

RESOLUTION NO. 2025-08-PA-XX

A RESOLUTION OF THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA APPROVING THE REMOVAL OF A PROPERTY AT 1224 HARPER AVENUE FROM THE POTENTIALLY HISTORIC RESOURCES INVENTORY, 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, was included in the City of Redondo Beach Potential Historic Resources Inventory based on a 1996 survey that identified it as a potentially significant example of Craftsman-style architecture; and

WHEREAS, the applicant, Mickel Khayat, has submitted a request for removal of the historic resource designation; and

WHEREAS, pursuant to Section 10-4.311 of the Redondo Beach Municipal Code, a property may be removed from the inventory if verifiable documentation is provided that refutes its eligibility for landmark designation; and

WHEREAS, the applicant submitted a Historic Resource Assessment Report, dated June 27, 2025, prepared by Chronicle Heritage, which concluded that the property at 1224 Harper Avenue does not meet any of the criteria for designation as a City Landmark, nor does it meet the eligibility criteria for listing on the California Register of Historical Resources or the National Register of Historic Places; and

WHEREAS, on August 13, 2025, the Public Amenities Commission of the City of Redondo Beach held a public hearing to consider the application, 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 DOES HEREBY FIND AS FOLLOWS:

SECTION 1. That proposal to remove 1224 Harper Avenue from the potential historic resource list is appropriate because the property no longer retains the physical or historical characteristics necessary for designation as a historic resource at the local, state, or national level. According to the Historic Resource Assessment Report, the home has undergone extensive alterations, including the replacement of nearly all original windows, significant modifications to the porches and siding, enclosure of original features, interior reconfiguration, and demolition of a secondary structure. These changes have resulted in a substantial loss of integrity in design, materials, and workmanship, meaning the property can no longer convey its original architectural style or historic significance. Additionally, research confirmed that the property is not

associated with significant historical events or persons and does not represent the work of a notable architect or builder. Given these findings, the property does not meet any of the criteria for listing as a City of Redondo Beach landmark, or for inclusion in the California or National Registers. Therefore, its removal from the potential historic resource list is fully justified.

SECTION 2. The Public Amenities Commission hereby approves the request to remove the property located at 1224 Harper Avenue from the City of Redondo Beach Potential Historic Resources Inventory

FINALLY BE IT RESOLVED, that the Public Amenities Commission forward a copy of this resolution to the Planning Commission, City Council, all appropriate City departments, and any other interested governmental and civic agencies.

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