner received last year.

| Commissioner/Staff Name | Training Title & Description (including method presentation, e.g., webinar, workshop) | Duration of Training | Training Provider | Date |
|-------------------------|---|----------------------|------------------------------|-----------|
| Desiree Galassi | 1. Preservation Overview, City staff led training | 1 hour | Redondo Beach Planning Staff | 8/13/2025 |

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| | | | | |
|----------------------|--|-----------------|---|---------------------|
| Ron Maroko | 1. Preservation Overview, 2. CEQA Fundamentals for Projects Affecting Historic Resources, 3. The Good, the Bad and the Ugly: A Home Inspector's Gide to Older Homes, 4. A homeowner's Guide to Historic Preservation: Researching Your Historic Home, 5. Owner Consent & Designation: Summary & Strategies | 8.5 total hours | Redondo Beach Planning Staff and California Preservation Foundation | 10/1/2024-9/30/2025 |
| Mara Lang | 1. Preservation Overview, City staff led training | 1 hour | Redondo Beach Planning Staff | 8/13/2025 |
| Christopher McCauley | 1. Preservation Overview, City staff led training | 1 hour | Redondo Beach Planning Staff | 8/13/2025 |
| Jeffrey Rowe | 1. Preservation Overview, City staff led training | 1 hour | Redondo Beach Planning Staff | 8/13/2025 |
| Masood Yousufzai | 1. Preservation Overview, City staff led training | 1 hour | Redondo Beach Planning Staff | 8/13/2025 |
| Edward Caldwell | 1. Preservation Overview, City staff led training | 1 hour | Redondo Beach Planning Staff | 8/13/2025 |

III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

A. Historical Contexts: initiated, researched, or developed in the reporting year (excluding those funded by the OHP)

Reminder: California CLG procedures require CLGs to submit survey results, including historic contexts, to the OHP. If you have not done so, submit an electronic copy or link if available online with this report.

| Context Name | Description | How it is Being Used | Date Submitted to the OHP |
|----------------------------|-------------------------|-------------------------|---------------------------|
| Historic Context Statement | Created 1995, unchanged | Ongoing reference guide | Unknown |

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B. New Surveys or Survey Updates (excluding those funded by the OHP)

Note: The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

| Survey Area | Context Based-yes/no | Level: Reconnaissance or Intensive | Acreage | # of Properties Surveyed | Date Completed | Date Submitted to the OHP |
|--------------------|----------------------|------------------------------------|---------|--------------------------|----------------|---------------------------|
| No updated surveys | | | | | | |

Explain how you are using the survey data: N / A

IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

Has your CLG undertaken any public outreach, training, or publications programs this year? How were the commissioners and staff involved? Please provide an electronic link to all publications or other products not previously provided to the OHP.

| Item or Event | Description | Date |
|--|--|----------|
| Streaming Hearings via YouTube | Live stream and recoded videos of public hearings | On-going |
| Book – Photographic collection of Historic Landmark properties | 2009 edition available at City Hall and public library | |
| Historic Preservation video and documents | All preservation documents and promotional video are available at the main library to the public. Public meetings are also live-streamed now and can be viewed online at any time. | |
| Redondo Beach Historical Society events | The Historical Society usually holds several events each year, including the historic homes tour. | |

ADDITIONAL INFORMATION FOR NATIONAL PARK SERVICE ANNUAL PRODUCTS REPORTS FOR CLGS

A. During the reporting period (October 1, 2024 – September 30, 2025) how many historic properties did your local

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government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. This includes the National Register, California Register, California Historical Landmarks, locally funded surveys, CLG surveys, and local designations.

| Program area | Number of Properties added |
|---------------------------------|----------------------------|
| City of Redondo Beach, Citywide | Two (2) |

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. During the reporting period (October 1, 2024 – September 30, 2025) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? Yes No

2. If yes, how many properties have been added to your register or designated during the reporting period?

Two (2) properties

C. Local Property Tax Incentive Program

1. During the reporting period (October 1, 2024 – September 30, 2025) did you have a Mills Act program? Yes No

2. If yes, how many properties entered into a contract during the reporting period?

| Name of Program | Number of Properties Added During 2024-2025 | Total Number of Properties Benefiting From Program |
|-----------------|---|--|
| Mills Act | N/A | 57 |

D. Local “bricks and mortar” grants/loan program

1. During the reporting period (October 1, 2024 – September 30, 2025) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? Yes No

2. If yes, how many properties have been assisted under the program(s) during the reporting period?

| Name of Program | Number of Properties that have Benefited |
|-----------------|--|
| N/A | N/A |

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E. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2024 – September 30, 2025) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties? Yes No
2. If yes, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s) during the reporting period?

Seven (7) historic Landmark properties were evaluated with the City's regulatory laws (Historic Preservation Ordinance).

F. Local Property Acquisition Program

1. During the reporting period (October 1, 2024 – September 30, 2025) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? Yes No
2. If the answer is yes, then how many properties have been assisted under the program(s) during the reporting period?

| Name of Program | Number of Properties that have Benefited |
|-----------------|--|
| N/A | N/A |

IN ADDITION TO THE MINIMUM CLG REQUIREMENT THE OHP IS INTERESTED IN YOUR TRAINING NEEDS

If the OHP was able to sponsor free CAMP trainings from the National Alliance of Preservation Commissions (NAPC), would you be interested in attending?

Yes the City of Redondo Beach would be interested in CAMP Trainings from NAPC.

The OHP has also hosted training workshops and webinars of our own, and we plan to begin doing so again in the future. What topics you would like to see covered in these trainings?

The most helpful topics would be assessing additions to historic resources, providing specific guidance when repairs should be made to a character defining feature versus replacement for elements like windows, doors, and architectural elements.

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XII Attachments (electronic)

- Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- Minutes from commission meetings
- Drafts of proposed changes to the ordinance
- Drafts of proposed changes to the General Plan
- Public outreach publications

Email to: info.calshpo@parks.ca.gov