

RESOLUTION NO.

A RESOLUTION OF THE PRESERVATION COMMISSION
OF THE CITY OF REDONDO BEACH
APPROVING THE DESIGNATION OF A LANDMARK
FOR A PROPERTY AND BUILDING AT 519 S. CATALINA AVENUE
PURSUANT TO THE REQUIREMENTS OF CHAPTER 4, TITLE 10
OF THE REDONDO BEACH MUNICIPAL CODE

WHEREAS, an application has been filed to designate a landmark pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for a building located at 519 S. Catalina Avenue (Assessor Parcel Number 7508005006, Lots 6, Block 189, Townsite of Redondo Beach); and

WHEREAS, notice of the time and place of the public hearing was published according to law in the Redondo Beach Hometown News/Easy Reader, a newspaper of general circulation in the City, and by mailing notices to the subject property owner; and

WHEREAS, an Exemption Declaration has been prepared declaring the project to be exempt from the preparation of environmental documents pursuant to the requirements of the California Environmental Quality Act (CEQA), and a notice of said Exemption Declaration was published in the Redondo Beach Hometown News/Easy Reader, a newspaper of general circulation in the City, posted at the site, and mailed to property owners within a 300-foot radius of the property; and

WHEREAS, on May 4, 1994 the Preservation Commission held a public hearing to consider this application, the Exemption Declaration, and all relevant testimony and evidence related thereto, 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 Exemption Declaration has been prepared in accordance with the provisions and requirements of the California Environmental Quality Act and Article 3, Chapter 3, Title 10 of the Redondo Beach Municipal Code.

Section 2. The building meets the minimum eligibility requirement for landmark designation of being at least 50 years old in that factual evidence indicates that the building was constructed in 1913 and is currently 81 years old.

Section 3. The building exemplifies or reflects special elements of the City's architectural history, and the building 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 fully detailed, high-styled example of the Craftsman style of architecture, and has been well-maintained and preserved in keeping with its original style and architecture.

Section 4. The building is identified with persons significant in local history in that: the building served at one time as the home of Walter and Anna Gephart, the former being the manager of the Montgomery and Mullen Lumber Company. The lumber industry was one of the key economic activities that contributed to the early development of Redondo Beach.

NOW, THEREFORE, BE IT RESOLVED, by the Preservation Commission of the City of Redondo Beach as follows:

Section 1. The prepared Exemption Declaration is hereby approved.

Section 2. That based on the findings contained herein, the Preservation Commission hereby approves the designation of the building and property at 519 S. Catalina Avenue as a landmark.

FINALLY BE IT 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.

The foregoing resolution was adopted on May 4, 1994 by the following vote:

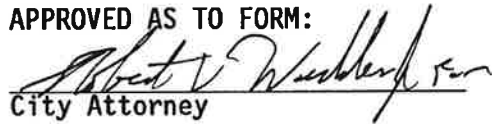
AYES:

NOES:

ABSENT:

Jonathan Eubanks, Chairman
Preservation Commission
City of Redondo Beach

APPROVED AS TO FORM:


City Attorney