

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

RECEIVED BY:

AG/SK

DATE RECEIVED:

2/24/20

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: Catalina Fund LLC, Applicant	
MAILING ADDRESS: Catalina Fund, LLC 1221 Hermosa Ave, Suite 101 Hermosa Beach, CA 90254	
TELEPHONE: 424-452-6199	
FAX:	
NAME: Kaplan Chen Kaplan Architects David Kaplan	
MAILING ADDRESS: KCK Architects 2526 Eighteenth Street Santa Monica, CA 90405	
TELEPHONE: 310-452-7505, 310-713-5446	
FAX:	

Application is hereby made to the Preservation Commission for designation of an historic district including a total of 4 properties generally located as follows (provide block and street names):

112-132 N Catalina: Lots 37-48, Block 178, Redondo Beach Tract

- Note: Applicant respectfully requests that the application for the Historic District be decided in tandem with the concurrent request for Historic Variance for Parking and that approval of either application be contingent on approval of the other. Moreover, due to the co-dependent and integrated nature of the proposed residential project with the existing commercial buildings, it is further requested that both the application for the Historic District and Historic Variance be conditioned on approval of the final and complete project at Planning.

INDIVIDUAL PROPERTY SUMMARY

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

ADDRESS	112 N Catalina Ave	
ASSESSOR PARCEL NUMBER	7505-005-019	
LEGAL DESCRIPTION	Lots 47 and 48, Block 178, Redondo Beach Tract	
NAME OF PROPERTY OWNER (S)	Gordon Ervin Stewart Trust dated April 29, 1993 AND Walter A. Griesser 2011 Trust, dated May 5, 2011	
YEAR MAIN STRUCTURE BUILT	factual: 1904	estimated:
A CONTRIBUTING BUILDING?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
RATING LISTED IN REDONDO BEACH HISTORICAL RESOURCES SURVEY	C+	
ARCHITECTURAL STYLE	Early 20th Century Commercial	
ADDRESS	116 N Catalina Ave	
ASSESSOR PARCEL NUMBER	7505-005-021	
LEGAL DESCRIPTION	Lots 45 and 46, Block 178, Redondo Beach Tract	
NAME OF PROPERTY OWNER (S)	Gordon Ervin Stewart Trust dated April 29, 1993 AND Walter A. Griesser 2011 Trust, dated May 5, 2011	
YEAR MAIN STRUCTURE BUILT	factual: 1921	estimated:
A CONTRIBUTING BUILDING?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
RATING LISTED IN REDONDO BEACH HISTORICAL RESOURCES SURVEY	C+	
ARCHITECTURAL STYLE		
ADDRESS	124 N Catalina Ave	
ASSESSOR PARCEL NUMBER	7505-005-008	
LEGAL DESCRIPTION	Lot 44, Block 178, Redondo Beach Tract	
NAME OF PROPERTY OWNER (S)	Melba L. House, trustee of the Melba L. House Revocable Trust	
YEAR MAIN STRUCTURE BUILT	factual: 1946	estimated:
A CONTRIBUTING BUILDING?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
RATING LISTED IN REDONDO BEACH HISTORICAL RESOURCES SURVEY	N/A	
ARCHITECTURAL STYLE		

INDIVIDUAL PROPERTY SUMMARY		
E	Please provide the following information for each property included within the proposed historic district:	
	ADDRESS	126 N Catalina Ave
	ASSESSOR PARCEL NUMBER	7505-005-007
	LEGAL DESCRIPTION	Lots 40, 41, 42, 43, Block 178, Redondo Beach Tract
	NAME OF PROPERTY OWNER (S)	Melba L. House, trustee of the Melba L. House Revocable Trust
	YEAR MAIN STRUCTURE BUILT	factual: 1949 estimated:
	A CONTRIBUTING BUILDING?	YES <input checked="" type="checkbox"/> NO
	RATING LISTED IN REDONDO BEACH HISTORICAL RESOURCES SURVEY	N/A
	ARCHITECTURAL STYLE	Mid-century Model with Googie Style Influence
	ADDRESS	132 N Catalina Ave
	ASSESSOR PARCEL NUMBER	7505-005-006
	LEGAL DESCRIPTION	Lot 37, 38, 39, Block 178, Redondo Beach Tract
	NAME OF PROPERTY OWNER (S)	Gordon Ervin Stewart Trust dated April 29, 1993 AND Walter A. Griesser 2011 Trust, dated May 5, 2011
	YEAR MAIN STRUCTURE BUILT	factual: 1905 estimated:
	A CONTRIBUTING BUILDING?	YES <input checked="" type="checkbox"/> NO
	RATING LISTED IN REDONDO BEACH HISTORICAL RESOURCES SURVEY	C+
	ARCHITECTURAL STYLE	
	ADDRESS	
	ASSESSOR PARCEL NUMBER	
	LEGAL DESCRIPTION	
	NAME OF PROPERTY OWNER (S)	
	YEAR MAIN STRUCTURE BUILT	factual: estimated:
	A CONTRIBUTING BUILDING?	YES NO
	RATING LISTED IN REDONDO BEACH HISTORICAL RESOURCES SURVEY	
	ARCHITECTURAL STYLE	

**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: 112-132 N Catalina

PROPERTY OWNER #1:	112 N Catalina
(please print)	
NAME:	<i>(In signing this petition, I also confirm that I have read and understood the attached fact sheet)</i>
SIGNATURE:	
DATE:	
PROPERTY OWNER #2:	124 N Catalina
(please print)	
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:	126 N Catalina
(please print)	
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:	132 N Catalina
(please print)	
NAME:	<i>(In signing this petition, I also confirm that I have read and understood the attached fact sheet)</i>
SIGNATURE:	
DATE:	