

APPLICATION FOR REDONDO BEACH LANDMARK DESIGNATION

(PLEASE READ CAREFULLY)

1. PURPOSE:

Having your property designated as a local landmark represents a special distinction. It will allow your property to qualify for some special benefits; however, it also involves some additional regulations. This sheet provides a summary of the main things you should know about landmark designation. The remaining details regarding landmark designation can be found by referencing the City's Preservation Ordinance contained in Chapter 4 of Title 10 of the Municipal Code. If you would like further information, please call the Redondo Beach Planning Division at (310) 318-0637.

2. INSTRUCTIONS FOR FILING:

a. Eligibility Requirements

Generally, a landmark consists of a historical resource located on an individual parcel of land. In most cases, the historic resource will be a main building taken together with the other accessory buildings and structural and landscaping improvements that contribute to the historical character of the main building on the property. A landmark, however, can also be comprised of a specific improvement such as a tree or an ancillary building that has its own historical significance.

b. Designation Procedure

The **only** way in which a landmark can be nominated is upon the submission of an application by the owner(s) of the property and buildings that constitute the proposed landmark. If you submit an application for landmark designation, **you retain the ability to withdraw the application at any time before a final decision is made by the City**.

Decisions regarding proposed landmarks are made by the City Preservation Commission (a seven-member body appointed by the Mayor and City Council). Following a noticed public hearing, the Commission may either approve the application as submitted, approve it in a modified manner, or deny it. The Commission's decision may be appealed to the City Council, which would then make the final decision.

c. No Building Permits Issued Pending Hearing

No building permits (except those needed for safety) are allowed to be issued relating to a proposed landmark between the time that an application has been submitted and the time that a final decision is made. This regulation is intended to assure that, if a designation is made, new construction relative to the proposed landmark will conform to the special regulations set out for it.

d. Status of Designation

Once the designation of a landmark has been made, it may only be removed in the event of its substantial destruction. In this case, the removal of landmark designation may be initiated by the City or by the owner(s) of the landmark.

It is also important to note that, like a zoning designation, a landmark designation runs with the property. The designation continues to remain in effect even if the property is sold or transferred.

e. Demolitions, Alterations, and New Construction

After a landmark has been designated, special approval is thereafter required in order to construct, demolish, or make most exterior alterations to improvements that constitute the landmark. Specifically, application must be made to the Preservation Commission for a Certificate of Appropriateness. For alterations or new construction, the Commission reviews the project to determine that it is in keeping with the architectural style and character of the landmark. The Commission may approve, conditionally approve, or deny projects based on its determination. No special approval is required for ordinary maintenance or repairs.

The Commission may not deny an application to demolish a landmark, but may delay the demolition for up to 90 days (which can be extended up to an additional 90 days by the City Council) for purposes such as to compile photographic records or arrange for moving the building to another site.

f. Incentives

There are several types of regulatory and/or financial incentives available for buildings in historic districts and individually designated landmarks:

The City, through use of a state law called the Mills Act, may enter into agreements with the owners of designated historical buildings to qualify owners for a reduced property tax rate in exchange for assuring the continued preservation of the buildings.

Designated historical buildings may also be permitted to utilize the State Historic Building Code, which applied somewhat less stringent building code standards to renovating or remodeling historic buildings, often resulting in lower construction costs.

Properties that are part of a designated historic district or that are a designated landmark are also eligible to apply for special zoning provisions which may provide relief from various land use requirements or development standards if such relief is deemed appropriate to help preserve a historic building.

3. REPRESENTATION:

THE APPLICANT OR HIS REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING TO ANSWER ANY QUESTIONS THE PRESERVATION COMMISSION MAY WISH TO ASK PERTAINING TO THIS REQUEST. FAILURE TO APPEAR AT THE PUBLIC HEARING, UNLESS THE PRESERVATION COMMISSION RECEIVES WRITTEN NOTIFICATION FROM THE APPLICANT PRIOR TO SAID HEARING, MAY CONSTITUTE GROUNDS FOR DENIAL OF THE REQUEST.

4. 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.

Planning Department
415 Diamond Street
Redondo Beach, CA. 90277-0270
Telephone: (310) 318-0637

CITY OF REDONDO BEACH
PLANNING DEPARTMENT

APPLICATION FOR LANDMARK DESIGNATION

RECEIVED BY:

DATE RECEIVED:

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		
	<p>STREET ADDRESS OF PROPERTY: 217 Avenue F Redondo Beach, CA 90277</p> <p>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</p> <p>LOT: 29 BLOCK: 12 TRACT: 2546</p> <p>ASSESSOR'S PARCEL NUMBER: 7511 004 029</p>		
			ZONING: Residential
	RECORDED OWNER'S NAME: Christopher Young and Jennifer Morra	AUTHORIZED AGENT'S NAME:	
	MAILING ADDRESS: 217 Avenue F Redondo Beach, CA 90277	MAILING ADDRESS:	
	TELEPHONE: 310-923-5579 626-808-5627	TELEPHONE:	
FAX #:	FAX #:		
B	DESCRIPTION OF PROPOSED LANDMARK: Give full and complete answers:		
	<p>1. Indicate the type and use of building (residential, commercial, etc.): Residential</p>		
	<p>2. Indicate type of construction (wood frame, masonry, etc.) stucco/plaster exterior, Spanish tile roof</p>		

3. Indicate architectural style:

Spanish colonial

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

1937

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

If yes, indicate rating: Local rating: B
NRHP rating: 3

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

The property was owned by Sidney Welch in the 1950s. Welch was the President of American Savings and Loan and he pushed for the creation of the Harbor Commission in order to create "inner-harbor plan".

The property was then owned by Patricia Driezler starting in or around 1956. Driezler began volunteering for the city of Redondo Beach which eventually led to her position as Director of Community Resources making her the city's first female department head.

She ended her 30+ year career with the city, retiring in 1989. Her volunteerism and generosity continued throughout her life with hundreds of committees and organizations that she chaired, facilitated, supported, coordinated and/or created. To name them all would fill pages of this publication as would the extensive list of individuals who call her their mentor.

Preserving Redondo Beach history was paramount to her and The Redondo Beach Historical Museum was dedicated to Patricia in 1996.

Driezler's legacy also includes the Redondo Beach Unified School District's Board of Education renaming Redondo Shores Continuation School to Patricia Dreizler High School in November 2018. Twenty five years ago Driezler started the Dreizler Family Scholarship at Redondo Union High School.

OWNER'S AFFIDAVIT

Project address: 217 Avenue F Redondo Beach, CA 90277

Project description: Restore/improve historical home

I (We) Christopher Young and Jennifer Morra, 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): _____

Address: 217 Avenue F Redondo Beach, CA 90277

Phone No. (Res.) 310-923-5579
626-808-5627

(Bus.) _____

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