

**REDONDO  
BEACH****Community Development Department  
Planning Division**415 Diamond Street, P.O. Box 270  
Redondo Beach, California 90277-0270  
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fax: 310 372-8021

# Historic Preservation Application

**Date: 05/22/2025****Applicant Information**Applicant's Name: Austin Zahn  
Mailing Address: 350 S PCH Ste D-200  
City, State, Zip: El Segundo, CA 90245Telephone: (310) 613-1251  
Applicant's Email: austin@lyonstahl.com**Owner Information**Owner Name: Ronald Seydel  
Address: 3367 Kallin Ave, Long Beach,  
CA 90808Phone: 562-472-5615  
Email: ronaldseydel@gmail.com**Authorized Agent Information**Authorized Agent: Austin Zahn  
Address: 350 S PCH Ste D-200, El  
Segundo, CA 90245Phone: (310) 613-1251  
Email: austin@lyonstahl.com**Architect/Engineer/Designer Information**Name: Boris Flores  
Address:Phone:  
Email:  
License #:**Property Information**Zoning: RB R2  
Legal Description: REDONDO VILLA TRACT W  
5 FT OF LOT 19 AND ALL OF  
LOT 18  
Site Area: 850Floor Area Ratio: 10%  
Coastal Zone?: No  
Project Type: Certificate of Appropriateness**Historical Status of the Property**

When was the historical resource built (if any additions, list separately): 1929

What is the rating in Historical Resources Survey: A

Is the property a designated "Landmark" property? No

Is the property located in a historic district? No

If so, which district? Catalina District

Describe how the project is compatible with the historic district:

What is the architectural style? Bungalow and Craftsman

Describe the primary use of the property: Residence

Describe the type of construction: Wood Frame

**Provide additional information if the application is for a Certificate of Appropriateness**

Describe the scope of work: Contemporary 2 story detached townhomes with mezzanine

Is the project for a demolition or partial demolition of the historical resource? Yes

Is the project for an addition and/or remodel of the existing resource? No

Is the project for a new detached structure? Yes

Describe the condition of the historical resource? No

Is the proposed addition/remodel/new structure visible from the street or other public rights of way? Yes

Indicate how the proposed work is compatible with the original architectural style of the building. No

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**Provide additional information if the application is for a Landmark Designation**

Are you the property owner? Yes

Is the property at least 50 years old? Yes

Provide information on the historic significance of the property (provide past ownership information, information about current and former uses, and any source documents if available): No historical significance, please see the completed, Historic Resource Evaluation by Kaplan Chen Kaplan.

Provide information on the architectural features that make the structure historically significant. (provide a historical report, photos, and any source documents if available): The property contains a simple bungalow and garage. The 1996 Inventory identified the building as of the Craftsman architectural style. An intensive review of the dwelling provided in this report shows that the dwelling does not possess character-defining features of the Craftsman architectural style. The dwelling is not representative of any historic architectural style.

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**Provide additional information if the application includes a request for a Variance**

Note: Historic variances may only be applied to local landmarks and contributors in historic districts.

Is the property a local landmark, proposed local landmark or located in a designated historic district (required to be eligible for a historic variance)? No

Describe how the Historic Variance is necessary to provide for the appropriate adaptive reuse of an existing building, and/or to provide for the design and alteration of a building or site in a manner that will enhance its functional use and utility:

Describe how the Historic Variance will not prevent the use from being able to adequately function on the site:

Describe how the Historic Variance will not adversely impact property within the neighborhood and historic district, if a district has been formed:

Describe how the granting of the Historic Variance will not be contrary to the objectives of the General Plan:

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**Provide additional information if the application is for the Designation of Historic District**


List of all properties proposed to be included in district (APN, address, owner's information):

Are the properties within the proposed Historic District contiguous? No

Are at least 75% of properties over 50 years or older? No

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I do hereby certify that the information contained herein is true and correct.



Austin Zahn

05/22/2025

Date