

CITY OF REDONDO BEACH
PRESERVATION COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

For landmarks or properties within a historic district, no person shall alter, restore, demolish, remove or relocate any exterior improvements or architectural feature without being granted a Certificate of Appropriateness.

The purpose of a Certificate of Appropriateness is to ensure that alterations to an historic landmark or property in a district retain the historic features, integrity, character etc. that make them significant.

There are four levels of review, depending on the extent of the application request.

- **Preservation Commission approval** – for major changes and additions
- **Voluntary Preliminary Design Review from Preservation Commission** – for preliminary feedback on a potential design without a formal hearing or decision
- **Minor Alterations Subcommittee approval** – for minor exterior changes
- **Staff approval** – maintenance, repairs, and interior changes

TYPE OF ALTERATION:	APPROVAL:	FEE:
Removal from Historic Resources List	Preservation Commission	\$5,175
New Structures	Preservation Commission	No fee
Structural Additions	Preservation Commission	No fee
Exterior alterations not defined as “minor”.	Preservation Commission	No fee
Changes to exterior finishes	Minor Alterations Subcommittee	No fee
Changes to or additions of doors and windows	Minor Alterations Subcommittee	No fee
Changes to or additions of appurtenances	Minor Alterations Subcommittee	No fee
Changes to or additions of flat concrete work	Minor Alterations Subcommittee	No fee
Changes to or additions of fences, walls or gates	Minor Alterations Subcommittee	No fee
Changes to landscaping	Minor Alterations Subcommittee	No fee
Exterior alterations not visible from the public right-of-way	Staff	No fee
Interior alterations	Staff	No fee
* Ordinary maintenance and repair including: - repainting (same color); - repairing of existing windows & doors with like materials; - re-roofing with same materials and colors; - similar types of replacements of existing with like kind.	Staff	No fee

PLEASE READ CAREFULLY

INSTRUCTIONS FOR FILING:

Application Form and Owner's Affidavit

- All information in this application shall be typed or legibly printed.
- Give full and complete answers to all questions.
- If necessary, attach extra sheet(s) to answer questions completely.

Plans and Photographs

- Submit ten (10) sets of plans drawn to scale and folded to a maximum size of 8 ½" by 11"
- Submit one (1) copy of photos, color board and material samples.
- Provide a digital PDF version of the plans and photos

Additional Requirements

- The applicant may be required to prepare a **Specific Preservation Plan** which shall address how any of the proposed alterations will affect the integrity of identified character-defining elements (see attached). It is recommended that the applicant consult with their design consultants, historic consultants and contractor to complete this Plan as ANY DEVIATIONS FROM THIS PLAN MUST BE APPROVED BY THE REDONDO BEACH PRESERVATION COMMISSION AT ONE OF THEIR REGULARLY SCHEDULED MEETINGS.
- The applicant may be required to prepare a **Historic Resources Report** (see Planning Staff for example), which shall define the historic, primary and secondary features of the structure and property that are considered integral to the historic designation.

Examples of Alterations requiring a Specific Preservation Plan and/or Historic Structures Report

- Additions of more than 500 square feet to an existing designated structure(s).
- Removal of more than 50% of exterior wall surfaces, roof, etc.
- Second-story addition to a one story structure.
- Environmental Assessment Form (may be required for major changes)

CITY OF REDONDO BEACH
PLANNING DIVISION
415 DIAMOND STREET
REDONDO BEACH, CA 90277
(310) 318-0637

APPLICATION NO.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

DATE RECEIVED:

Application is hereby made to the Preservation Commission of the City of Redondo Beach, for a Certificate of Appropriateness pursuant to Section 10-4.401, Title 10, Chapter 4, of the Redondo Beach Municipal Code.

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 1224 Harper Avenue	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 5 BLOCK: 5 TRACT: Redondo Villa	ZONING: R1-A
	RECORDED OWNER'S NAME: Drake Family Trust MAILING ADDRESS: 1224 Harper Avenue Redondo Beach, CA 90278 TELEPHONE: (424) 206-8497	AUTHORIZED AGENT'S NAME & EMAIL: MAILING ADDRESS: TELEPHONE:
B	PROJECT DESCRIPTION: Give the following data for the project:	
	Description of proposed project. Please note if it is in a Historic District and if it is visible from the public right-of-way. The proposed project would demolish existing to be replaced with three single-family residences consistent with the zoning code. The building is not located in a historic district. The building is visible from the public right-of-way.	
	Existing use(s) of site: Single-family residence.	
	Existing condition of structure: The existing building is in good condition, although substantially altered.	
	Indicate how the proposed work is compatible with the original architectural style of the building. If in a Historic District, indicate how the work is compatible with the overall character of the District. The existing building is substantially altered (see attached photos and previously completed work description) and is no longer eligible for consideration for listing in a historical register. The subject property is not located within a historic district and the project would not result in a visual impact to a potential historic district.	

OWNER'S AFFIDAVIT

Project address: 1224 Harper Avenue

Project description: Three single-family residences

I (We) ADANA CANNELLA, 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 be best of my (our) knowledge and belief.

Signature(s): 

Address: 21050 KITTRIDGE #501
CANOGA PARK, CA
91303

Phone No. (Res.) (310) 989-1824
(Bus.) _____

Subscribed and sworn to before me this 12 day of JUNE, 2025

FILING CLERK OR NOTARY PUBLIC

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

See Attached Certificate

It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the proposed Certificate of Appropriateness.

NAME	ADDRESS	LOT	BLOCK	TRACT
William Chiang	1313 Clark Ave, 90278			
Janet Reynolds	1315 Clark Ave. 90278			
Donna Duffy	1233 Stanford Ave. 90278			
Stephanie Pitts	1230 Harper Ave 90278			
Janet	1220 Harper Ave. 90278			
Tsai Pan	1227 Stanford Ave 90278			
Agnet Karl	1212 Stanford Ave 90278			
Sara Butcher	1210 Stanford Ave 20278			
Janet Pitts	1209 Stanford Ave			
BRIAN MUELLER	1211 Stanford Ave 90278			

A. INSTRUCTIONS FOR GRAPHIC PORTIONS OF THE APPLICATION FOR PREPARATION

The chart below indicates the types of plans and information that are to be submitted for various types of proposals. Following the chart is a checklist for each requirement. Depending upon the nature of a proposal, City staff may permit certain items to be modified or deleted. The Preservation Commission reserves the ability to subsequently require omitted items to be provided, but this will be done only if considered to be essential to making a proper decision.

<u>DESCRIPTION OF PROJECT</u>	<u>SITE PLAN</u>	<u>EXISTING ELEVATIONS</u>	<u>PROPOSED ELEVATIONS</u>	<u>PHOTOS</u>	<u>COLOR BOARD</u>	<u>ROOF PLAN</u>	<u>MATERIAL SAMPLES</u>
BUILDING ADDITION/NEW INFILL CONSTRUCTION	✓	✓	✓	✓	✓	✓	✓
BUILDING ALTERATION	✓	✓	✓	✓	✓		✓
CHANGE OF PAINT COLOR		OPTIONAL		✓	✓		
WALLS, FENCES, GATES	✓		✓	✓	✓		✓
SIGNS	✓		✓	✓	✓		
HARDSCAPE	✓			✓	✓		
SOFTSCAPE (LANDSCAPING/VEGETATION)	✓			✓			
DEMOLITION	✓			✓			

1) SITE PLAN

Scale: Minimum 1/8 inch = 1 foot

General Information:

North arrow.

Title block (showing the address of subject property, name and address of person who prepared the map, scale of map, and date).

Legal description.

Size of lot.

Percentage of lot coverage.

Percentage of hardscape/landscape/open space cover.

Proposed/required parking.

Topographical Survey:

(Prepared by registered civil engineer or land surveyor)

Contour lines to extend beyond all property lines up to 5 feet. Contours at intervals of 1 to 5 feet.

Indicate: all property corner elevations, adjacent property elevations, elevation of finished floor and roof ridge of each building.

Property Dimensions:

Dimension all property lines.

Location and dimension easements (existing and proposed).

Buildings:

Indicate: location and dimensions of all structures (existing and proposed) and required setbacks.

Show structures to be demolished with dashed lines.

Dimension space between buildings.

Indicate dimensions from all structures to property lines.

Softscape:

Indicate: existing major vegetation (note major vegetation to be removed and/or relocated) and proposed landscaped areas.

Parking/Access:

Indicate and dimension: all curb cuts, driveways, and walkways, all parking spaces, access aisles and loading areas.

Indicate: all adjacent streets, street dedications and improvements.

Improvements:

- Indicate: location, height, and material of walls and fences.
- Indicate: location, size and height of signs.
- Indicate: location and general nature of exterior lighting.

2) ARCHITECTURAL ELEVATIONS

- Minimum scale: ¼ inch = 1 foot
- Minimum scale for details 1 ½ inch to 3 inches = 1 foot.
- Where existing elevations are required; show all sides of the building or improvement.
- Where proposed elevations are required: provide separate elevations showing all sides of new buildings and improvements and all affected sides of altered buildings and improvements.
- Indicate height of all structures.
- Identify all types of exterior architectural materials.
- Significant architectural features and historic fabric must be shown in detail (doors, fenestration & design details).
- Show existing and finished grades.

3) PHOTOS:

- Minimum size 4" x 6" color prints (not polaroids) showing all sides of existing building(s), with additional photos showing features to be altered at close range. (Digital submittal of photos in addition to prints is also encouraged.)

4) COLOR BOARD:

- Through use of color samples or colored elevations, show the paint or finish colors for all exterior surfaces.

5) ROOF PLAN:

- Minimum scale: 1/8 inch = 1 foot
- Plan must illustrate relationship of new roof to roof(s) of existing building(s).

6) MATERIAL SAMPLES:

- Samples should include roofing and siding materials, trim, and other significant features; and should be of a sufficient size to evaluate the qualities of materials when actually applied to the building.

B. INSTRUCTIONS FOR SUPPLEMENTAL ITEMS – MEET WITH PLANNING DIVISION STAFF

1. PRESERVATION PLAN
2. HISTORIC STRUCTURE REPORT
3. ENVIRONMENTAL ASSESSMENT