

**CITY OF REDONDO BEACH
PRESERVATION COMMISSION AGENDA
Wednesday, February 1, 2023**

CITY COUNCIL CHAMBER

REGULAR MEETING OF THE PRESERVATION COMMISSION - 7:00 PM

**ALL PUBLIC MEETINGS HAVE RESUMED IN THE COUNCIL CHAMBER.
MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM,
EMAIL OR eCOMMENT.**

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*Click "In Progress" hyperlink under Video section of meeting

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TO JOIN ZOOM MEETING (FOR PUBLIC COMMENT ONLY):

Must register in advance for the meeting using the following link:

https://us02web.zoom.us/webinar/register/WN_8AyldhbNTuC1FiQmat6SOw

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If you are participating by phone, be sure to provide your phone # when registering. You will be provided a Toll Free number and a Meeting ID to access the meeting. Note; press # to bypass Participant ID. Attendees will be muted until the public participation period is opened. When you are called on to speak, press *6 to unmute your line. Note, comments from the public are limited to 3 minutes per speaker.

eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON WEBSITE AGENDA PAGE:

<https://redondo.granicusideas.com/meetings>

- 1) Public comments can be entered before and during the meeting.
- 2) Select a SPECIFIC AGENDA ITEM to enter your comment;
- 3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
- 4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting archived record, but may not be read out loud

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION WITH ATTACHED DOCUMENTS BEFORE 3PM DAY OF MEETING (EMAILS WILL NOT BE READ OUT

LOUD):

Written materials that include attachments pertaining to matters listed on the posted agenda received after the agenda has been published will be added as supplemental materials under the relevant agenda item. Written comments may be emailed to PlanningRedondo@redondo.org no later than 3:00 PM the day of the meeting to allow time for distribution to the Preservation Commission as a blue folder item.

REGULAR MEETING OF THE PRESERVATION COMMISSION - 7:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. SALUTE TO THE FLAG

D. APPROVE ORDER OF AGENDA

E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

E.1. [RECEIVE AND FILE BLUE FOLDER ITEMS: - Placeholder for materials received after release of the agenda](#)

F. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

F.1. [APPROVE AFFIDAVIT OF POSTING FOR THE PRESERVATION COMMISSION REGULAR MEETING OF FEBRUARY 1, 2023](#)

F.2. [APPROVE MINUTES OF THE PRESERVATION COMMISSION REGULAR MEETINGS OF JULY 6, 2022 AND SEPTEMBER 7, 2022](#)

G. EXCLUDED CONSENT CALENDAR ITEMS

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

I. EX PARTE COMMUNICATION

This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings.

J. PUBLIC HEARINGS

J.1. [A PUBLIC HEARING FOR CONSIDERATION OF DESIGNATION OF THE BUILDING](#)

AS A LOCAL HISTORIC LANDMARK PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE FOR THE PROPERTY LOCATED AT 209 AVENUE E

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony from staff, the applicant, and any other interested parties, and deliberate;
2. Close the public hearing;
3. Adopt a Resolution by title only waiving further reading subject to the findings contained therein:

A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING A HISTORIC LANDMARK DESIGNATION FOR THE PROPERTY LOCATED AT 209 AVENUE E PURSUANT TO THE REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE

CONTACT: STACEY KINSELLA, ASSOCIATE PLANNER

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

- L.1.** ELECTION OF OFFICERS - Elect a Chairperson and Secretary for the current term through September 30, 2023

M. ITEMS FROM STAFF

N. COMMISSION ITEMS AND REFERRALS TO STAFF

O. ADJOURNMENT

The next meeting of the Redondo Beach Preservation Commission will be a regular meeting to be held at 7:00 p.m. on Wednesday, March 1, 2023, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California via teleconference.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

An agenda packet is available 24 hours at www.redondo.org under the City Clerk.



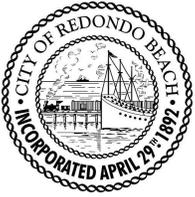
Administrative Report

E.1., File # PREZ23-5485

Meeting Date: 2/1/2023

TITLE

RECEIVE AND FILE BLUE FOLDER ITEMS: - Placeholder for materials received after release of the agenda



Administrative Report

F.1., File # PREZ23-5486

Meeting Date: 2/1/2023

TITLE

APPROVE AFFIDAVIT OF POSTING FOR THE PRESERVATION COMMISSION REGULAR MEETING OF FEBRUARY 1, 2023



Administrative Report

F.2., File # PREZ23-5487

Meeting Date: 2/1/2023

TITLE

APPROVE MINUTES OF THE PRESERVATION COMMISSION REGULAR MEETINGS OF JULY 6, 2022 AND SEPTEMBER 7, 2022

A. CALL TO ORDER

A Regular Meeting of the Redondo Beach Preservation Commission was called to order by Chair Caldwell at 7:00 PM, in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California, and teleconference.

B. ROLL CALL

Commissioners Present: McNearny, Aziz, Jackson, Matsuno, and Chair Caldwell

Commissioners Absent: Galassi and Taner

Officials Present: Antonio Gardea, Senior Planner
Stacey Kinsella, Associate Planner

SALUTE TO THE FLAG

Commissioner Jackson led the Commissioners in a Salute to the Flag.

C. APPROVE ORDER OF AGENDA

Motion by Commissioner Matsuno, seconded by Commissioner Aziz, to approve the order of the agenda. Motion carried unanimously, with the following roll call vote:

AYES: McNearny, Aziz, Jackson, Commissioner Matsuno, and Chair Caldwell
NOES: None
ABSENT: Galassi and Taner

D. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

None.

E. CONSENT CALENDAR

F.1. APPROVE AFFIDAVIT OF POSTING FOR THE PRESERVATION COMMISSION REGULAR MEETING OF JULY 6, 2022

F.2. APPROVE MINUTES OF THE PRESERVATION COMMISSION REGULAR MEETING OF MAY 4, 2022

Motion by Commissioner Matsuno, seconded by Commissioner Jackson, to approve the Consent Calendar. Motion carried unanimously, with no objection:

AYES: McNearny, Aziz, Jackson, Commissioner Matsuno, and Chair Caldwell
NOES: None
ABSENT: Galassi and Taner

F. EXCLUDED CONSENT CALENDAR ITEMS

None.

G. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

H.1. RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

Chair Caldwell opened the floor to public comments.

Associate Planner Kinsella confirmed that there were no eComments or Public Comments.

Seeing no requests to speak, Chair Caldwell closed the floor to public comments.

H. EX PARTE COMMUNICATION

Associate Planner Kinsella provided clarification what an ex parte communication means for the Preservation Commission.

Commissioner Matsuno reported that he inquired about the Curtis Avenue information from staff.

I. PUBLIC HEARING

J.1. PUBLIC HEARING FOR CONSIDERATION OF A REQUEST FOR DESIGNATION OF THE BUILDING AND PROPERTY AT 415 MIRAMAR DRIVE AS A LOCAL HISTORIC LANDMARK PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE

RECOMMENDATION:

- 1. Open Public Hearing and take testimony from staff, applicant, other interested parties, and deliberate;
- 2. Close Public Hearing; and
- 3. Adopt a resolution by title only subject to the findings contained therein: **A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUEST FOR A LANDMARK DESIGNATION FOR THE PROPERTY LOCATED AT 415 MIRAMAR DRIVE**

Motion by Commissioner Matsuno, seconded by Commissioner Aziz, to open the Public Hearing. Motion carried unanimously, with no objection:

AYES: McNearny, Aziz, Jackson, Commissioner Matsuno, and Chair Caldwell
 NOES: None
 ABSENT: Galassi and Taner

Chair Caldwell administered the Audience Oath for individuals wishing to address the Preservation Commission on the following Public Hearings.

Associate Planner Kinsella provided the PowerPoint presentation regarding the Consideration of the Landmark Designation for 415 Miramar Drive. The PowerPoint presentation included the following details:

- Project Site
- Images of the Property
- Style & Building Records
- Owners/Residents
- Criteria (10-4.201)
- Staff Recommendation

Associate Planner Kinsella responded to the Commissioners' questions and provided clarification.

Discussion followed regarding the process of approval.

Applicant Mary Hall asked for the Commission's consent for the historical landmark request.

Chair Caldwell opened the floor to public comments.

Seeing no requests to speak, Chair Caldwell closed the floor to public comments.

Motion by Commissioner Matsuno, seconded by Commissioner McNearney to close the Public Hearing. Motion carried unanimously, with no objection.

AYES: McNearney, Aziz, Jackson, Commissioner Matsuno, and Chair Caldwell
NOES: None
ABSENT: Galassi and Taner

Discussion followed regarding the properties next to the property in question.

Associate Planner Kinsella responded to the Commissioners' questions and provided clarification.

Motion by Commissioner McNearney, seconded by Commissioner Jackson, to adopt the resolution of the Preservation Commission of the City of Redondo Beach, California, approving an exemption declaration and granting the request for a landmark designation for the property located at 415 Miramar Drive. Motion carried unanimously, with the following roll call vote:

AYES: McNearney, Aziz, Jackson, Commissioner Matsuno, and Chair Caldwell
NOES: None.
ABSENT: Galassi and Taner

J.2. PUBLIC HEARING FOR CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS REQUESTING REMOVAL OF THE PROPERTY FROM

MINUTES – PRESERVATION COMMISSION

Wednesday, July 6, 2022

Page 3

THE LIST OF POTENTIAL HISTORIC RESOURCES, AND FINDING THAT SAID ACTIONS ARE CATEGORICALLY EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

RECOMMENDATION:

- 1. Open Public Hearing and take testimony from staff, applicant, and other interested parties and deliberate;**
- 2. Close Public Hearing; and**
- 3. Adopt a resolution to approve or deny the request**

Motion by Commissioner McNearny, seconded by Commissioner Aziz, to open the Public Hearing. Motion carried unanimously, with no objection:

AYES: McNearny, Aziz, Jackson, Commissioner Matsuno, and Chair Caldwell
NOES: None
ABSENT: Galassi and Taner

Chair Caldwell confirmed that the oath for individuals wishing to address the Preservation Commission on the following Public Hearings was administered.

Associate Planner Kinsella provided the PowerPoint presentation regarding the Certificate of Appropriateness for Removal from the List of Potential Historic Resources: 2501 Curtis Avenue. The PowerPoint presentation included the following details:

- Project Site
- Images of the Property
- Staff Assessment
- Preservation Ordinance
- GPA Consulting
- Potential Development
- Staff Recommendation

Applicant Charles Spence and GPA, Associate Architectural Historian Audrey Von Ahrens confirmed the information provided to the Preservation Commission regarding the property.

Discussion followed regarding when the property was obtained, whom has occupied the property, the reason for requesting the property to be a historical landmark, the number of units of the property, comparison to the Lumis House (owner builder) in Los Angeles, standards at the federal and local level, distinct home characteristics, construction history of permits, restoration of home as an option with rental units on the back or Accessory Dwelling Units (AUD), and request of demolition from owner.

Associate Architectural Historian Von Ahrens and Applicant Spence responded and provided clarification to the Commissioners' questions.

Chair Caldwell opened the floor to public comments. The following individual(s) spoke:

Lakesha Bierden asked about the property being on the market on and off for a long time. Asked when in fact did the owner moved out from the property?

Planning Analyst Carrillo confirmed that there were no eComments received.

Seeing no further requests to speak, Chair Caldwell closed the floor to public comments.

Motion by Commissioner McNearny, seconded by Commissioner Aziz to close the Public Hearing. Motion carried unanimously, with no objection.

AYES: McNearny, Aziz, Jackson, Commissioner Matsuno, and Chair Caldwell

NOES: None

ABSENT: Galassi and Taner

Discussion followed regarding the removal without the subsequent plans, possibly require the applicant to return to the Preservation Commission for approval at a later date, variances and Accessory Dwelling Units (ADUs), specific recommendation from staff, and craftsman features at the properties reviewed by staff.

Associate Planner Kinsella and Senior Planner Gardea responded to the Commissioners' questions and provided clarification.

Associate Planner Kinsella confirmed that if the Preservation Commission denies the request, the Applicant can appeal the Preservation's Commission decision with City Council.

Associate Planner Kinsella stated the following findings for the record:

- Property is very distinctive and one of a kind.
- Characteristics represent a certain method of construction.
- Site one of the first houses built in North Redondo Beach.
- The owner that built the property was feature in the Los Angeles Times at least twice.
- While modifications were made to the structure, the shape and form of the building remains intact.

Motion by Commissioner Matsuno, seconded by Chair Caldwell, to adopt the resolution of the Preservation Commission of the City of Redondo Beach, California, denying the request for the removal of property located at 2501 Curtis Avenue from the list of potential historic resources pursuant to the requirements of Chapter 4, Title 10 of the Redondo Beach Municipal Code. Motion carried unanimously, with the following roll call vote:

AYES: McNearny, Aziz, Commissioner Matsuno, and Chair Caldwell

NOES: Jackson

ABSENT: Galassi and Taner

J. ITEMS CONTINUED FROM PREVIOUS AGENDAS

None.

K. ITEMS FOR DISCUSSION PRIOR TO ACTION

None.

L. ITEMS FROM STAFF

Associate Planner Kinsella reported that during the last meeting of May 4, 2022, there were brief discussions regarding the Library and staff is more involved. There will be future updates as determinations are made.

M. COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Matsuno inquired about the Landmark No. 59 at 9219 Emerald Street has had construction fencing for over four years, including portable toilets. Asked for an update.

Associate Planner Kinsella responded that information has been provided to the City Attorney regarding the property and are now waiting for a determination regarding the property.

N. ADJOURNMENT

Motion by Commissioner McNearney, seconded by Commissioner Matsuno, to adjourn the meeting at 8:11 PM. Motion carried unanimously, with no objection.

AYES: McNearney, Aziz, Jackson, Commissioner Matsuno, and Chair Caldwell
NOES: None
ABSENT: Galassi and Taner

The next meeting of the Redondo Beach Preservation Commission will be a Regular Meeting to be held at 7:00 PM on September 7, 2022, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California, and via teleconference.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Brandy Forbes, AICP
Community Development Director

A. CALL TO ORDER

A Regular Meeting of the Redondo Beach Preservation Commission was called to order by Chair Caldwell at 7:00 PM, in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California, and teleconference.

B. ROLL CALL

Commissioners Present: Jackson, Aziz, Galassi, Vice Chair Matsuno (arrived 7:04 PM), and Chair Caldwell

Commissioners Absent: Taner and McNearny

Officials Present: Antonio Gardea, Senior Planner
Stacey Kinsella, Associate Planner
Laura Diaz, Records Management Coordinator

C. SALUTE TO THE FLAG

Commissioner Galassi led the Commissioners in a Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Aziz, seconded by Commissioner Galassi, to approve the order of the agenda. Motion carried unanimously, with no objection:

AYES: Jackson, Aziz, Galassi, and Chair Caldwell.

NOES: None.

ABSENT: Taner, McNearny, and Vice Chair Matsuno.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Associate Planner Kinsella confirmed that three emails were sent (two from adjacent property owners, and one response from applicant) and photos regarding the property.

Motion by Commissioner Jackson, seconded by Commissioner Aziz, to receive and file the Blue Folder Items. Motion carried unanimously, with no objection:

AYES: Jackson, Aziz, Galassi, and Chair Caldwell.
NOES: None.
ABSENT: Taner, McNearny, and Vice Chair Matsuno.

F. CONSENT CALENDAR

F.1. APPROVE AFFIDAVIT OF POSTING FOR THE PRESERVATION COMMISSION REGULAR MEETING OF SEPTEMBER 7, 2022

Motion by Commissioner Jackson, seconded by Commissioner Aziz, to approve the affidavit of posting for the Preservation Commission Regular Meeting of September 7, 2022. Motion carried unanimously, with no objection:

AYES: Jackson, Aziz, Galassi, and Chair Caldwell.
NOES: None.
ABSENT: Taner, McNearny, and Vice Chair Matsuno.

F.2. APPROVAL OF MINUTES OF PRESERVATION COMMISSION REGULAR MEETING OF JULY 6, 2022

Commissioner Galassi stated that she was absent at the July 6, 2022, and the minutes should reflect her absence with no motions or votes.

Minutes will return at the next meeting for approval.

G. EXCLUDED CONSENT CALENDAR ITEMS

None.

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Chair Lapin opened the floor to public comments.

Associate Planner Kinsella and Coordinator Diaz confirmed that there were no eComments or Public Comments.

Seeing no requests to speak, Chair Lapin closed the floor to public comments.

Vice Chair Matsuno arrived at the meeting at 7:04 PM.

I. EX PARTE COMMUNICATION

None.

J. PUBLIC HEARINGS

J.1. A PUBLIC HEARING FOR CONSIDERATION OF THE DESIGNATION OF THE BUILDING AS A LOCAL HISTORIC LANDMARK PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE FOR THE PROPERTY LOCATED AT 624 EMERALD STREET

A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING A HISTORIC LANDMARK DESIGNATION FOR THE PROPERTY LOCATED AT 624 EMERALD STREET PURSUANT TO THE REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE

Chair Caldwell administered the Audience Oath for individuals wishing to address the Preservation Commission on the following Public Hearings.

Motion by Vice Chair Matsuno, seconded by Commissioner Jackson, to open the Public Hearing. Motion carried unanimously, with no objection:

AYES: Jackson, Aziz, Galassi, Vice Chair Matsuno, and Chair Caldwell.

NOES: None.

ABSENT: Taner and McNearny.

Associate Planner Kinsella provided the PowerPoint presentation regarding the Consideration of the Landmark Designation for 624 Emerald Street. The PowerPoint presentation included the following details:

- Project Site
- Existing Character
- Image of the Property
- Landmark Analysis
- Criteria (10-4.201)
- Staff Recommendation
- Additional Images of the Past and Current for the Property

Chair Lapin opened the floor to public comments. The following individual(s) spoke:

Flavia Fontolan, Applicant, spoke on the changes made to the property and the reason for requesting the landmark designation.

Jason Oldenberg, Applicant, concurred with the statement from spouse, Flavia Fontolan.

Applicant Fontolan responded to Commissioner Jackson's question about pending work to be done to the property.

Seeing no further requests to speak, Chair Lapin closed the floor to public comments.

Associate Planner Kinsella provided clarification regarding the comments received for this item.

Motion by Vice Chair Matsuno, seconded by Commissioner Aziz, to open the Public Hearing. Motion carried unanimously, with no objection:

AYES: Jackson, Aziz, Galassi, Vice Chair Matsuno, and Chair Caldwell.

NOES: None.

ABSENT: Taner and McNearny.

Associate Planner Kinsella and Senior Planner Gardea responded to the Commissioners' questions and provided clarification.

Discussion followed regarding the review process for the plans, timeframe for the Accessory Dwelling Units (ADUs), encroachment in the expansion onto the original property, ADUs not approved by Preservation Commission or Planning Commission but approved by staff, and change of decorative screening on doors.

Motion by Vice Chair Matsuno, seconded by Commissioner Galassi, to adopt the resolution of the Preservation Commission of the City of Redondo Beach, California, approving a historic landmark designation for the property located at 624 Emerald Street pursuant to the requirements of Chapter 4, Title 10 of the Redondo Beach Municipal Code with an added condition that the decorative privacy screens on the exterior shall be moved to the interior of the home. Motion carried unanimously, with the following vote:

AYES: Jackson, Aziz, Galassi, Vice Chair Matsuno, and Chair Caldwell.

NOES: None.

ABSENT: Taner and McNearny.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

None.

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

None.

M. ITEMS FROM STAFF

None.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Chair Caldwell requested for the July 6, 2022, to be brought back with the correct changes.

O. ADJOURNMENT

Motion by Vice Chair Matsuno, seconded by Commissioner Aziz, to adjourn the meeting at 7:26 PM. Motion carried unanimously, with no objection:

AYES: Jackson, Aziz, Galassi, Vice Chair Matsuno, and Chair Caldwell.

NOES: None.

ABSENT: Taner and McNearny.

The next meeting of the Redondo Beach Preservation Commission will be a Regular Meeting to be held at 7:00 PM on October 5, 2022, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California, and via teleconference.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Brandy Forbes, AICP
Community Development Director



Administrative Report

J.1., File # PREZ23-5488

Meeting Date: 2/1/2023

To: PRESERVATION COMMISSION
From: Stacey Kinsella, Associate Planner

TITLE

A PUBLIC HEARING FOR CONSIDERATION OF DESIGNATION OF THE BUILDING AS A LOCAL HISTORIC LANDMARK PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE FOR THE PROPERTY LOCATED AT 209 AVENUE E

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony from staff, the applicant, and any other interested parties, and deliberate;
2. Close the public hearing;
3. Adopt a Resolution by title only waiving further reading subject to the findings contained therein:

A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING A HISTORIC LANDMARK DESIGNATION FOR THE PROPERTY LOCATED AT 209 AVENUE E PURSUANT TO THE REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE

EXECUTIVE SUMMARY

The applicant is requesting that the Preservation Commission grant local landmark designation for the property at 209 Avenue E. This property is listed in the City Historic Resources Survey as a B-rated Period Revival residence built in 1925. The property to the east at 211 Avenue E is a locally designated landmark. Further east, both 228 and 229 Avenue E are also designated properties. Lastly, the lower Avenues comprise the original Clifton-by-the-sea neighborhood created by Henry Huntington as an upscale residential community. This property and the adjacent properties still appear to maintain the original historic context of this neighborhood.

BACKGROUND

Local Landmark Designation and Criteria

In order to be eligible for designation, a structure must be at least fifty years of age and meet one or more of the following criteria, as stated in Section 10-4.201 of the Preservation Ordinance:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history.
- B. It is identified with persons or events significant in local, state or national history.

- C. It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.
- D. It is representative of the notable work of a builder, designer or architect.
- E. Its unique location or singular physical characteristic(s) represents an established or familiar visual feature or landmark of a neighborhood, community or the City.

The information provided in the sections below will illustrate that the nominated building is eligible for designation.

Description of Nominated Property

The nominated property consists of a one-story three-bedroom single-family residence with a detached single-car garage at the rear of the property. The property is located on the northern side of Avenue E, just east of South Catalina Avenue. The rectangular-shaped parcel is 6,021 square feet in size and the house is approximately 2,010 square feet. The property is zoned R-1, Single-Family Residential.

LANDMARK ANALYSIS

Historic Resources Survey Rating

As noted, the property was identified in the City's Historic Resources Survey as an example of the Period Revival architectural style. The property was given a "B" rating and these types of buildings tend to be fairly distinctive in terms of age or architecture. In general, these are well-designed buildings in which research may prove to have a relationship to important events or persons in history. Many of these buildings are likely to have local significance.

Construction History

Building permit records show that the residence and garage were built in 1925. Additions to the residence were built in 1956 (one bedroom and one bath) and a storage shed was constructed in 1965. Re-roofing was completed in 2002 and the electrical service was upgraded in 2010. City permit records also reflect that the previous owners started the plan check process for a new 500 square foot detached garage. However, that project was never completed and the original single-car garage is still at the site today.

Design and Architecture

The house has an asymmetrical façade with a steeply pitched roof. The front elevation has two front-facing gables as well as a front-facing shed roof. The dominant front-facing gable has a centrally placed, narrow attic vent. The façade is accented with decorative wood framing and four, multiple pane windows with the patterned stonework bulkhead. A chimney is placed to the side of the gable. The secondary gable serves to emphasize the arched door entryway with decorative brick tab accents. The shed roof is placed over a set of four secondary wood framed windows comprised of multiple diagonal panes. The exterior is clad in hand-troweled stucco.

Staff walked the site with the owners in January 2023. The building is in excellent shape with most of the original openings intact and operable. The main living room has a beautiful tapered fireplace with coved ceilings and built-in cabinets. As noted previously in the report, the original detached single-car garage is still at the site and is located off of the alley to the north. Some of the shelving inside of the garage has been said to be old bookcases from the school.

Historical Background

Ferd O. Payton, the original property owner, operated a retail meat business and passed away at the age of 43. Wife, Florence Payton, lived at the site until 1931. Reverend Raymond Marshall lived in the house in 1936. City directories indicate that Harry P. McCandless and wife, Carol, lived at the house since at least 1947. Mr. McCandless was supervising principal and superintendent of the Redondo Beach City School District from 1935 to 1964. After retirement, Mr. McCandless served on the Centinela Valley School Board. Carol McCandless was appointed to the head of the local Red Cross in 1941 and was shown to be very active in the community through various articles in the Redondo Reflex. Years later, it appears that their son, Harrison C. McCandless, and his wife, Barbara, owned the property. Harrison graduated from Redondo Union High School, served in the U.S. Navy during World War II, and then attended Stanford Medical School. He was a family physician for approximately 43 years and served on various medical boards and service groups in Southern California. He and Barbara were long time members of the First United Methodist Church of Redondo Beach. Harrison passed away in 2002 and Barbara recently passed in early 2020.

MILLS ACT CONTRACT

If the Preservation Commission decides to approve the requested designation, a Mills Act Agreement will be prepared and later considered by the City Council. The Mills Act contract offers a property tax break to homeowners that maintain and carefully restore local historic landmarks.

SUMMARY AND CONCLUSION

This report has documented that the residence at 209 Avenue E is a good example of Period Revival architecture. The potential historic context remains largely intact as properties in the immediate vicinity remain in place and are generally well maintained. The property is also associated with a family of local prominence. As an example of Period-Revival architecture and a contributor to the potential historic district, this property is eligible for local landmark designation. If approved for designation, Staff suggest that this property be known as the “McCandless House”.

ATTACHMENTS

- Draft Resolution
- Exemption Declaration
- Landmark Application
- Historic Research
- Site Photos



Administrative Report

J.1., File # PREZ23-5488

Meeting Date: 2/1/2023

To: PRESERVATION COMMISSION
From: Stacey Kinsella, Associate Planner

TITLE

A PUBLIC HEARING FOR CONSIDERATION OF DESIGNATION OF THE BUILDING AS A LOCAL HISTORIC LANDMARK PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE FOR THE PROPERTY LOCATED AT 209 AVENUE E

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony from staff, the applicant, and any other interested parties, and deliberate;
2. Close the public hearing;
3. Adopt a Resolution by title only waiving further reading subject to the findings contained therein:

A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING A HISTORIC LANDMARK DESIGNATION FOR THE PROPERTY LOCATED AT 209 AVENUE E PURSUANT TO THE REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE

EXECUTIVE SUMMARY

The applicant is requesting that the Preservation Commission grant local landmark designation for the property at 209 Avenue E. This property is listed in the City Historic Resources Survey as a B-rated Period Revival residence built in 1925. The property to the east at 211 Avenue E is a locally designated landmark. Further east, both 228 and 229 Avenue E are also designated properties. Lastly, the lower Avenues comprise the original Clifton-by-the-sea neighborhood created by Henry Huntington as an upscale residential community. This property and the adjacent properties still appear to maintain the original historic context of this neighborhood.

BACKGROUND

Local Landmark Designation and Criteria

In order to be eligible for designation, a structure must be at least fifty years of age and meet one or more of the following criteria, as stated in Section 10-4.201 of the Preservation Ordinance:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history.
- B. It is identified with persons or events significant in local, state or national history.

- C. It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.
- D. It is representative of the notable work of a builder, designer or architect.
- E. Its unique location or singular physical characteristic(s) represents an established or familiar visual feature or landmark of a neighborhood, community or the City.

The information provided in the sections below will illustrate that the nominated building is eligible for designation.

Description of Nominated Property

The nominated property consists of a one-story three-bedroom single-family residence with a detached single-car garage at the rear of the property. The property is located on the northern side of Avenue E, just east of South Catalina Avenue. The rectangular-shaped parcel is 6,021 square feet in size and the house is approximately 2,010 square feet. The property is zoned R-1, Single-Family Residential.

LANDMARK ANALYSIS

Historic Resources Survey Rating

As noted, the property was identified in the City's Historic Resources Survey as an example of the Period Revival architectural style. The property was given a "B" rating and these types of buildings tend to be fairly distinctive in terms of age or architecture. In general, these are well-designed buildings in which research may prove to have a relationship to important events or persons in history. Many of these buildings are likely to have local significance.

Construction History

Building permit records show that the residence and garage were built in 1925. Additions to the residence were built in 1956 (one bedroom and one bath) and a storage shed was constructed in 1965. Re-roofing was completed in 2002 and the electrical service was upgraded in 2010. City permit records also reflect that the previous owners started the plan check process for a new 500 square foot detached garage. However, that project was never completed and the original single-car garage is still at the site today.

Design and Architecture

The house has an asymmetrical façade with a steeply pitched roof. The front elevation has two front-facing gables as well as a front-facing shed roof. The dominant front-facing gable has a centrally placed, narrow attic vent. The façade is accented with decorative wood framing and four, multiple pane windows with the patterned stonework bulkhead. A chimney is placed to the side of the gable. The secondary gable serves to emphasize the arched door entryway with decorative brick tab accents. The shed roof is placed over a set of four secondary wood framed windows comprised of multiple diagonal panes. The exterior is clad in hand-troweled stucco.

Staff walked the site with the owners in January 2023. The building is in excellent shape with most of the original openings intact and operable. The main living room has a beautiful tapered fireplace with coved ceilings and built-in cabinets. As noted previously in the report, the original detached single-car garage is still at the site and is located off of the alley to the north. Some of the shelving inside of the garage has been said to be old bookcases from the school.

Historical Background

Ferd O. Payton, the original property owner, operated a retail meat business and passed away at the age of 43. Wife, Florence Payton, lived at the site until 1931. Reverend Raymond Marshall lived in the house in 1936. City directories indicate that Harry P. McCandless and wife, Carol, lived at the house since at least 1947. Mr. McCandless was supervising principal and superintendent of the Redondo Beach City School District from 1935 to 1964. After retirement, Mr. McCandless served on the Centinela Valley School Board. Carol McCandless was appointed to the head of the local Red Cross in 1941 and was shown to be very active in the community through various articles in the Redondo Reflex. Years later, it appears that their son, Harrison C. McCandless, and his wife, Barbara, owned the property. Harrison graduated from Redondo Union High School, served in the U.S. Navy during World War II, and then attended Stanford Medical School. He was a family physician for approximately 43 years and served on various medical boards and service groups in Southern California. He and Barbara were long time members of the First United Methodist Church of Redondo Beach. Harrison passed away in 2002 and Barbara recently passed in early 2020.

MILLS ACT CONTRACT

If the Preservation Commission decides to approve the requested designation, a Mills Act Agreement will be prepared and later considered by the City Council. The Mills Act contract offers a property tax break to homeowners that maintain and carefully restore local historic landmarks.

SUMMARY AND CONCLUSION

This report has documented that the residence at 209 Avenue E is a good example of Period Revival architecture. The potential historic context remains largely intact as properties in the immediate vicinity remain in place and are generally well maintained. The property is also associated with a family of local prominence. As an example of Period-Revival architecture and a contributor to the potential historic district, this property is eligible for local landmark designation. If approved for designation, Staff suggest that this property be known as the "McCandless House".

ATTACHMENTS

- Draft Resolution
- Exemption Declaration
- Landmark Application
- Historic Research
- Site Photos

RESOLUTION NO. 2023-02-PR-XXX

**A RESOLUTION OF THE PRESERVATION COMMISSION
OF THE CITY OF REDONDO BEACH, CALIFORNIA,
APPROVING A HISTORIC LANDMARK DESIGNATION
FOR THE PROPERTY LOCATED AT 209 AVENUE E
PURSUANT TO THE REQUIREMENTS OF CHAPTER 4,
TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE**

WHEREAS, an application has been filed to designate a historic landmark pursuant to Chapter 4, Title 10 of the Municipal Code for property located at 209 Avenue E; and

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

WHEREAS, on February 1, 2023, the Preservation Commission of the City of Redondo Beach held a public hearing to consider this application, at which time all interested parties were given an opportunity to be heard and to present evidence.

NOW, THEREFORE, THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND AS FOLLOWS:

SECTION 1. The residence meets the minimum eligibility requirement for landmark designation by being at least 50 years old in that factual evidence indicates that the original house was constructed in 1925 and is currently 98 years old.

SECTION 2. The home embodies distinctive characteristics of a style, type, period, or method of construction, and is a valuable example of the use of indigenous materials or craftsmanship in that the building is a representative example of the Period Revival style of architecture.

SECTION 3. This property reflects special elements of the City's cultural, social, and economic history. The residential structure was constructed on the property in 1925 during a time when Redondo Beach was a thriving resort with a growing residential community for working men and their families. This structure served as a home for working and middle class families who served the community. This property is representative of the early period of growth and development in Redondo Beach.

NOW, THEREFORE, THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Based on the findings contained herein, the Preservation Commission hereby approves the designation of the property at 209 Avenue E as a local historic landmark.

SECTION 2. All future maintenance, rehabilitation, and restoration performed at the property shall be consistent with the Secretary of Interior's Standards for the Historic Treatment of Historic Properties.

SECTION 3. This historic landmark designation makes the property eligible for a Mills Act Contract which will be subsequently prepared and forwarded to the City Council for review and approval.

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

PASSED, APPROVED AND ADOPTED this 1st day of February, 2023

Preservation Commission Chair
City of Redondo Beach

The foregoing resolution was duly passed, approved and adopted by the Preservation Commission of the City of Redondo Beach at a regular meeting held on February 1, 2023 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

City Attorney's Office



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: February 1, 2023

PROJECT ADDRESS: 209 Avenue E

PROPOSED PROJECT: Consideration of an application requesting Local Landmark designation of the existing residential home located at 209 Avenue E within a Single-Family Residential (R-1) Zone in the City of Redondo Beach.

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

Section 15331 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), which states, in part, that projects involving the maintenance, rehabilitation, restoration, preservation, or reconstruction of historical resources are Categorically Exempt, provided that the activity is consistent with the Secretary of Interior's Standards for the Historic Treatment of Historic Properties.

The subject site is neither located within an area designated as an environmental resource of hazardous or critical concern, nor within an officially designated, state scenic highway, nor within a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code. The project is not a successive project in the same place that may have a cumulative impact over time nor will the project have a significant effect on the environment due to unusual circumstances.

Stacey Kinsella

Stacey Kinsella
Associate Planner

**CITY OF REDONDO BEACH
PLANNING DEPARTMENT**

RECEIVED BY: LW
DATE RECEIVED: 1/5/2023

APPLICATION FOR LANDMARK DESIGNATION

Application is hereby made to the Preservation Commission of the City of Redondo Beach for designation of the herein described historic resource as a landmark pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 209 Ave E	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 28 BLOCK: 9 TRACT: 2546 - LOT 25 ASSESSOR'S PARCEL NUMBER: 7311-003-022	ZONING: RBR-1
	RECORDED OWNER'S NAME: 209 LLC MAILING ADDRESS: 4807 Reese Rd Torrance CA 90505 TELEPHONE: 310 415 4454 FAX #: n/a	AUTHORIZED AGENT'S NAME: MAILING ADDRESS: TELEPHONE: FAX #:
B	DESCRIPTION OF PROPOSED LANDMARK: Give full and complete answers:	
	1. Indicate the type and use of building (residential, commercial, etc.): Residential	
	2. Indicate type of construction (wood frame, masonry, etc.): Stucco	

3. Indicate architectural style:

Tudor

4. Indicate the year main structure was built (indicate factual or estimated):

1925

5. Indicated if is listed in the Redondo Beach Historic Resources Survey : Yes No

If yes, indicate rating:

D

6. Other information (provide any useful additional detail regarding the proposed landmark's architectural style, history, etc):

OWNER'S AFFIDAVIT

Project address: 209 Ave E, Redondo Beach Ct 90277

Project description: Application for Landmark Designation

I (we) Mark Sannes, Debra Sannes, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s): [Handwritten Signature]

Address: 4807 Reese Rd
Torrance Ct 90505

Phone No. (Res.) 310 415 0056
(Bus.) 310 415 4454

Subscribed and sworn to (or affirmed) before me this ___ day of _____, 20__

by _____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal
See attached
[Handwritten Signature]

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

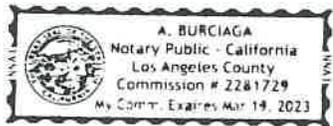
On January 5, 2023 before me, Athenas Burciaga
Date Here Insert Name and Title of the Officer

personally appeared Mark Erail Sannes & Delana Peete Sannes
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

42.25 x 142.5

LOT ~~2~~ 25 BLOCK ~~25~~ 9 TRACT 2546

HISTORIC SURVEY "B" 5/2000

ST. ADDRESS 209 Ave. E

SIZE BLDG. 16x18 ZONE R-1 FIRE ZONE 3

CONTRACTOR owner

USE OF BUILDING 1 rm and bath add. to residence

RDEA'

PERMIT NO.	DATE	NAME	DESC.	1-CAR VALUE
309-10	8/17/25	F. O. Peyton	Reo. 4 gas	
27908	7-19-56	H.P. McCandless	1rm and bath add.	
27777	3-5-63	8x11 Storage Shed	
B20020443	2-20-02		ReRoof	

CITY OF REDONDO BEACH HISTORICAL RESOURCES INVENTORY 1986 AND 1996

PARCEL #	STREET #	Dir	STREET NAME	NAME OR USE	STYLE	DATE	LOCAL RATING	NRHP RATING
7509-008-034	227		AVENUE D		CALIFORNIA BUNGALOW	1923	D	
7511-003-003	228		AVENUE D		40'S RANCH	1936	D	
7509-008-035	229		AVENUE D		40'S RANCH	1942	D	
7511-003-002	230		AVENUE D		SPANISH COLONIAL	1925	C	
7511-002-010	106		AVENUE E		SPANISH COLONIAL	1931	C	
7511-003-020	205		AVENUE E		SPANISH COLONIAL	1936	C	
7511-004-015	206		AVENUE E		40'S RANCH	1938	D	
7511-003-021	207		AVENUE E		SPANISH COLONIAL	1927	C	
7511-003-022	209		AVENUE E		PERIOD REVIVAL	1925	B	3
7511-003-023	211		AVENUE E	LISTED ON CAL REGISTER	SPANISH COLONIAL	1930	B	3S/2
7511-004-012	212		AVENUE E		40'S RANCH	1945	D	
7511-003-024	213		AVENUE E		SPANISH COLONIAL	1926	C	
7511-004-010	216		AVENUE E		SPANISH COLONIAL	1929	D	
7511-004-009	218		AVENUE E		SPANISH RANCH	1931	C	
7511-003-027	219		AVENUE E		SPANISH COLONIAL	1935	B	5
7511-004-008	220		AVENUE E		SPANISH COLONIAL	1926	C	
7511-003-028	221		AVENUE E		SPANISH RANCH	1928	C	
7511-003-029	223		AVENUE E		SPANISH RANCH	1926	C	
7511-003-030	225		AVENUE E		SPANISH RANCH	1925	C	
7511-004-005	226		AVENUE E		CALIFORNIA RANCH	1936	C	
7511-003-031	227		AVENUE E		SPANISH COLONIAL	1926	C	
7511-004-004	228		AVENUE E		SPANISH COLONIAL	1929	C	
7511-003-032	229		AVENUE E	HAYLOR HOUSE LM#43 2/2002	SPANISH COLONIAL	1927	O RATING	
7511-004-003	230		AVENUE E		PERIOD REVIVAL	1937	C	
7511-004-002	232		AVENUE E		CALIFORNIA BUNGALOW	1923	C	
7511-003-034	233		AVENUE E		MISSION REVIVAL	1923	B	3
7511-005-016	204		AVENUE F		SPANISH COLONIAL	1932	D	
7511-004-023	205		AVENUE F		PERIOD REVIVAL	1928	D	
7511-005-015	206		AVENUE F		CRAFTSMAN	1924	D	
7511-004-024	207		AVENUE F		CRAFTSMAN	1914	B	4b
7511-005-014	208		AVENUE F		SPANISH RANCH	1928	C	
7511-004-025	209		AVENUE F		PERIOD REVIVAL	1928	C	
7511-005-013	210		AVENUE F		SPANISH COLONIAL	1925	B	4b
7511-004-026	211		AVENUE F		SPANISH COLONIAL	1924	D	
7511-005-012	212		AVENUE F		PERIOD REVIVAL	1925	C	
7511-004-027	213		AVENUE F		SPANISH COLONIAL	1924	C	
7511-004-029	217		AVENUE F		SPANISH COLONIAL	1929	B	3

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Entry Properties

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and Manhattan Beach DirYear
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Insurance

Loans

Rentals

**108
Pier Ave.**

Phone

86 (1927) KAASEN DIRECTORY CO.'S

Parker Fred M (Annie) pntr h509 N Guadalupe av
Parker Jas R (Laura) printer h318a N ElRedondo
Parker Julius (Frances) h316 N Camino Real
Parker Lewis E (Martha K) h113 S Lucia av
Parker Lorraine r316 N Camino Real
Parker Lucile clk F W Woolworth Co r200 N Catalina av
Parker Stanley S (Marion W) oilwkr h231 Av B
Parkington Frank W (Doris) h310 S Broadway
Parkins Lillie P r Wm Parkins
Parkins Mae r Wm Parkins
Parkins Wm lab h ns Carnegie 1 e of Slauson
Parks Wm E slsmn Sam E Arey Co res Hermosa
Parshall Menzies E (Eva) h ss Vanderbilt 1 e of Flagler
Parshall Paul P baker Redondo Bakery r707 Hermosa av
Parshall Theo R r M E Parshall
Parson Emma Mrs r103½ S Irena av
Parson Ernest E janitor h103½ S Irena av
Parsons Robt A (Marjorie B) wtchmn h317 E ElRedondo
Parsons Ruth A tchr r231 S Juanita av
Parsons Wm (Annie) janitor Redondo Union High Sch h211 S Juanita
Partridge Fredk W groundmn Sou Calif Edison Co r135 N Broadway
Partridge Harold r618 S Catalina av
Partridge Will G (Josephine) h618 S Catalina av
Partridge Wm D (Frances T) mldr h700 Elvera av
Partridge Wm E (Una) sec Redondo Country Club h1104 Esplanade
Patten Emily (wid G T) h1104 Railway av
**PATTEN & DAVIES LUMBER CO, O A Mercer Mgr, ws N Pacific av
opp Francisca av, Phone 5**
Patterson Everett P clo clnr 229½ Opal res Hermosa
Patterson Fredk P (Letha M) slsmn h240b S Broadway
Patterson Hatty B r127 N Benita av
Patterson Leslie J indrywkr Mission Ludry res Wilmington
Patton Fred E (Ruth) h111 Sapphire
Patton Madge sten r206 S Camino Real
Patton Warren E (Ethel) electn Southwest Electrical Corp h808 N
Irena av
**PATTEN'S PAINTS, For Sale by A H Costley, 200 S Pacific av, Phone
2473**

**PAULL ALLEN H (Lyda P), Dodge Bros Motor Cars 312 S Catalina av,
Phone 1382, h926 Esplanade, Phone 7992**
Paull Robt G (Emilie S) int decorator h207 Av D
Pavillon Auditorium 111 S ElPaseo
Paxton Jas (Belle S) h215 N Irena av
Payton Ferd O (Florence I) trucking 209 Av E
Pearman Chas meats 5511 Redondo Blvd
Pearson Bernard fishermn h228 E ElRedondo
Pearson John A fishermn r228 E ElRedondo
Peak Duke E, 1900 N Broadway

The National Bank of Hermosa Beach

"Personal Satisfactory Service Our Watchword"
Pier Ave. S. W. Cor. Hermosa Ave. Hermosa Beach, Calif. Phone 511

REDONDO BEACH CITY DIRECTORY (1927)

87

Pelham Mary E r402 S Broadway
Pemberton Lovell B h630 Esplanade
Penney Fred M (Anna W) h732 S Catalina av
Pennington Arth W (Ellen E) plstr h218 N Irena av
Pennsylvania Apartments Mrs S H Thorndale mgr 412 N Broadway
Pentecostal Assembly 119 Commercial
Peoples Finance & Thrift Co r 127 S Pacific av
Perdue Geo T pharm D & D Drug Co r724 Elvira av
Perdue John A (Rita) mach h724 Elvira av
Perdue Rita C nurse r724 Elvira av
Perez Miguel (Mary) lab h804 N Juanita av
**PERKINS C ERNEST (Mae L), Pres American Coml and Savings
Bank, h717 S Broadway**
Perkins Jessie tchr City Sch r422 Esplanade
Perkins Saml (Mary) lab h6783 Vanderbilt
Perkins Winifred waiter h116 S Benita av
Perrin Emma Mrs r217½ S Francisca av
Perritt Wm L (Winnie) oilwkr h1687 Grant av
Perron Jos J (Phemia) h234 Av C
Perry A Robt (Cath) h ss Gould la 6 e of Slauson
Perry Albert r100 S Francisca av
Perry Arth E (Mae) well driller h426 N Gertruda av
Perry Edith Mrs tchr r102 Diamond
Perry Floyd oilwkr r411 Emerald

**PERRY FRANK L (Marion F), Lawyer and City Attorney First Natl
Bank Bldg, 129 S Pacific av, Phone 58, h616 Elvira av, Phone 5484**
Perry Horace C pntr r323 S Francisca av
Perry Lillian A (wid Warren) h rear 200 S Pacific av
Perry W Nelson r rear 200 S Pacific av
Perry Wm W (Addie) electn h803a N Juanita av
Perryman Everett J (Ella E) oilwkr h3131 S Guadalupe av
Peterkin Maryetta Mrs h218 Sapphire
Peterkin Wm (Agnes) poultry dealer 1807 Gould la
Peters G clk F H Walters r403 Hermosa av
Peters Hulda M J Mrs mgr Garland Hotel r117½ S Pacific av
Peters Mary A Mrs h204 W ElRedondo
Petersen Harry M (Louise) police h309 Opal
Peterson Amy waiter r315 Opal
Peterson Bros (Chas A and Clarence A) restr 105 N ElPaseo
Peterson Chas A (Peterson Bros) res Lawndale
Peterson Chas H fishermn r315 Pearl
Peterson Clarence A (Ruth; Peterson Bros) h315 Pearl
**PETERSON CYNTHIA M, Licensed Real Estate Broker, Insurance,
Vacant Lots, Homes 714 N Camino Real**
Peterson Floyd driver h513½ Emerald
Peterson Harry M sergt police
Peterson Russell E (Verda C) troublemn Sou Cal Edison Co h514 S
Broadway

Estimates
FurnishedShop
Phone 64Res.
1821
Camino RealRes. Phone
9611**C. L.
Reinbolt**Everybody's
PlumberGeneral
Repair
Work1236
Hermosa
Ave.Postoffice
Bldg.

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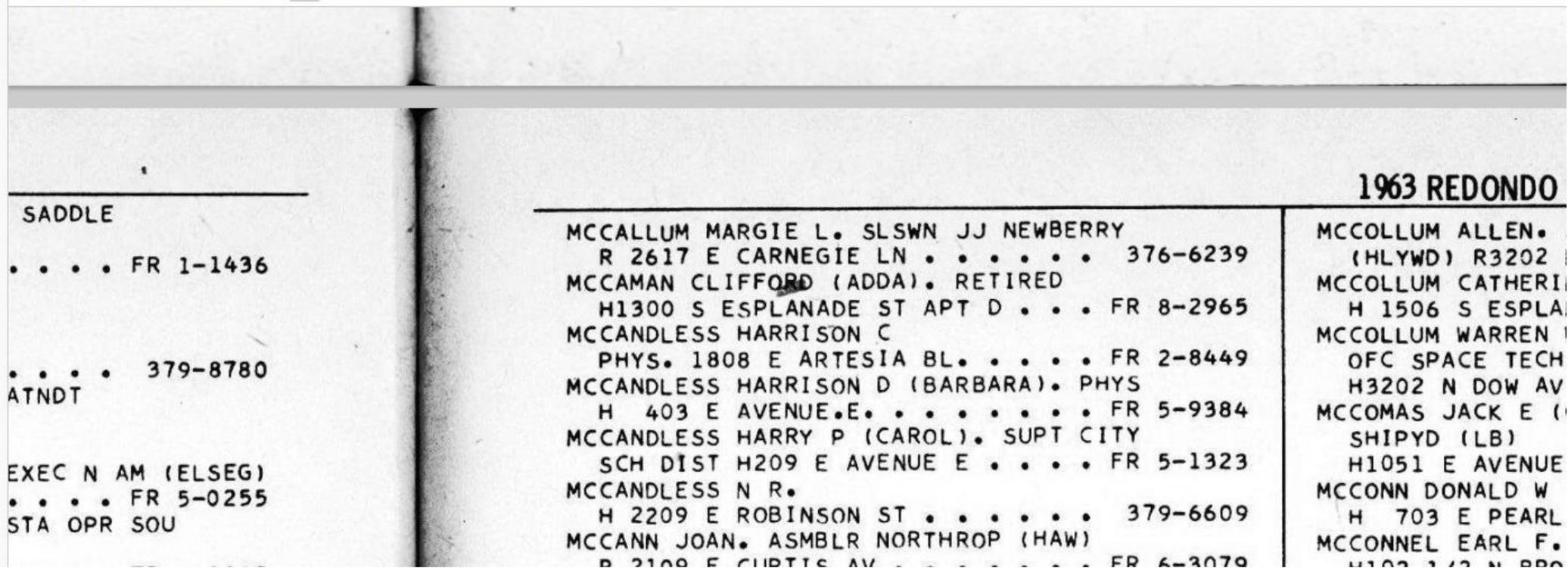
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Year
1963

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1963 REDONDO

SADDLE
FR 1-1436
379-8780
ATNDT
EXEC N AM (ELSEG)
FR 5-0255
STA OPR SOU

MCCALLUM MARGIE L. SLSWN JJ NEWBERRY
R 2617 E CARNEGIE LN 376-6239
MCCAMAN CLIFFORD (ADDA). RETIRED
H1300 S ESPLANADE ST APT D FR 8-2965
MCCANDLESS HARRISON C
PHYS. 1808 E ARTESIA BL. FR 2-8449
MCCANDLESS HARRISON D (BARBARA). PHYS
H 403 E AVENUE.E. FR 5-9384
MCCANDLESS HARRY P (CAROL). SUPT CITY
SCH DIST H209 E AVENUE E FR 5-1323
MCCANDLESS N R.
H 2209 E ROBINSON ST 379-6609
MCCANN JOAN. ASMBLR NORTHROP (HAW)
R 2109 E CURTIS AV FR 6-3079

MCCOLLUM ALLEN.
(HLYWD) R3202
MCCOLLUM CATHERI
H 1506 S ESPLA
MCCOLLUM WARREN
OFC SPACE TECH
H3202 N DOW AV
MCCOMAS JACK E (I
SHIPYD (LB)
H1051 E AVENUE
MCCONN DONALD W
H 703 E PEARL
MCCONNEL EARL F.
H102 112 N BRD



Harrison Phelps McCandless

2 January 1898–6 August 1973 • 96TG-F5J



Brief Life History of Harrison Phelps

When Harrison Phelps McCandless was born on 2 January 1898, in Broken Bow, Custer, Nebraska, United States, his father, Lucian McCandless, was 43 and his mother, Amanda Emeline Gandy, was 36. He married Carol Simpson on 28 June 1923, in University Place, Lancaster, Nebraska, United States. They were the parents of at least 1 son and 1 daughter. He lived in University Place, Lancaster, Nebraska, United States in 1920 and Redondo Beach, Los Angeles, California, United States in 1970. He died on 6 August 1973, in Los Angeles, Los Angeles, California, United States, at the age of 75, and was buried in Redondo Beach, Los Angeles, California, United States.

[MORE](#)

Parents and Siblings



Lucian McCandless
1854–1955 • Male



Amanda Emeline Gandy
1861–1948 • Female

Photos and Memories (1)



Do you know Harrison Phelps? Do you have a story about him that you would like to share? [Sign In](#) or [Create a FREE Account](#)

Sources (13)



Harry P McCandless, "California, County Birth and Death Records, 1800-1994"



Harry Mccandles, "United States Census, 1940"

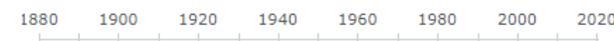


Harry Phelps McCandless, "California, World War II Draft Registration Cards, 1940-1945"

[VIEW ALL](#)

Family Time Line

[Spouse and Children](#) [Parents and Siblings](#)



Harrison Phelps McCandless 1898–1973



Carol Simpson 1899–2000



Marriage: 28 June 1923



Harrison Charles McCandless 1926–2002



Marian Mildred McCandless 1931–2010

Spouse and Children



Harrison Phelps McCandless
1898–1973 • Male



Carol Simpson
1899–2000 • Female

Marriage
28 June 1923
University Place, Lancaster, Nebraska, United States

Children (2)



Harrison Charles McCandless

Harrison C. McCandless, M.D.



September 14, 1926 ~ September 8, 2002

- Light a Candle
 - Add a Memory to the Timeline
 - Sign the Guestbook
 - Send Flowers
 - Memorial Tree Plantings
- [f](#) [p](#) [s](#) [p](#)

Harrison passed away on Sunday, September 8, 2002, at Eisenhower Medical Center in Rancho Mirage, CA., at the age of 75 years. He was born in North Platte, Nebraska and had lived in the South Bay area until 3 years ago when he and his wife, Barbara, moved to Palm Desert, CA. Harrison graduated from Redondo Union High School in 1944 and from Stanford Medical School in 1955, after serving in the U.S. Navy during World War II. He was past president of the California Academy of Family Physicians and delegate to the American Academy of Family Physicians. He also served as assistant director of the UCLA Family Residency Program at Santa Monica Hospital for several years. His civic involvements included Director of Bay Cities National Bank, Board of Directors of the South Bay YMCA, and he was a member of the Redondo Beach Rotary Club. He was also involved in Toastmasters and the Redondo Beach Round Table. He was a member of the First United Methodist Church of Redondo Beach for over 70 years. During his medical career in the South Bay, spanning 43 years, he delivered over 2000 babies. He is survived by Barbara, to whom he was married for 53 years. He is also survived by three sons, Robert (Nancy) McCandless of Torrance; Richard (Kathy) McCandless of Long Beach, and Michael (Carmell) McCandless of San Diego; and by his daughter Linda (Jeffrey) Courchaine of Placentia; and by grandchildren Jeffrey, Kariann, Kevin, Daniel, Kelly, Colleen, Luke and David McCandless, and Timothy and Steven Courchaine. He is also survived by his sister, Marian Buck of Redondo Beach. Visitation will be held from 5:00 p.m. until 8:00 p.m. on Friday, September 13, 2002, at the White & Day Colonial Chapel in Redondo Beach. Memorial Services will be held at 2:30 p.m. on Sunday, September 22, 2002, at the First United Methodist Church in Redondo Beach. For those who wish, contributions may be made in his name to the Memorial Fund of the First United Methodist Church of Redondo Beach, or the charity of your choice.

[View current weather.](#)

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[Send Flowers](#)



Barbara Rosalie McCandless

December 21, 1925 ~ February 5, 2020

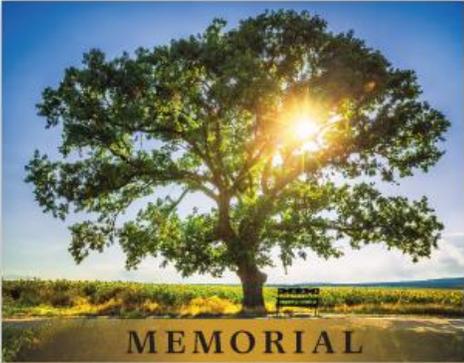


-  Light a Candle
-  Add a Memory to the Timeline
-  Sign the Guestbook
-  Send Flowers
-  Memorial Tree Plantings



Barbara Rosalie McCandless (nee Cholvin) Surrounded by her loving family, Barbara Rosalie McCandless, went home to be with our Lord on Wednesday, February 5, 2020 at the age of 94. She was born on December 21, 1925 in her family home built by her grandfather on Catalina Avenue in Redondo Beach, just a few blocks from her current residence. She travelled extensively with her husband, Harrison, following their passion for archaeoastronomy. Barbara was a long time member of PEO and the First United Methodist Church of Redondo Beach. She enjoyed her walks along the beach in Redondo and spending time in their retirement home in Palm Desert. She was pre-deceased by her beloved husband Harrison McCandless, M.D., her son, Michael McCandless and grandson, Jeffrey McCandless. She is survived by two sons, Robert McCandless (Nancy) and Richard McCandless (Kathy) and her daughter, Linda Courchaine (Jeff) along with 9 grandchildren, 4 great-grandchildren and adoring nieces and nephews. Barbara will be deeply missed by all who knew her. Services will be held at the First United Methodist Church of Redondo Beach at 243 S. Broadway, Redondo Beach, CA, at 10:30 on Wednesday, February 19, 2020. For those who wish, contributions may be made in her name to the Memorial Fund of the First United Methodist Church of Redondo Beach or the charity of your choice.

 [View current weather.](#)



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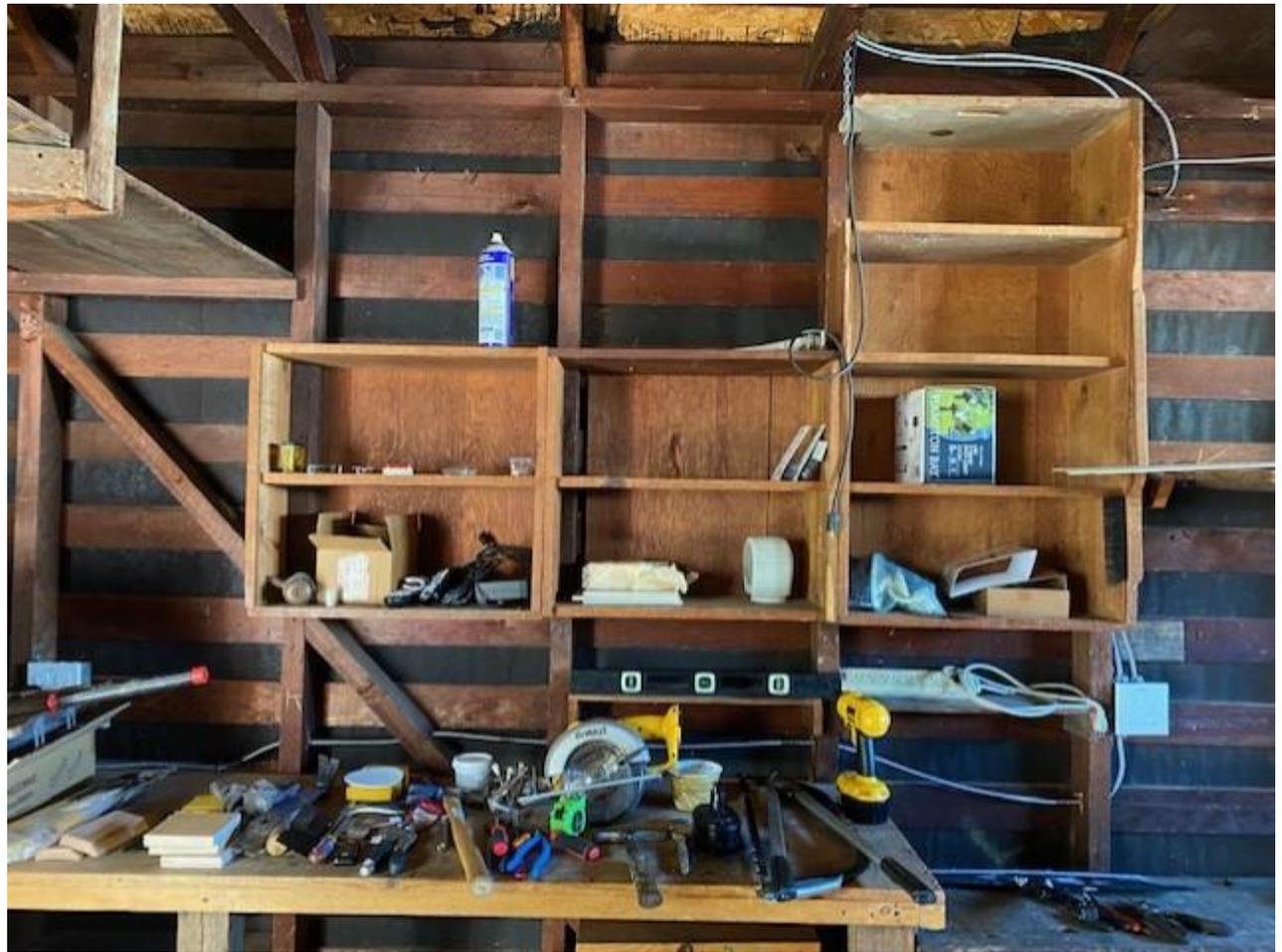














Administrative Report

L.1., File # PREZ23-5490

Meeting Date: 2/1/2023

TITLE

ELECTION OF OFFICERS - Elect a Chairperson and Secretary for the current term through September 30, 2023