

CITY OF REDONDO BEACH
PLANNING DEPARTMENT
415 Diamond Street
Redondo Beach, CA. 90277-0270
Telephone: (310)-318-0637

RECEIVED BY:
DATE RECEIVED:

APPLICATION TO FORM AN HISTORIC DISTRICT

IN ORDER FOR A DISTRICT TO BE NOMINATED, THE FOLLOWING INFORMATION MUST BE SUBMITTED TO THE PLANNING DIVISION:

- A completed copy of this application form.
- A copy of the **Individual Property Summary** completed for each property included within the proposed historic district.
- A copy of the **Property Owners Petition** form signed by each property owner in support of the proposed Historic District.
- A map indicating each parcel proposed for inclusion in the Historic District.

PROCEDURE:

- a. Applications for Landmark Designation shall be filed with the Planning Department approximately 30 days prior to the date of the public hearing (verify the exact filing deadline with the Planning Department). Additional time will be required between the filing date and the date of public hearing where review under the California Environmental Quality Act (CEQA) is required.
- b. Owner notification stating the time, place and nature of the application is sent to the property owner 10 days prior to the public hearing. Newspaper advertisements of the pending landmark application are also published.
- c. The Preservation Commission's decision on this application shall be final and conclusive unless, within 10 days of the date of said decision, a written appeal requesting a public hearing before the City Council is filed with the City Clerk and all required fees for said appeal are paid in full.

PART I - GENERAL INFORMATION

A	DESIGNATED CONTACT PERSON(S):
	NAME: TESSA BODEY
	MAILING ADDRESS: 501 GARNET STREET, REDONDO BEACH, CA 90277
	TELEPHONE: 323-816-4128
	FAX:
	NAME: LAURA MARTINEZ
	MAILING ADDRESS: 511 GARNET STREET, REDONDO BEACH, CA 90277
	TELEPHONE: 310-461-6072
	FAX:

GARNET HISTORIC DISTRICT

OPTION 1 (SIX CONTIGUOUS HISTORIC LANDMARKS):

501 GARNET

505 GARNET

509 GARNET

511 GARNET

513 GARNET

517 GARNET

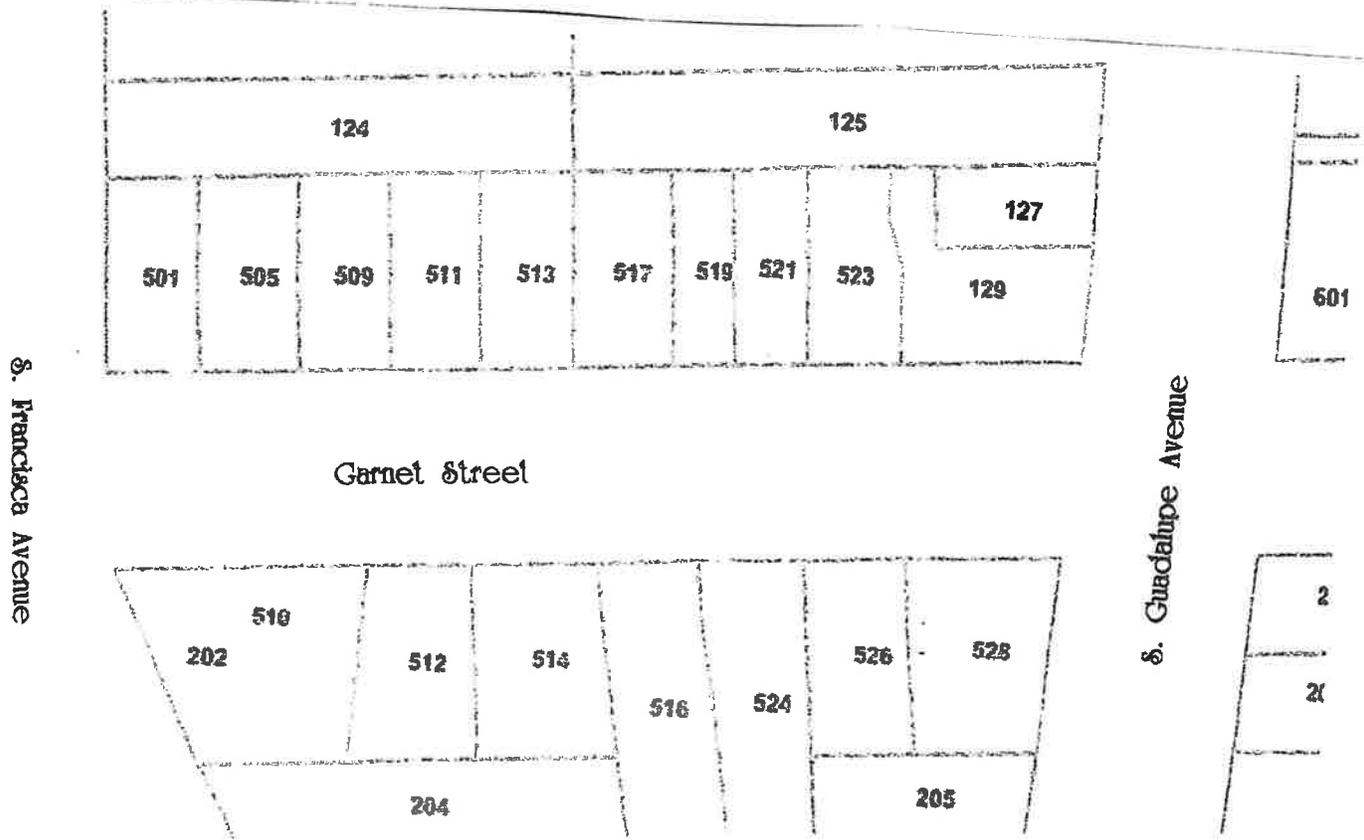
OPTION 2 (FOUR CONTIGUOUS HISTORIC LANDMARKS):

501 GARNET

505 GARNET

509 GARNET

511 GARNET



In 1986, the City of Redondo Beach published its first Citywide Historic Resources Survey (“HRS”). In it the 500 block of Garnet was identified as a possible historic district. HRS, page 40. In 1989, the Council adopted its Preservation Ordinance (No. 2554), which established the Preservation Commission. One of the first efforts in late 1989 and early 1990 was to vote on creating the Garnet Street Historic District, composed of ten homes in the 500 block of Garnet Street. Unfortunately, while the Commission determined that the 500 block would qualify as a historic district, there was insufficient interest at that time by owners of the homes in becoming an historic district to comply with the provisions of the Preservation Ordinance.

Since 1990 there have been other efforts to form a historic district on Garnet Street. Meanwhile, owners on Garnet Street started applying for landmark status under the ordinance, entered in to Mills Act contracts with the City, and received the property tax benefits associated with the contracts. The following properties on Garnet Street are now Historical Landmarks: 510 (5/4/94); 513 (3/1/95); 509 (10/4/95); 512 (2/7/96); 511 (4/4/01); 505 (10/04); 501 (11/7/12); 528 (3/1/17); 516 (6/7/23); and 517 (10/4/23). Each property was built in 1920 or before, with the oldest (517) being built in 1907.

“A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development.” National Register Bulletin (1997).

Under Ordinance section 10-4.304, “In order to be eligible for consideration as an historic district, at least 75% of the buildings in the proposed district (excluding accessory buildings) must be at least 50 years old or otherwise meet the requirement of Section 10-4.302. In addition, no more than 25% of the buildings in the proposed district (excluding accessory buildings) may be noncontributing...”

Of those Garnet Street properties, the six landmark properties on the north side of the block identified for this historic district are all contiguous, making “non-contributing” property issues a non-issue. They are all more than 50 years old (all over 100 years old). They are in a definable geographical area and have a shared property relationship. They are all Local Landmarks, namely historically significant, as approved by the Redondo Beach Preservation Commission. They are all under current Mills Act contracts with the City of Redondo Beach.

The Craftsman style building at **501 Garnet** was built in 1919 and designated a historic landmark (No. 92) in 2012. It is called the “Brett House”.

The Craftsman style building at **505 Garnet** was built in 1920 and designated a historic landmark in 2004. It is called the “McFadden House”.

The California bungalow style (with Craftsman elements) building at **509 Garnet** was built in 1913 and designated a historic landmark in 1995. It is called the “Cholvin House”.

The Craftsman style building at **511 Garnet** was built in 1913 and designated a historic landmark in 2001. It is called the “Wolfsberg House”.

The Craftsman style building at **513 Garnet** was built in 1912 and designated a historic landmark in 1995. It is called the “Martin House”.

The California bungalow style (with Craftsman elements) building at **517 Garnet** was built in 1907 and designated a historic landmark in 2023. It is called the “Essmiller & Mayotte House”.

Designating the northern side of the 500 block an Historic District preserves the continuity of the historic significance of the area, as demonstrated by the contiguous neighbor to neighbor landmark designations. Under Ordinance section 10-4.303 requires written consent of the owners to be included in the historic district. These six owners, by continuously participating in the Mills Act program, have impliedly consented to be in the District. However, they have also expressly consented to be included.

Creating this District also resolves an idea in the making since 1986. Lastly, given the additional four historic landmark homes on the block and four others listed on the Historical Resources Survey, there is an opportunity to expand the District to ultimately include these homes, should the owners of these properties request to be part of the District.

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C. SUMMARY OF DISTRICT QUALIFICATIONS	Number	Percent
a) Total number of land parcels	6	100%
b) Parcels for which owners signed Property Owners Petition (petition must be signed by 100% of property owners)	6	100%
c) Parcels with main building 50 years or older	6	100%
d) Parcels with main building 30-50 years old that are of exceptional value or threatened by demolition, removal, or inappropriate alteration	NONE	—
e) Total of (c) + (d) (minimum of 75% of total shown in (a))	6	100%
f) Total number of main buildings	6	100%
g) Number of main buildings considered "non-contributing" (maximum of 25% of total shown in (f))	NONE	—

D. HISTORIC CONTEXT

Briefly describe the history and significance of the historic district

SEE ATTACHED PAGES - ALL PROPERTIES HAVE BEEN DESIGNATED AS HISTORIC LANDMARKS.

INDIVIDUAL PROPERTY SUMMARY

Please provide the following information for each property included within the proposed historic district:

ADDRESS	501 GARNET STREET	
ASSESSOR PARCEL NUMBER	7506-007-018	
LEGAL DESCRIPTION	TOWNSITE OF REDONDO BEACH, BLOCK 137 WESTERLY 38 FEET OF LOTS 29 AND 27	
NAME OF PROPERTY OWNER (S)	TESSA BODEY	
YEAR MAIN STRUCTURE BUILT	factual: 1919	estimated:
A CONTRIBUTING BUILDING?	YES <input checked="" type="checkbox"/>	NO
RATING LISTED IN REDONDO BEACH HISTORICAL RESOURCES SURVEY	C+	
ARCHITECTURAL STYLE	CRAFTSMAN	
ADDRESS	505 GARNET STREET	
ASSESSOR PARCEL NUMBER	7506-007-017	
LEGAL DESCRIPTION	TOWNSITE OF REDONDO BEACH, BLOCK 137 EAST 40 FEET OF THE WEST 75 FEET OF LOTS 29 AND 30	
NAME OF PROPERTY OWNER (S)	ELAINE RUGGERI	
YEAR MAIN STRUCTURE BUILT	factual: 1920	estimated:
A CONTRIBUTING BUILDING?	YES <input checked="" type="checkbox"/>	NO
RATING LISTED IN REDONDO BEACH HISTORICAL RESOURCES SURVEY	N/A	
ARCHITECTURAL STYLE	CRAFTSMAN	
ADDRESS	509 GARNET STREET	
ASSESSOR PARCEL NUMBER	7506-007-016	
LEGAL DESCRIPTION	TOWNSITE OF REDONDO BEACH, BLOCK 137 EASTERLY 37 FEET OF THE WESTERLY 115 FEET OF LOTS 29 AND 30	
NAME OF PROPERTY OWNER (S)	CAROL EGERER and DAN SHEZMAN	
YEAR MAIN STRUCTURE BUILT	factual: 1913	estimated:
A CONTRIBUTING BUILDING?	YES <input checked="" type="checkbox"/>	NO
RATING LISTED IN REDONDO BEACH HISTORICAL RESOURCES SURVEY	N/A	
ARCHITECTURAL STYLE	CALIFORNIA BUNGALOW WITH CRAFTSMAN STYLE ELEMENTS	

INDIVIDUAL PROPERTY SUMMARY

E Please provide the following information for each property included within the proposed historic district:

ADDRESS	511 GARNET STREET
ASSESSOR PARCEL NUMBER	7506-007-015
LEGAL DESCRIPTION	TOWNSHIP OF REDONDO BEACH, BLOCK 137 WESTERN 37 FEET OF EASTERN 75 FEET OF LOTS 29 AND 30
NAME OF PROPERTY OWNER (S)	LAURA MARTINEZ
YEAR MAIN STRUCTURE BUILT	factual: 1913 estimated:
A CONTRIBUTING BUILDING?	YES <input checked="" type="checkbox"/> NO
RATING LISTED IN REDONDO BEACH HISTORICAL RESOURCES SURVEY	C
ARCHITECTURAL STYLE	CRAFTSMAN

ADDRESS	513 GARNET STREET
ASSESSOR PARCEL NUMBER	7506-007-014
LEGAL DESCRIPTION	TOWNSHIP OF REDONDO BEACH, BLOCK 137 EAST 38 FEET OF LOTS 29-30
NAME OF PROPERTY OWNER (S)	Kevin & Allison (Jerald) Comisso
YEAR MAIN STRUCTURE BUILT	factual: 1912 estimated:
A CONTRIBUTING BUILDING?	YES <input checked="" type="checkbox"/> NO
RATING LISTED IN REDONDO BEACH HISTORICAL RESOURCES SURVEY	C+
ARCHITECTURAL STYLE	CRAFTSMAN BUNGALOW

ADDRESS	517 GARNET STREET
ASSESSOR PARCEL NUMBER	7506-006-007
LEGAL DESCRIPTION	TOWNSHIP OF REDONDO BEACH, BLOCK 137 WEST 40 FEET OF LOTS 1 AND 2
NAME OF PROPERTY OWNER (S)	Miles Essmiller & Jessica Mayotte
YEAR MAIN STRUCTURE BUILT	factual: 1907 estimated:
A CONTRIBUTING BUILDING?	YES <input checked="" type="checkbox"/> NO
RATING LISTED IN REDONDO BEACH HISTORICAL RESOURCES SURVEY	N/A
ARCHITECTURAL STYLE	CALIFORNIA BUNGALOW

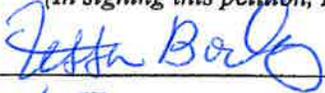
**PROPERTY OWNERS PETITION
CITY OF REDONDO BEACH HISTORIC DISTRICT DESIGNATION**

(ONE SHEET PER PROPERTY)

By signing this petition, I (we) hereby indicate my (our) support for the submission of an application to the City of Redondo Beach Preservation Commission for the designation of an historic district which includes my (our) property described below.

Furthermore, by signing this petition, I (we) certify that I (we) presently possess ownership or a controlling ownership interest in the parcel of real property described below. I (we) certify that I (we) have read and understood the contents of the City of Redondo Beach Historic District Fact Sheet.

PROPERTY ADDRESS: 501 GARNET Street Redondo Beach, CA 90271

PROPERTY OWNER #1:	
<i>(please print)</i> NAME:	Tessa Bodley
	<i>(In signing this petition, I also confirm that I have read and understood the attached fact sheet)</i>
SIGNATURE:	
DATE:	7/29/25
PROPERTY OWNER #2:	
<i>(please print)</i> NAME:	
	<i>(In signing this petition, I also confirm that I have read and understood the attached fact sheet)</i>
SIGNATURE:	
DATE:	
PROPERTY OWNER #3:	
<i>(please print)</i> NAME:	
	<i>(In signing this petition, I also confirm that I have read and understood the attached fact sheet)</i>
SIGNATURE:	
DATE:	
PROPERTY OWNER #4:	
<i>(please print)</i> NAME:	
	<i>(In signing this petition, I also confirm that I have read and understood the attached fact sheet)</i>
SIGNATURE:	
DATE:	

**PROPERTY OWNERS PETITION
CITY OF REDONDO BEACH HISTORIC DISTRICT DESIGNATION**

(ONE SHEET PER PROPERTY)

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PROPERTY ADDRESS: 505 GARNET, Redondo Beach Ca 90237

PROPERTY OWNER #1:

(please print)

NAME: Elaine Ruggieri

(In signing this petition, I also confirm that I have read and understood the attached fact sheet)

SIGNATURE: Elaine Ruggieri

DATE: Aug 15, 2025

PROPERTY OWNER #2:

(please print)

NAME:

(In signing this petition, I also confirm that I have read and understood the attached fact sheet)

SIGNATURE:

DATE:

PROPERTY OWNER #3:

(please print)

NAME:

(In signing this petition, I also confirm that I have read and understood the attached fact sheet)

SIGNATURE:

DATE:

PROPERTY OWNER #4:

(please print)

NAME:

(In signing this petition, I also confirm that I have read and understood the attached fact sheet)

SIGNATURE:

DATE:

**PROPERTY OWNERS PETITION
CITY OF REDONDO BEACH HISTORIC DISTRICT DESIGNATION**

(ONE SHEET PER PROPERTY)

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PROPERTY ADDRESS: 509 CARNET

PROPERTY OWNER #1:
<i>(please print)</i> NAME: Carol Egerer
<i>(In signing this petition, I also confirm that I have read and understood the attached fact sheet)</i>
SIGNATURE: <i>Carol Egerer</i>
DATE: 08-01-2025
PROPERTY OWNER #2:
<i>(please print)</i> NAME: Dan Sherman
<i>(In signing this petition, I also confirm that I have read and understood the attached fact sheet)</i>
SIGNATURE: <i>DS</i>
DATE: 8-01-25
PROPERTY OWNER #3:
<i>(please print)</i> NAME:
<i>(In signing this petition, I also confirm that I have read and understood the attached fact sheet)</i>
SIGNATURE:
DATE:
PROPERTY OWNER #4:
<i>(please print)</i> NAME:
<i>(In signing this petition, I also confirm that I have read and understood the attached fact sheet)</i>
SIGNATURE:
DATE:

**PROPERTY OWNERS PETITION
CITY OF REDONDO BEACH HISTORIC DISTRICT DESIGNATION**

(ONE SHEET PER PROPERTY)

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PROPERTY ADDRESS: 511 CARNET

PROPERTY OWNER #1:
<i>(please print)</i> NAME: <u>Laura Martinez</u>
<i>(In signing this petition, I also confirm that I have read and understood the attached fact sheet)</i>
SIGNATURE: <u>Laura Martinez</u>
DATE: <u>8-29-25</u>
PROPERTY OWNER #2:
<i>(please print)</i> NAME:
<i>(In signing this petition, I also confirm that I have read and understood the attached fact sheet)</i>
SIGNATURE:
DATE:
PROPERTY OWNER #3:
<i>(please print)</i> NAME:
<i>(In signing this petition, I also confirm that I have read and understood the attached fact sheet)</i>
SIGNATURE:
DATE:
PROPERTY OWNER #4:
<i>(please print)</i> NAME:
<i>(In signing this petition, I also confirm that I have read and understood the attached fact sheet)</i>
SIGNATURE:
DATE:

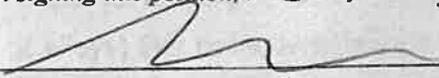
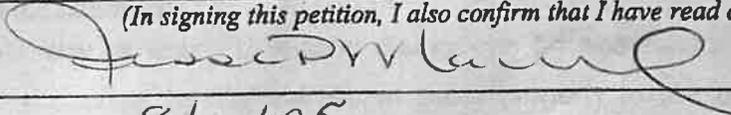
**PROPERTY OWNERS PETITION
CITY OF REDONDO BEACH HISTORIC DISTRICT DESIGNATION**

(ONE SHEET PER PROPERTY)

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PROPERTY ADDRESS: 517 GARNET

PROPERTY OWNER #1:	Mikes Essmiller
<i>(please print)</i>	
NAME:	
	<i>(In signing this petition, I also confirm that I have read and understood the attached fact sheet)</i>
SIGNATURE:	
DATE:	8/11/25
PROPERTY OWNER #2:	
<i>(please print)</i>	
NAME:	Jessica Mayotte
	<i>(In signing this petition, I also confirm that I have read and understood the attached fact sheet)</i>
SIGNATURE:	
DATE:	8/11/25
PROPERTY OWNER #3:	
<i>(please print)</i>	
NAME:	
	<i>(In signing this petition, I also confirm that I have read and understood the attached fact sheet)</i>
SIGNATURE:	
DATE:	
PROPERTY OWNER #4:	
<i>(please print)</i>	
NAME:	
	<i>(In signing this petition, I also confirm that I have read and understood the attached fact sheet)</i>
SIGNATURE:	
DATE:	

FACT SHEET
CITY OF REDONDO BEACH HISTORIC DISTRICT DESIGNATION
(Read before signing petition)

Having your property included as part of a historic district represents a special distinction. It will allow your property to qualify for some special benefits; however, it also involves some additional regulations. This sheet provides a summary of the main things you should know as a part of deciding to support an application for a historic district. If you would like further information, please call the Redondo Beach Planning Division at (310) 318-0637.

Eligibility Requirements

Generally, a historic district is comprised of a group of contiguous properties (including those separated by streets or alleys) that collectively have a special historical value. At least 75 percent of the buildings (excluding garages and other accessory buildings) must be at least 50 years old, or must be at least 30 years old in exceptional cases. No more than 25 percent of the buildings may be "non-contributing" as defined in the Municipal Code.

Designation Procedure

The only way in which a historic district can be nominated is upon the submission of an application supported by the owners of every property in the proposed district. If you sign a petition supporting an historic district application, you may withdraw the inclusion of your property at any time before a final decision is made by the City.

Decisions regarding proposed historic districts are made by the City Preservation Commission (a seven-member body appointed by the Mayor and City Council). Following a noticed public hearing, the Commission may either approve the application as submitted, approve it in a modified manner, or deny it. Anyone dissatisfied with the Commission's decision may appeal it to the City Council, which would then make the final decision.

No Building Permits Issued Pending Hearing

No building permits (except those needed for safety) are allowed to be issued within a proposed historic district between the time that an application has been submitted and the time that a final decision is made. This regulation is intended to assure that, if a designation is made, new construction in the district will conform to the special regulations set out for it.

Status of Designation

Once the designation of an historic district has been made, it may only be removed in the event of the substantial destruction of the buildings that comprise the district. This action may be initiated by the City or by a minimum of 51 percent of the property owners in the district.

It is also important to note that, like a zoning designation, an historic district designation runs with the property. It continues to remain part of the historic district even if it is sold or transferred.

Demolitions, Alterations, and New Construction

After a district has been designated, any new buildings or exterior alterations (except those not considered to be visible from the public right-of-way) are required to be approved by the Preservation Commission. Basically, the Commission reviews the project to determine that it is in keeping with the architectural style and character of the existing building and the historical character of the district. The Commission may approve, conditionally approve, or deny projects based on its determination. No special approval is required for ordinary maintenance or repairs.

The Commission may not deny an application to demolish a building, but may delay the demolition for up to 90 days (which can be extended up to an additional 90 days by the City Council) for purposes such as to compile photographic records or arrange for moving the building to another site.

Incentives

There are several types of regulatory and/or financial incentives available for buildings in historic districts and individually designated landmarks:

The City, through use of a state law called the Mills Act, may enter into agreements with the owners of designated historical buildings to qualify owners for a reduced property tax rate in exchange for assuring the continued preservation of the buildings.

Designated historical buildings may also be permitted to utilize the State Historic Building Code, which applies somewhat less stringent building code standards to renovating or remodeling historic buildings, often resulting in lower construction costs.

Properties that are part of a designated historic district or that are a designated landmark are also eligible to apply for special zoning provisions which may provide relief from various land use requirements or development standards if such relief is deemed appropriate to help preserve a historic building.