

**CITY OF REDONDO BEACH
PRESERVATION COMMISSION AGENDA
Wednesday, May 5, 2021**

**THIS VIRTUAL MEETING IS HELD PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY
GOVERNOR NEWSOM ON MARCH 17, 2020.**

REGULAR MEETING OF THE PRESERVATION COMMISSION - 7:00 PM

**ALL COMMISSION MEMBERS ARE PARTICIPATING BY VIRTUAL
MEETING. MEMBERS OF THE PUBLIC MAY ONLY PARTICIPATE BY
ZOOM, EMAIL OR eCOMMENT.**

Preservation Commission meetings are broadcast live through Spectrum Cable, Channel 8, and Frontier Communications, Channel 41. Live streams and indexed archives of meetings are available via internet. Visit the City's office website at www.Redondo.org/rbtv.

TO WATCH MEETING LIVE ON CITY'S WEBSITE:

<https://redondo.legistar.com/Calendar.aspx>

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

TO WATCH MEETING LIVE ON YOUTUBE:

<https://www.youtube.com/c/CityofRedondoBeachIT>

TO JOIN ZOOM MEETING (FOR PUBLIC COMMENT ONLY):

Register in advance for this meeting:

https://us02web.zoom.us/webinar/register/WN_FALQ8JE1QIO5dcXWc7nBiw

Registration is required to join the Zoom Meeting. After registering, you will receive a confirmation email containing information about joining the meeting.

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:

- 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 record. Comments may be read out loud during the meeting.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION WITH ATTACHED DOCUMENTS BEFORE 3PM DAY OF MEETING:

Written comments and/or 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. Email comments to PlanningRedondo@redondo.org not later than 3:00PM the day of the meeting.

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

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 MAY 5, 2021](#)

F.2. [APPROVE MINUTES OF THE PRESERVATION COMMISSION REGULAR MEETING OF MARCH 3, 2021](#)

F.3. [READOPT BY TITLE ONLY RESOLUTION NO. 2021-03-PR-02 A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR MODIFICATIONS TO A BUILDING DESIGNATED AS A LOCAL HISTORIC LANDMARK PURSUANT TO TITLE 4, CHAPTER 10 OF THE REDONDO BEACH MUNICIPAL CODE FOR PROPERTY LOCATED AT 601 GARNET STREET](#)

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. 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 PROPERTY LOCATED AT 224 AVENUE C (CASE NO. LM-2021-02)

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony, and deliberate;
2. Close the public hearing; and
3. Adopt a resolution by title only approving a Historic Landmark Designation pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for the property located at 224 Avenue C

CONTACT: STACEY KINSELLA, ASSOCIATE PLANNER

J.2. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND CERTIFICATE OF APPROPRIATENESS FOR THE REMODEL OF A POTENTIALLY HISTORIC CHURCH SITE PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE FOR PROPERTY LOCATED AT 100 N. PACIFIC COAST HIGHWAY (CASE NO. COA-2021-04)

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony, and deliberate;
2. Close the public hearing; and
3. Adopt a resolution by title only approving the Exemption Declaration and Certificate of Appropriateness for the remodel of a potentially historic church site pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for the property located at 100 N. Pacific Coast Highway

CONTACT: STACEY KINSELLA, ASSOCIATE PLANNER

J.3. 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 PROPERTY LOCATED AT 523 S. CATALINA AVENUE (CASE NO. LM-2021-03)

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony, and deliberate;
2. Close the public hearing; and
3. Adopt a resolution by title only approving a Historic Landmark Designation pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for the property located at 523 S. Catalina Avenue

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

L.1. DISCUSSION AND POSSIBLE ACTION ON THE CERTIFIED LOCAL GOVERNMENT (CLG) PROGRAM ANNUAL REPORTS FOR 2018-2019 AND 2019-2020

[RECEIVE AND FILE CLG PROGRAM ANNUAL REPORTS FOR 2018-2019 AND 2019-2020](#)

CONTACT: STACEY KINSELLA, ASSOCIATE PLANNER

M. ITEMS FROM STAFF

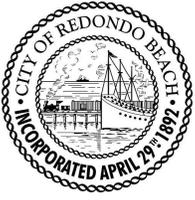
N. COMMISSION ITEMS AND REFERRALS TO STAFF

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 July 7, 2021, 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. Click on Council and Boards & Commissions Agendas on the homepage.



Administrative Report

E.1., File # PREZ21-2468

Meeting Date: 5/5/2021

TITLE

RECEIVE AND FILE BLUE FOLDER ITEMS

BLUE FOLDER ITEM

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.

PRESERVATION COMMISSION MEETING May 5, 2021

J.1. 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 PROPERTY LOCATED AT 224 AVENUE C (CASE NO. LM-2021-02).

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony, and deliberate;
2. Close the public hearing; and
3. Adopt a resolution by title only approving a Historic Landmark Designation pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for the property located at 224 Avenue C

CONTACT: STACEY KINSELLA, ASSOCIATE PLANNER

- Written statement from property owner to withdraw Landmark application

From: Marilyn Crawford
Sent: Monday, May 3, 2021 4:58 PM
To: Stacey Kinsella <Stacey.Kinsella@redondo.org>
Subject: 224 Avenue C- Landmark Designation Application

Hi Ms. Kinsella,

As we discussed in our call today, Will and I have decided to withdraw our application for the historical landmark designation of our house at this time.

We appreciate the help you've given us throughout this process and have come to appreciate our spot here in the Lower Avenues even more per your excellent research.

All our best,
Marilyn and Will Crawford

Sent from my iPhone



Administrative Report

F.1., File # PREZ21-2412

Meeting Date: 5/5/2021

TITLE

APPROVE AFFIDAVIT OF POSTING FOR THE PRESERVATION COMMISSION REGULAR MEETING OF MAY 5, 2021



Community Development
Planning Division

415 Diamond Street, P.O. Box 270
Redondo Beach, California 90277-0270
www.redondo.org

tel 310 318-0637
fax 310 372-8021

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

AFFIDAVIT OF POSTING

In compliance with the Brown Act, the following materials have been posted at the locations indicated below.

Legislative Body Preservation Commission
Posting Type Regular Meeting Agenda
Posting Locations 415 Diamond Street, Redondo Beach, CA 90277
 ✓ City Hall Bulletin Board, Door "4"
Meeting Date & Time May 5, 2021 7:00 p.m.

As Planning Analyst of the City of Redondo Beach, I declare, under penalty of perjury, the document noted above was posted at the date displayed below.

Lina Portolese, Planning Analyst

Date: May 1, 2021



Administrative Report

F.2., File # PREZ21-2413

Meeting Date: 5/5/2021

TITLE

APPROVE MINUTES OF THE PRESERVATION COMMISSION REGULAR MEETING OF MARCH 3, 2021

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION MEETING
MARCH 3, 2021**

A. CALL TO ORDER

A regular, virtual meeting of the Preservation Commission was called to order by Chair Caldwell at 7:00 p.m. pursuant to Executive Order N-29-20 issued by Governor Newsom on March 17, 2020.

Chair Caldwell welcomed new Commissioners Aziz, Gittens and Gilliam and thanked former Commissioners Penner-More, Ritums and Morse for their service.

B. ROLL CALL

Commissioners Present: Aziz, Caldwell, Gittens, Jackson, Matsuno, McNearney,

Commissioners Absent: None

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

C. SALUTE TO THE FLAG

Commissioner Matsuno led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner McNearney, seconded by Commissioner Matsuno to approve the order of the agenda, as presented. The motion carried unanimously, by roll call vote.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS - None

E.1 Receive and File Blue Folder Items

F. CONSENT CALENDAR

F.1. Approve Affidavit of Posting for the Preservation Commission Regular Meeting of March 3, 2021

F.2. Approve Minutes of the Preservation Commission Regular Meeting of September 2, 2020

Motion by Commissioner McNearney, seconded by Commissioner Jackson to approve the Consent Calendar, as presented. The motion carried unanimously, by roll call vote.

G. EXCLUDED CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – None

I. EX PARTE COMMUNICATION – None

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

J. PUBLIC HEARINGS

J.1. Public Hearing for consideration of an Exemption Declaration and Certificate of Appropriateness for additions and a remodel to a potential historic resource, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for property located at 228 Avenue E.

RECOMMENDATION:

1. Open public hearing, administer oath, take testimony, and deliberate;
2. Close the public hearing; and
3. Adopt a resolution by title only adopting an Exemption Declaration and approving a Certificate of Appropriateness for additions and a remodel to an existing potential historic resource pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for property located at 228 Avenue E

CONTACT: STACEY KINSELLA, ASSOCIATE PLANNER

Motion by Commissioner Matsuno, seconded by Commissioner McNearney to open the Public Hearing. The motion carried unanimously.

Associate Planner Stacey Kinsella presented the administrative report addressing the project site, existing conditions, elevations, site status, the proposed project, floor plans, analysis, and staff recommendations.

Chair Caldwell invited the public to address the Commission on this item.

Greg McClain, Applicant, explained that they will apply for a Landmark Designation in the future.

Jackie Sbarounis, Designer, explained the applicant desired to have their own master bedroom on the second floor.

Discussion followed regarding the additional parapet wall, the possibility of increasing the rating of the site, tying the addition into the original structure and elements distinguishing the addition from the original home.

There were no other public comments on this item.

Motion by Commissioner McNearney, seconded by Commissioner Jackson to close the Public Hearing. The motion carried unanimously.

In response to Commissioner Jackson's question, Associate Planner Kinsella explained how future improvements may change the site rating.

Motion by Commissioner McNearney, seconded by Commissioner Jackson to adopt a resolution by title only adopting an Exemption Declaration and approving a Certificate of Appropriateness for additions and a remodel to an existing potential historic resource pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for property located at 228 Avenue E. The motion carried unanimously, by roll call vote.

The Commission heard Item No. J.3. out of order, at this juncture.

J. 2. Public Hearing for consideration of an Exemption Declaration, Landmark Designation and a Certificate of Appropriateness for restoration, rehabilitation, and construction of additions to potential historic resource, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for property located at 308 N. Catalina Avenue.

RECOMMENDATION:

1. Open public hearing, administer oath take testimony, and deliberate;
2. Close public hearing; and
3. Adopt a resolution by title only adopting an Exemption Declaration and approving an Historic Landmark Designation and a Certificate of Appropriateness for restoration, rehabilitation, and construction of additions to a potential historic resource, pursuant to Title 10, Chapter 4 of the Redondo Beach Municipal Code on property located at 308 N. Catalina Avenue

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

Motion by Commissioner Matsuno, seconded by Commissioner Gittens to open the Public Hearing. The motion carried unanimously.

Senior Planner Gardea presented the administrative report addressing a description of the project, Landmark Criteria, site history, zoning, occupants and owners over time, architectural style, existing conditions, Certificate of Appropriateness, site plan, floor plans, roof plan, elevations, materials and colors and recommendations.

Chair Caldwell invited the public to address the Commission on this item.

Dan Lewin, Owner, discussed restoration of the structure and offered to respond to questions from the Commission. He reported they plan on renting the four units;

addressed open space on the property and elimination of blight and estimated the project will take approximately one year.

Jessica Resmini, Architect, addressed the team and thanked City staff for their help.

There were no other public comments on this item.

Motion by Commissioner McNearney, seconded by Commissioner Jackson to close the Public Hearing. The motion carried unanimously.

Discussion followed regarding parking considerations and exemptions.

Motion by Commissioner Matsuno, seconded by Commissioner McNearney to adopt a resolution by title only adopting an Exemption Declaration and approving an Historic Landmark Designation and a Certificate of Appropriateness for restoration, rehabilitation, and construction of additions to a potential historic resource, pursuant to Title 10, Chapter 4 of the Redondo Beach Municipal Code on property located at 308 N. Catalina Avenue. The motion carried unanimously, by roll call vote.

J. 3. Public Hearing for consideration of an Exemption Declaration and Certificate of Appropriateness for changes to the exterior for new windows on a building designated as a local historic landmark pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for property located at 601 Garnet Street.

RECOMMENDATION:

1. Open public hearing, administer oath, take testimony, and deliberate;
2. Close public hearing; and
3. Adopt a resolution by title only adopting an Exemption Declaration and approving a Certificate of Appropriateness for exterior modifications to a building designated as a local historic landmark pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for property located at 601 Garnet Street

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

Motion by Commissioner Gittens, seconded by Commissioner Jackson to open the Public Hearing. The motion carried unanimously.

Senior Planner Gardea presented the administrative report addressing background, zoning, demolition plan, setbacks, requirement for an encroachment permit, proposed windows, elevations, existing conditions, and recommendations.

Chair Caldwell invited the public to address the Commission on this item.

Steve Edwards, Applicant, discussed the intent and goals of the project.

Chris Sage, Architect, noted the requests are for minor modifications and offered to respond to questions from the Commission.

Discussion followed regarding the type to windows to be used on the store front, meeting code requirements. It was noted the Landmark Designation occurred in 2019.

Mr. Edwards noted encroachment is not an issue for pedestrians in the area.

Ensuing discussion pertained to adjacent uses.

Keith Rozanski, Tenant, reported he and his family have lived on the property for five years and love it; discussed the vents and offered to answer question from the Commission.

There were no other public comments on this item.

Motion by Commissioner McNearney, seconded by Commissioner Matsuno to close the Public Hearing. The motion carried unanimously.

In reply to Chair Caldwell's question regarding exceptions for historic buildings when there are zoning changes, Senior Planner Gardea explained when there a zoning changes and a building becomes non-conforming, they can continue the use as long as there are no two-year breaks. Once there is a break, it must go before the Planning Commission to consider continuing the use.

Chair Caldwell expressed concerns about tenants in a building that could have issues related to ventilation, etcetera, and hoped the City is able to resolve them.

Senior Planner Gardea noted there has been some progress in completing the required items under the Landmark Designation; discussed penalties and fees related to properties that are not up to code and addressed complaint-based Code Enforcement.

Motion by Commissioner Matsuno, seconded by Commissioner McNearney to adopt a resolution by title only adopting an Exemption Declaration and approving a Certificate of Appropriateness for exterior modifications to a building designated as a local historic landmark pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for property located at 601 Garnet Street. The motion carried unanimously, by roll call vote.

The Commission returned to consider Item No. J.2. at this juncture.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS (UNFINISHED BUSINESS)
- None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION (NEW BUSINESS)

L.1. ELECTION OF OFFICERS

RECOMMENDATION:

1. Nominate and elect the positions of Chair and Vice Chair

Chair Caldwell stated he has enjoyed working as Chair of the Commission, declared the position of Chair and Vice Chair, vacant, and called for nominations.

Commissioner Matsuno nominated Commissioner Caldwell for the position of Chair and Commissioner McNearney seconded the nomination. Commissioner Caldwell was declared Chair, unanimously.

Commissioner McNearney nominated Commissioner Matsuno for the position of Vice Chair. There were no other nominations.

Motion by Commissioner McNearney, seconded by Commissioner Jackson, to elect Commissioner Caldwell as Chair and Commissioner Matsuno as Vice Chair. The motion carried unanimously, by roll call vote.

M. ITEMS FROM STAFF

Commissioner McNearney and Vice Chair Matsuno confirmed they would like to continue serving on the Minor Alterations Subcommittee.

Motion by Chair Caldwell, seconded by Commissioner Aziz that Commissioner McNearney and Vice Chair Matsuno continue serving on the Minor Alterations Subcommittee. The motion carried, unanimously, by roll call vote.

Associate Planner Kinsella noted an Annual report will be presented to the Commission for its consideration at an upcoming meeting.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Vice Chair Matsuno announced Los Angeles City Planning has temporarily suspended the Mills Act Program in Los Angeles.

Senior Planner Gardea reported Commissioner Gilliam has declined to serve, so currently, the Commission is short, one Commissioner.

O. ADJOURNMENT

Motion by Commissioner McNearney, seconded by Vice Chair Matsuno to adjourn the meeting at 8:43 p.m. The motion carried unanimously, by roll call vote.

The next meeting of the Redondo Beach Preservation Commission will be a regular meeting to be held at 7 p.m. on May 5, 2021, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California via teleconference.

Brandy Forbes, AICP
Community Development Director



Administrative Report

F.3., File # PREZ21-2424

Meeting Date: 5/5/2021

TITLE

READOPT BY TITLE ONLY RESOLUTION NO. 2021-03-PR-02 A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR MODIFICATIONS TO A BUILDING DESIGNATED AS A LOCAL HISTORIC LANDMARK PURSUANT TO TITLE 4, CHAPTER 10 OF THE REDONDO BEACH MUNICIPAL CODE FOR PROPERTY LOCATED AT 601 GARNET STREET

RESOLUTION NO. 2021-03-PR-02

A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR MODIFICATIONS TO A BUILDING DESIGNATED AS A LOCAL HISTORIC LANDMARK PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE FOR PROPERTY LOCATED AT 601 GARNET STREET

WHEREAS, an application was filed on January 28, 2021 by Chris Stage (Winebright Newport LLC – Steven Edwards) to permit the removal and replacement of two windows on the west facing elevation and the storefront windows of the Drobatz Grocery and Apartments, local landmark property of the City of Redondo Beach;

WHEREAS, notice of the time and place of the public hearing where the applications would be considered was given pursuant to State law and local ordinances by publication in the Beach Reporter, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property; and

WHEREAS, on March 3rd, 2021 the Preservation Commission of the City of Redondo Beach considered the application for a Certificate of Appropriateness and all relevant testimony and evidence related thereto.

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

SECTION 1. Pursuant to Article 2, Chapter 3, Title 10 of the Redondo Beach Municipal Code, the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), and an Exemption Declaration to this effect has been prepared.

SECTION 2. In accordance with Section 10-4.403 of the Redondo Beach Municipal Code, the Certificate of Appropriateness is in accord with the criteria set forth therein for the following reasons:

- a. In the case of a landmark, the proposed work conforms to the prescriptive standards adopted by the Commission; and

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved (Secretary of the Interior Standards for Rehabilitation of Historic Properties (SISR) Criteria #5). *The new window openings along the west façade will use similar surrounds and the windows will be recessed to reflect the window*

treatment of the upper level residential units. The locations where the windows are removed along the west façade will be finished with the plaster exterior coating to create a seamless repair. The upper portion of the storefront windows will be replaced with an operable, transom.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. (SISR Criteria #6). *The new window openings are necessary for compliance with Building and Fire Code regulations. Replacement of the two small windows with the larger windows will be with double-hung wood framed windows that match the existing window type both in design and materials. The replacement windows above the doors and existing storefront glass are wood-framed, operable transoms, the same as the existing storefront windows. The windows will be painted in one uniform color.*

New additions, exterior alterations, or related new construction shall not destroy the historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment (SISR Criteria #9). *The removal of two existing windows on the exterior of the Drobatz Grocery store is on a secondary elevation. The new windows are similar to the apartment's windows on the upper level of the building. The new windows are similar, in that they incorporate a sill and are recessed into the opening. The new windows will be differentiated in terms of size and the use of contemporary insulation techniques (dual pane glass). The storefront windows will be also be replaced with matching windows, in terms of type and design.*

- b. Will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature; and

The exterior alterations will use the same window type and surrounds. The locations where the two windows are removed will be finished in plaster to match the existing exterior material. The storefront windows will be replaced with windows of the same type and design. The entire building will be repainted for aesthetic consistency in a contemporary color scheme.

- c. Will retain the essential elements that make the resource significant;

The alteration to the west elevation of the building will not remove or destroy the historic materials that are characteristic of the Spanish Eclectic-Style mixed-use building. The storefront windows of the Drobatz Grocery store will be replaced with similar windows. All of the windows will be painted to match

for general aesthetic consistency. Two of the smaller side windows on the secondary elevation of the store will be removed and replaced to comply with current Building and Fire Code requirements. The new windows are similar type and design as the existing windows but slightly differentiated to harmonize with the historic integrity of the building.

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

SECTION 3. Based on the findings listed above, a Certificate of Appropriateness is hereby approved for the alterations proposed in accordance with the submitted applications and plans to the extent specified and represented therein, except as such work may be amended or modified by conditions set forth below.

SECTION 4. This Certificate of Appropriateness is approved on the basis of, and shall only be operative with the applicant's compliance with the conditions listed below. Failure by the applicant or his/her successors in interest to comply with these conditions shall provide a basis for initiating enforcement proceedings pursuant to Article 7, Chapter 4, Title 10 of the Redondo Beach Municipal Code.

1. The approval granted herein is for exterior alterations as reflected in the application and plans reviewed and approved by the Preservation Commission at its meeting on March 3, 2021.
2. No other work is authorized herein. The precise design and architectural treatment of all structures, walks, walls, fences, landscaping and driveways shall not be altered without prior approval of the Historic Preservation Commission or Planning Staff, as appropriate, and issuance of a Certificate of Appropriateness and other necessary permits. If additional repairs are necessary, the applicant shall immediately contact Planning Staff prior to any removal and/or replacement of exterior materials.
3. The window schedule shall specify that the windows are required to be wood construction, double hung framed to be compatible with the existing windows.
4. The construction drawings shall include a detail illustrating the design of the window frames.
5. The Planning Department shall be authorized to approve minor changes, and shall inform the Commission of any such changes.
6. An NFPA 13D automatic fire sprinkler system is required and installation shall comply with Redondo Beach Fire Department regulations.
7. A demolition plan, including existing and proposed floor plans, shall be submitted with the construction drawings for review and approval by the Building Division.

8. The applicant shall comply with all applicable requirements and obtain all necessary permits from the Building Division, Engineering Department, Fire Department and any other agency with jurisdiction over the project.
9. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Preservation Commission for a decision.
10. The Preservation Commission shall retain jurisdiction over the matter for the purpose of enforcing these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.
11. Work performed shall be verified against plans submitted. If modifications to plans are necessary, amended plans shall be submitted prior to a change occurring to the building, and subject to the approval of the Building and Planning Departments as minor alterations, and the Preservation Commission, if deemed necessary for major changes.
12. Prior to final inspection from the Building Department, or if no building permit is required, upon completion of the work, the applicant shall schedule an inspection with Planning Staff to review the completed work for conformance to the Certificate of Appropriateness. Any non-compliance or unauthorized deviations will be grounds for revocation of the Certificate of Appropriateness.
13. Periodic inspections may be scheduled with City of Redondo Beach Official Representatives, including Preservation Commissioner(s) and Planning Division Staff to verify compliance with the provisions of the Mills Act Contract and the Secretary of the Interior Standards for Rehabilitation of Historic Properties.

FINALLY, BE IT RESOLVED, that the Preservation Commission forwards 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 3rd day of March, 2021.

Edward J. Caldwell, Chair
Preservation Commission
City of Redondo Beach

The foregoing resolution was adopted on March 3rd, 2021 by the following vote:

AYES: Chair Caldwell, Commissioners McNearney, Aziz, Gittens, Jackson,
and Matsuno

NOES: None

ABSENT: None

ABSTAIN: None

APPROVED AS TO FORM:

City Attorney's Office



Administrative Report

J.1., File # PREZ21-2414

Meeting Date: 5/5/2021

To: PRESERVATION COMMISSION
From: STACEY KINSELLA, ASSOCIATE PLANNER

TITLE

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 PROPERTY LOCATED AT 224 AVENUE C (CASE NO. LM-2021-02)

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony, and deliberate;
2. Close the public hearing; and
3. Adopt a resolution by title only approving a Historic Landmark Designation pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for the property located at 224 Avenue C

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 residence, a detached accessory unit behind the main residence, and a garage located along the rear alley. The 1986 Historic Resources Survey identifies the property as a C-rated Spanish Colonial site.

The property is located on the southern side of Avenue C, west of Pacific Coast Highway. The rectangular-shaped parcel is approximately 42 feet wide and 143 feet deep. Per Assessor's records, the house is approximately 932 square feet and the rear detached accessory unit is approximately 288 square feet. The property is zoned R-1, Single Family Residential.

The existing residence features a parapet roof with tile coping, a trowel-finish stucco exterior, and wood, recessed windows. The home exhibits an arched covered entry porch that leads to an east-facing front door.

LANDMARK ANALYSIS

Historic Resources Survey Rating

The property was identified in the 1986 Historic Resources Survey as an example of the Spanish Colonial architectural style, and was given a "C" rating. These buildings are somewhat less distinctive in terms of age or architecture. In general, however, 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 and some of these buildings may also be contributing members to a potential historic district.

Construction History

Building records show that the residence and garage were built in 1931. The Assessor's records note that the rear accessory unit was constructed in 1946. An inspection in 1980 identified two residences with two meters. The roof has been updated, but it is unclear when that work was completed.

Design and Architecture

Spanish Colonial homes often feature a parapet roof with tile coping, scuppers for drainage, recessed wood windows, and trowel-finish exterior stucco. This style of architecture was popular in the United States from 1915 to 1940. This home is typical of smaller Spanish influenced examples of buildings that were built throughout California suburbs during the 1920's and 1930's. It is also one of the more prevalent historic architectural styles in Redondo Beach.

Staff performed a socially-distanced site walk November 20, 2020. The main residence is in excellent condition and most of the windows are original. The exterior stucco may also be original to the site. There is one window along the west elevation that has been replaced and the stucco around this window reflects an unusual pattern. This window exists within a small sideyard and is not visible to the street. The majority of the windows are single- or double-hung wood windows. The two main street-facing windows are large fixed glass wood windows. The picture window on the right-hand side

is arched and includes divided lights along the edges. The arch of this window mirrors the design of the arched entry porch which creates a pleasing symmetry on the front elevation. The window within the entry porch exhibits a fixed picture window with single- or double-hung windows on either side. While the majority of the house is covered by a flat parapet roof, the entry porch exhibits a shed roof which provides a nice street-facing display of red tiles.

The detached garage adjacent to the southern alley exhibits very similar features as the house with a parapet roof and tile coping as well as the trowel-finish stucco. All of the openings on the garage including the garage door, however, are not original. The one-story detached unit between the main house and the garage does not exhibit Spanish Colonial features and has much newer openings and materials.

The main residence exhibits the Spanish Colonial style of architecture found in other earlier developments throughout the City. Based upon the design elements described above, the site appears to be architecturally significant. This site is also located within the Clifton-by-the-sea district which was envisioned to be a high-end residential neighborhood.

The Preservation Commission may consider requesting that the newer openings on the house and the garage be replaced with historically accurate fenestration. Because the accessory structure behind the house was built later and in a very different style, restoring that structures is less critical. Should the Preservation Commission wish to explore the replacement of the window on the west elevation of the house, the window at the garage, and the garage door staff suggests the following condition of approval:

- The owners shall replace the newer window on the west elevation of the house, the newer window at the garage, and the sectional garage door with historically accurate openings. The stucco around the west elevation window on the house shall also be repaired. The owners shall work with staff regarding the final design of the openings and obtain the appropriate permits.

Historical Background

Per the Building records, the residence and detached garage were owned by Mrs. Swan in 1931. She is also noted as the owner in the 1936 City directory. By 1947, Edward (electrician) and Seline Albachtin lived at the site. In 1948, the City Electrical Inspector is listed as Edward Albachtin with a slight variation in the spelling of the last name. Staff suspects this is a typo and it is indeed the same person. Eva Starkey and her husband, Steve, lived in the rear cottage in 1951. Records indicate that they had recently moved from Canada to California. The Starkey family later moved to Avenue B, but eventually bought the subject site around 1962. Sometime before her retirement after working at Torrance Memorial Medical Center for 37 years, Eva moved back to 224 Avenue C. Steve had passed away in a plane crash several years prior to her return to the site. They shared four children.

There are several other mentions of the Starkey name in the City records. In 1925, the Redondo Reflex notes a Captain F.L. Starkey overseeing prisoners working on the roads as a way to pay fines. The Redondo Reflex later references the Starkey furniture store at 335 Camino Real in 1927. The store sold new and second hand pieces. Lula (wife), Elias (owner, probably husband),

and Ethel Starkey (bookkeeper, possible sister or daughter) are listed in the newspaper. Lastly, Mr. and Mrs. Arthur L. Starkey are noted in the Reflex in 1947. Arthur is noted as WWI army veteran and their son, Arthur L., Jr. is noted as being in the Navy. They also shared a daughter named Sharon Ann. It is unclear if the Starkey families mentioned in the newspaper are any relation to Eva and Steve. That said, it is very common for families to migrate to the States after previous family members became established.

The current owners of the site, Marilyn and William Crawford, purchased the property from the Starkey Family Trust in 2012. Thus, the Starkey family lived at the site in 1951 and later owned the site for approximately 50 years.

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 224 Avenue C is an example of Spanish Colonial architecture. This style of architecture was common in California from around 1915 to the 1940s. This property also reflects special elements of the City's cultural, social and economic history. The structure serves to make the property a valuable historical resource to the community, thus, the property merits designation as a landmark.

If approved, this landmark will be referred to as the "Starkey House" for the long legacy of the Starkey family's ownership of the site.

ATTACHMENTS

Draft Resolution
Exemption Declaration
Application Materials
Photos

RESOLUTION NO. 2021-05-PR-***

**A RESOLUTION OF THE PRESERVATION COMMISSION
OF THE CITY OF REDONDO BEACH APPROVING A
HISTORIC LANDMARK DESIGNATION FOR THE
PROPERTY LOCATED AT 224 AVENUE C PURSUANT
TO THE REQUIREMENTS OF CHAPTER 4, TITLE 10 OF
THE REDONDO BEACH MUNICIPAL CODE**

WHEREAS, an application has been filed to designate an historic landmark pursuant to Chapter 4, Title 10 of the Municipal Code for property located at 224 Avenue C; and

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

WHEREAS, on May 5, 2021, 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 and garage meet the minimum eligibility requirement for landmark designation by being at least 50 years old in that factual evidence indicates that the buildings were constructed in 1931 and are currently 90 years old.

SECTION 2. The buildings embody 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 Spanish Colonial style of architecture that was popular in California in the early 1900's.

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 1931 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 residence and garage at 224 Avenue C as a historic landmark with the following condition:

1. The owners shall replace the newer window on the west elevation of the house, the newer window at the garage, and the sectional garage door with historically accurate openings. The stucco around the west elevation window on the house shall also be repaired. The owners shall work with staff regarding the final design of the openings and obtain the appropriate permits.

SECTION 2. 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 5th day of May, 2021

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 May 5th, 2021 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: May 5, 2021

PROJECT ADDRESS: 224 Avenue C

PROPOSED PROJECT: Consideration of an application requesting Local Landmark designation of an existing single-family residential home located at 224 Avenue C within a Single Family Residential (R-1) Zone in the Coastal Area of 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

April 4, 2021

Ms. Stacey Kinsella
Associate Planner
Planning Department
City of Redondo Beach

VIA ELECTRONIC MAIL SUBMISSION

RE: 224 Avenue C, Redondo Beach, CA 90277 Application for Landmark Designation

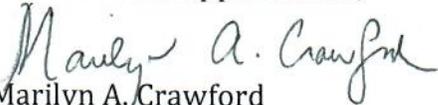
Dear Ms. Kinsella:

Happy Easter! I hope you're enjoying this beautiful day with your loved ones. Enclosed please find are the following documents in support of our application to be a designated landmark respectfully submitted to the Preservation Commission of the City of Redondo Beach:

- Application For Landmark Designation Form (2 pages)
- Owner's Affidavit (2 pages)
- Copy of your email with the findings of your research and support as potential candidate (3 pages)

Thank you so much for being so helpful throughout this process. We are truly grateful for the opportunity. We so love our neighborhood and would be proud to be stamped a historic landmark!

With so much appreciation,


Marilyn A. Crawford

Enclosures

**CITY OF REDONDO BEACH
PLANNING DEPARTMENT**

RECEIVED BY: SK
DATE RECEIVED: 4/5/2021

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: 224 Avenue C, Redondo Beach, CA 90277	
EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 6 BLOCK: 8 TRACT: 2546 ASSESSOR'S PARCEL NUMBER: 7509-008-006	ZONING: Residential
RECORDED OWNER'S NAME: Crawford Family Trust MAILING ADDRESS: 224 Avenue C, Redondo Beach, CA 90277 TELEPHONE: (310) 999-2963 FAX #: None	AUTHORIZED AGENT'S NAME: Marilyn and Will Crawford MAILING ADDRESS: 224 Avenue C, Redondo Beach, CA 90277 TELEPHONE: (310) 999-2963 FAX #: None
B DESCRIPTION OF PROPOSED LANDMARK: Give full and complete answers:	
1. Indicate the type and use of building (residential, commercial, etc.): William, Marilyn, and Matthew Crawford use the property as their primary residence.	
2. Indicate type of construction (wood frame, masonry, etc.) The main house is in excellent condition with most windows and exterior stucco in it's original form. The building has been re-roofed with a newer red tile modeled after the original.	

One story Spanish Style Beach Bungalow with a 1220 sq. ft. single family residence (900 sq. ft. front house and 320 sq. ft. back house) and garage in the alley. The house is built upon a raised foundation with crawl space.

The main building exhibits the Spanish Colonial style of architecture. These style elements include, but not limited to, the red roof tile, the roof parapet with coping, the scuppers, wood casement and double/single hung windows, and trowel-finish exterior stucco.

The detached garage adjacent to the southern alley exhibits the similar features as the house with red tile, coping, and the trowel-finish stucco.

The one-story detached unit between the main house and the garage does not exhibit Spanish Colonial features and has much newer openings/materials.

3. Indicate architectural style:

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

Per the Building records, the main residence and detached garage were owned by Mrs. Swan in 1931. She is also noted as the owner in the 1936 City directory.

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

If yes, indicate rating: The City Historic Resources Survey notes that this site is a C-rated Spanish colonial resource.

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

We purchased the property from the Starkey Family Trust in 2012. Eva Starkey, our neighbor and friend had owned this property prior to our purchase for at least 50 years. She and her husband Steve came from Canada. We're unclear whether they are related to Captain F.L. Starkey, who oversaw the prisoners working on the roads as a way to pay fines per Redondo Reflex notes in 1925. Our property is located in the lower Avenues.

OWNER'S AFFIDAVIT

Project address: 224 AVENUE C REDONDO BEACH, CA 90277

Project description: LANDMARK DESIGNATION APPLICATION

I (We) WILLIAM AND MARILYN CRAWFORD, 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): Mary A. Crawford
William W. Cull

Address: 224 AVENUE C
REDONDO BEACH, CA
90277

Phone No. (Res.) 310/999-2963
(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.

See CA attached
FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal

Fwd: 224 Avenue C - Historic Analysis

1 message

Marilyn Crawford <lyn2hiker@icloud.com>
To: Marilyn Crawford <lyn2hiker@gmail.com>

Sun, Dec 13, 2020 at 3:10 PM

Sent from my iPhone

Begin forwarded message:

From: Marilyn Crawford <lyn2hiker@icloud.com>
Date: December 9, 2020 at 11:05:20 AM PST
To: Will Crawford <william.w.crawford@kp.org>
Subject: Fwd: 224 Avenue C - Historic Analysis

Should we proceed?

Sent from my iPhone

Begin forwarded message:

From: Stacey Kinsella <Stacey.Kinsella@redondo.org>
Date: December 9, 2020 at 10:56:22 AM PST
To: Marilyn Crawford <lyn2hiker@icloud.com>
Subject: 224 Avenue C - Historic Analysis

Greetings Marilyn,

Thank you so very much for your patience. I have finally completed my research on your property and below are my findings. Please let me know if you have any questions. If you are ready to move forward with a formal application requesting designation (per the details reflected below), attached is the application. This is the formal application that takes us to the Preservation Commission for consideration.

Building and Planning Records

Building records show that the residence and garage were built in 1931.

An inspection in 1980 reflected two residences with two meters. The small one-story detached unit behind the house was built later than the main home, but records from the owners show that the small cottage at the rear was rented to the Starkey family in 1951. Thus, the second unit behind the main residence was constructed sometime between 1931 and 1951. There are no archived Planning records for this site.

Site Conditions

A site walk was performed by staff on the afternoon of Friday, November 20th. The main residence is in excellent condition and most of the windows are original, as is the exterior stucco. There is one window along the west elevation that has been replaced and exhibits an unusual stucco pattern around said window. This window exists within a small sideyard and is not visible to the street. The current owners have re-roofed the building with a newer red tile. The building exhibits the Spanish Colonial style of architecture found in other earlier developments throughout the City. These style elements include, but are not limited to, the red roof tile, the roof parapet with coping, the scuppers, wood casement and double/single hung windows, and trowel-finish exterior stucco.

The detached garage adjacent to the southern alley exhibits very similar features as the house with red tile, coping, and the trowel-finish stucco. All of the openings on the garage including the garage door, however, are not original.

The one-story detached unit between the main house and the garage does not exhibit Spanish Colonial features and has much newer openings/materials.

Historic Background

Per the Building records, the residence and detached garage were owned by Mrs. Swan in 1931. She is also noted as the owner in the 1936 City directory. By 1947, Edward (electrician) and Seline Albachtin lived at the site. In 1948, the City Electrical Inspector is listed as Edward Albachtin with a slight variation in the spelling of the last name. Staff suspects this is a typo and it is indeed the same person. Eva Starkey and her husband, Steve, lived in the rear cottage in 1951. The Starkey family moved to Avenue B, but eventually bought the subject site around 1962. Sometime before her retirement after working at Torrance Memorial

Medical Center for 37 years, Eva moved back to 224 Avenue C. Steve had passed away in a plane crash several years prior to her return to the site. They shared four children.

In 1925, the Redondo Reflex notes a Captain F.L. Starkey overseeing prisoners working on the roads as a way to pay fines. The Redondo Reflex later references the Starkey furniture store at 335 Camino Real in 1927. The store sold new and second hand pieces. Lula (wife), Elias (owner, probably husband), and Ethel Starkey (bookkeeper, possible sister or daughter) are listed in the newspaper. Lastly, Mr. and Mrs. Arthur L. Starkey are noted in the Reflex in 1947. Arthur is noted as WWI army veteran and their son, Arthur L., Jr. is noted as being in the Navy. They also shared a daughter named Sharon Ann.

It is unclear if the Starkey families mentioned in the newspaper are any relation to Eva and Steve who moved from Canada to California in the early 1950s. That said, many families migrated to the States after previous family members became well-established in their new country.

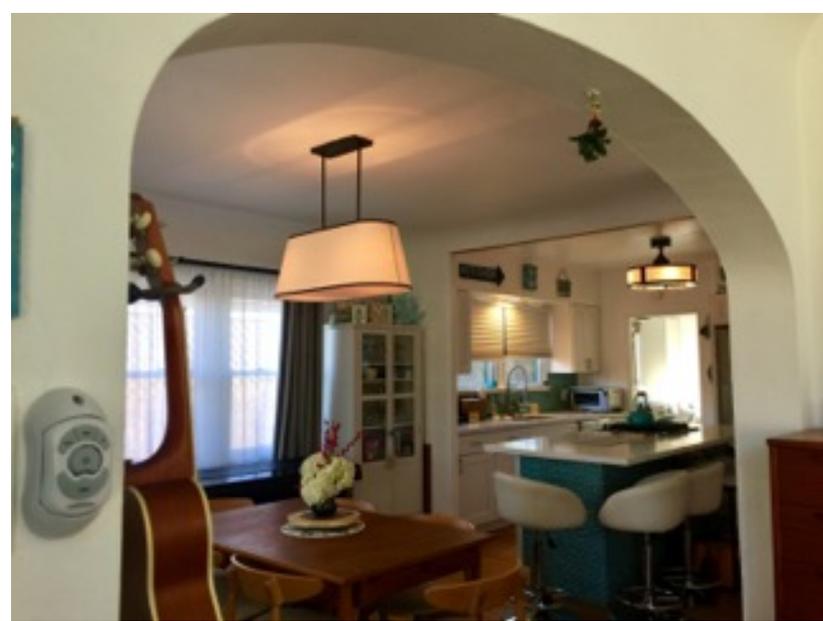
The current owners of the site, Marilyn and William Crawford, purchased the property from the Starkey Family Trust in 2012. Thus, the Starkey family lived at the site in 1951 and later owned the site for approximately 50 years.

Conclusion

The City Historic Resources Survey notes this site as a C-rated Spanish Colonial resource. The main residence is indeed intact, in excellent condition, and reflects many of the architectural elements that are common in Spanish Colonial architecture. It is unclear if the Starkey family or any previous owners/residents have significant ties within the early development of the City. However, the Starkey name is commonly noted within the directories and early newspapers. Further research could unearth stronger ties between the various individuals noted above. Lastly, this site is located within the Clifton-by-the-sea early development district. The lower Avenues were meant to be a distinct, more high-end residential neighborhood. Thus, it is staff's opinion that this home would be a strong contributor to a potential historic district and is, therefore, eligible for local landmark designation.









Administrative Report

J.2., File # PREZ21-2416

Meeting Date: 5/5/2021

To: PLANNING COMMISSION
From: STACEY KINSELLA, ASSOCIATE PLANNER

TITLE

PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND CERTIFICATE OF APPROPRIATENESS FOR THE REMODEL OF A POTENTIALLY HISTORIC CHURCH SITE PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE FOR PROPERTY LOCATED AT 100 N. PACIFIC COAST HIGHWAY (CASE NO. COA-2021-04)

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony, and deliberate;
2. Close the public hearing; and
3. Adopt a resolution by title only approving the Exemption Declaration and Certificate of Appropriateness for the remodel of a potentially historic church site pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for the property located at 100 N. Pacific Coast Highway

EXECUTIVE SUMMARY

The applicant is requesting that the Preservation Commission grant a Certificate of Appropriateness (CofA) to allow for the remodel of a potentially historic church site. Per the City's Preservation Ordinance, a CofA is required for exterior modifications to buildings that are found to be potential historic resources. The intent in requiring a CofA is to maintain the integrity and character of the structure. The applicant has provided plans showing that the project will restore certain elements of the site, simplify some of the modifications made over the years, and make the site more accessible to the congregation. Staff recommends approval of the CofA with conditions.

BACKGROUND

The property at 100 N. Pacific Coast Highway is located on the northeastern corner of Pacific Coast Highway and Emerald Street. The church and supporting buildings are located across four tied lots and total approximately 24,000 SF of enclosed space. The existing surface parking areas are located to the east, across an alleyway. Primary access to the site is taken from Emerald Street as well as El Redondo Avenue. The property is Zoned RH-2, high density multi-family residential.

The church property pre-dates the Conditional Use Permit process which allows for church properties like this one to develop on residentially zoned lots. The development standards for the RH-2 Zone are outlined in Code Section 10-2.518. The average required front setback is 15 feet, the side setback is 5 feet, and the average required rear setback is 15 feet. The overall maximum building

height is 35 feet. The building setbacks and overall height will remain unchanged. The stairways, entries, and patio areas will be modified in place with no expansion in height or square footage. The new lift will be located within the setback adjacent to Emerald Street, however, this is considered a reasonable accommodation.

The building is identified in the City's Historic Resources Survey as a B-rated Mission Revival structure built in 1935. According to the survey, "B" rated buildings are somewhat less unusual or distinctive as it relates to the age and architecture of the site. The buildings are often well-designed and may prove to have a relationship with significant persons or events in local history. Mission Revival architecture was inspired by the early religious structures created when the State was merely a Spanish colony. Architects like Arthur Page Brown made the style quite prominent between the 1890s and the 1920s. This design style can be seen utilized in railway stations, church sites, and administrative buildings across California. Smooth white stucco, red tile roof elements, and the use of wrought iron and wood accents, all characterize this style of architecture.

ANALYSIS OF REQUEST

Property Status

The church members are not ready to explore designation at this time, however, the status of the site still needed to be assessed by staff to determine how the project would be processed. Below are the early findings which will be evaluated further if a Landmark Designation application is submitted in the future.

While the site, in general, is of the age for potential eligibility as a significant historic resource, the buildings have been modified several times over the years. Per the 1916 Sanborn Map, the original sanctuary was located within the building parallel to Pacific Coast Highway. The map shows the sanctuary and the attached bell tower which both exist at the site today. While records are unclear when the original church was constructed, it is referenced in the Redondo Reflex in 1912. The church was remodeled in 1929 with an addition constructed in 1950. A new sanctuary was built in 1965 and is located perpendicular to Emerald Street towards the eastern side of the complex. This new building helped create the courtyard that exists within the site today. The new church space was remodeled in 1968.

The exterior materials such as the stucco, the windows, and even the roofing have been modified and do not appear to be original. Architectural plans were provided to staff reflecting the work in 1929, 1950, and 1965. It is clear that the front facades of the buildings have been altered, including a new roof element between the buildings facing Emerald. While the property is listed as a B-rated Mission Revival Church in the City Historic Resources Survey, the site is most likely not significant based upon the architecture. The site is, however, one of the earliest churches within the City. The Redondo Reflex notes that The First Baptist Church held services on site as early as December 1912. The building is noted as being on the corner of Elena Avenue (now Pacific Coast Highway) and Emerald Street. Previous to that, The First Baptist Church met at the Masonic Hall on Catalina Avenue with church services being offered in 1911.

There are a few churches located along Pacific Coast Highway that were constructed during the early

development of the City. St. James Church is another example and is located northwest on Vincent Street. Therefore, this site may be eligible for designation based upon its use during the early days of Redondo Beach. The First Baptist Church may have been a part of a network of early religious centers. Churches serve as a way for new communities to bond, to draw new families to the area, and to provide support for various local groups. In 1928, the Redondo Reflex called out a "popular bible class" offered by The First Baptist Church. When residents and families flourish, so does the City as a whole. The property could also be significant if it is found that a pastor or church member was an important figure within the community.

Certificate of Appropriateness

SECRETARY OF INTERIOR'S STANDARDS AND THE PRESERVATION ORDINANCE

To review the proposed changes, the Commission must consider the adopted Design Guidelines for historic structures. The City standards rely on and include the Secretary of Interior's Standards for Rehabilitation (SISR). These broad guidelines were published by the National Park Service and are designed for the purpose of preservation. The ten standards are included as part of the Mills Act contract. The Secretary of Interior's Standards that most closely relate to the proposed project include:

- #1 A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- #3 Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- #5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- #9 New additions, exterior alterations, or related new construction shall not destroy the historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In addition to the Secretary of the Interior's Standards, the Preservation Ordinance, pursuant to Section 10-4.403(a), states that the Commission shall issue a Certificate of Appropriateness only when it determines that the project meets the following:

1. Conforms to the prescriptive standards adopted by the Commission.
2. Will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature.

3. Will retain the essential elements that make the resource significant.

The Commission must consider these criteria and make the findings of fact in the Resolution in order to approve any Certificate of Appropriateness. The information provided in the sections below will illustrate that the proposed project meets the standards outlined for a Certificate of Appropriateness.

THE PROPOSED PROJECT

The catalyst for the project is creating accessibility along the main entry steps to the sanctuary. The retaining wall in front of the sanctuary and running parallel to Emerald Street will be removed, this will open up the entry steps, and allow for a new lift on the eastern side of the new stairway. Railings and planter spaces will be provided to soften the steps as well as provide better site access to members. The entry steps were shown as wide and open in earlier architectural drawings. Thus, the project will look much more like its earlier development.

The existing exterior patio space on the western side of the church frontage will be remodeled to remove some of the enclosed wall and replace with wrought iron railing and pilasters. The retaining wall that supports the patio will remain unchanged, but the new railings will allow for a much more open appearance along the front elevation.

The roof element constructed between the original sanctuary to the west and the 1965 current sanctuary to the east will be removed. This will allow for the original sanctuary entrance and decorative surround to be visible from the street. Please note that the envelope of the original sanctuary space as well as the bell tower will remain unchanged. To create security between these buildings and further protect the inner courtyard, a new wall with wrought iron gates will be constructed between the buildings. The wall will be similar in style as the exterior walls of the church buildings. This structure will be set inward and smaller in scale so as to be both visually and functionally secondary to the two buildings (SISR #9). In theory, this wall could be removed in the future and both sanctuary buildings would remain unaffected (SISR #10).

The main entry to the current sanctuary will be simplified with the columns and entry surround removed. Again, this sanctuary is newer and the exterior features have been modified over the years. The entrance will be recessed with an angled surround.

Along the eastern side elevation adjacent to the alleyway, the upper rectangular windows will be simplified and reduced to square recessed openings. The same will take place on the western side of the sanctuary, however, those windows will only be visible from the inner courtyard. There is a small side entrance along the eastern elevation that will be remodeled to create a narrower access point and a new wrought iron gate. This revision to the side entrance is motivated by the need for greater security from the alley and adjacent surface parking lot.

The applicant has provided renderings further depicting the revisions to the church frontage along Emerald Street as well as the side windows and entrance along the eastern alleyway. The main façade will be painted Benjamin Moore Super White and Sherwin Williams Deep Forest Brown will be utilized as an accent color for certain trim elements. Wrought iron will be utilized for railings and gates. El Dorado Stone will be utilized around the exterior patio space, at the new accessible lift, and at some of the entry surrounds. Decorative tiles will also be utilized

within the inner courtyard and church spaces. Because these are newer flourishes that are not original to the site, the tiles will be located away from the exterior elevations (SISR #3).

While it is stated earlier in this report that the site is most likely significant due to its use and not the architecture, it is still critical to keep the revisions compatible to the Mission Revival style. The goal here is to avoid creating false historicism (i.e. adding inappropriate flourishes per SISR #3) and focusing on the restoration and simplification of the elements that exist at the site. The natural limestone exterior, the red tile roof, the recessed openings, and the envelopes of the original sanctuary and bell tower will remain (SISR #5). Because of the multiple remodel projects over the years, it is challenging to identify the original features of the site. Thus, this project aims to provide accessibility to its congregation while still honoring the Mission Revival architectural style. It is also worth noting that the site will remain a church site as it was originally intended (SISR #1).

SUMMARY AND CONCLUSION

The proposed alterations will be compatible with the scale and overall appearance of the potentially historic church site. The project design is complementary to the existing structures and will not be detrimental to the character of the building. Furthermore, granting approval of architecturally appropriate alterations to historic structures has been shown to add value and extend the life of historic properties. For the reasons described above, the proposed work satisfies the Preservation Ordinance, the Secretary of Interior's Standards, and does not increase any nonconformities in relationship to the Zoning Code. Staff recommends approval of the Exemption Declaration and the Certificate of Appropriateness based upon the findings and conditions in the draft Resolution.

ENVIRONMENTAL STATUS:

The proposed project is Categorically Exempt from the preparation of environmental documents pursuant to Sections 15301 and 15331 of the Guidelines to Implementation of the California Environmental Quality Act (CEQA).

ATTACHMENTS

Draft Resolution
Exemption Declaration
Application Materials
Proposed Drawings

RESOLUTION NO. 2021-05-PR-***

**A RESOLUTION OF THE PRESERVATION COMMISSION
OF THE CITY OF REDONDO BEACH APPROVING AN
EXEMPTION DECLARATION AND CERTIFICATE OF
APPROPRIATENESS FOR THE REMODEL OF A
POTENTIALLY HISTORIC CHURCH SITE LOCATED AT
100 NORTH PACIFIC COAST HIGHWAY**

WHEREAS, an application was filed on April 5, 2021, on behalf of Seacoast Church to request a Certificate of Appropriateness for the remodel of the potentially historic church site to Chapter 4, Title 10 of the Municipal Code for the property located at 100 N. Pacific Coast Highway; and

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

WHEREAS, on May 5, 2021 the Preservation Commission of the City of Redondo Beach considered the application for a Certificate of Appropriateness, 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 proposed alterations conform to the prescriptive standards adopted by the Preservation Commission by maintaining the distinctive features of the site, by making alterations that are compatible to and will not destroy the existing character of the potentially historic buildings, and by preserving the integrity of the original sanctuary and belltower.

SECTION 2. The proposed alterations will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature as the alterations will have complementary exterior stucco and/or limestone, recessed windows in a similar style and design as the potential historic resource, and the project will maintain the mission tile roof elements.

SECTION 3. The project will retain the essential elements that make the resource significant including the continuation of the church use at the site, the envelope and exterior finishes of the original sanctuary and belltower will remain intact, the limestone exterior of the current sanctuary will remain, and the mission tile roof elements will remain.

SECTION 4. Pursuant to Article 2, Chapter 3, Title 10, of the Redondo Beach Municipal Code, the proposed project has been determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), and an exemption declaration to this effect has been prepared and filed.

SECTION 5. As conditioned below, the proposed project conforms to the prescriptive standards adopted by the Preservation Commission and will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature.

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

SECTION 1. Based upon the findings contained herein, a Certificate of Appropriateness is hereby approved for the remodel of the existing church site in accordance with the submitted applications and plans to the extent specified and represented therein, except as such work may be amended or modified by conditions set forth below.

SECTION 2. This Certificate is approved on the basis of, and shall only be operative with, the applicant's compliance with the conditions listed below. Failure by the applicant or his/her successors in interest to comply with these conditions shall provide a basis for initiating enforcement proceedings pursuant to Article 7, Chapter 4, Title 10 of the Redondo Beach Municipal Code.

1. The approval granted herein is for the remodel of the church site, as reflected on the application and plans reviewed and approved by the Preservation Commission at its meeting on May 5, 2021.
2. No other work is authorized herein. The precise design and architectural treatment of all structures, walks, walls, fences, landscaping and driveways shall not be altered without prior approval of the Preservation Commission or Planning Staff, as appropriate, and issuance of a Certificate of Appropriateness and other necessary permits. If additional work outside of the scope of work identified on the plans is necessary, the applicant shall immediately contact Planning Staff prior to starting any work.
3. The Planning Division shall be authorized to approve minor changes, and shall inform the Commission of any such changes.
4. The applicant shall comply with all applicable requirements and obtain all necessary permits from the Building Division, Engineering Division, Fire Department, and any other agency with jurisdiction over the project.

5. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Preservation Commission for a decision. The decision of the Commission shall be final.
6. The Preservation Commission shall retain jurisdiction over the matter for the purpose of enforcing these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.
7. Work performed shall be verified against plans submitted. If modifications to plans are necessary, amended plans shall be submitted prior to a change occurring, and subject to the approval of the Building and Planning Divisions as minor alterations, and the Preservation Commission, if deemed necessary for major changes.
8. Periodic inspections shall be scheduled with Planning Division staff to verify compliance with approved plans.
9. Prior to final inspection from the Building Division, the applicant shall schedule an inspection with Planning Division staff to review the completed work for conformance to the Certificate of Appropriateness. Any non-compliance or unauthorized deviations will be grounds for revocation of the Certificate of Appropriateness and/or subsequent cancellation of the Mills Act Contract.
10. Consistent with the Secretary of the Interior's Standards, the proposed improvements shall be differentiated from the historic structures, but compatible in size, scale, design, material, color, and texture.
11. Any project related maintenance, repair, stabilization, rehabilitation, preservation, conservation, or reconstruction of the historic building, including identified historic landscaping, shall be conducted in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings* and the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Detailed design plans shall be submitted to the City's Planning Division, Planning Commission, and Preservation Commission for their review and approval prior to actual physical rehabilitation work.

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

PASSED, APPROVED AND ADOPTED this 5th day of May, 2021.

Preservation Commission Chair
City of Redondo Beach

The foregoing resolution was adopted on May 5th , 2021 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: May 5, 2021

PROJECT ADDRESS: 100 N. PACIFIC COAST HIGHWAY

PROPOSED PROJECT: Consideration of a Certificate of Appropriateness to permit the remodel of an existing potentially historic church located within a High Density Multi-Family Residential (RH-2) Zone.

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 15301 which states in part that minor alterations of existing public or private facilities involving negligible expansion are exempt. The project is also exempt per Section 15331 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
 PRESERVATION COMMISSION
 415 DIAMOND STREET
 REDONDO BEACH, CA 90277
 (310) 318-0637

RECEIVED BY:

SK

DATE RECEIVED:

4/5/2021

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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: 100 N. PCH, REDONDO BEACH, CA.	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: BLOCK: TRACT:	ZONING:
	RECORDED OWNER'S NAME: SEACOAST CHURCH, DBA FIRST BAPTIST CHURCH MAILING ADDRESS: 100 N. PCH, REDONDO BEACH, CA. TELEPHONE: 310-379-8431 FAX:	AUTHORIZED AGENT'S NAME: PAUL PACKMAN MAILING ADDRESS: 250 LUPE AVE., NEWBURY PARK, CA TELEPHONE: 818-264-8365 FAX:
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. NEW ADA COMPLIANT RESTROOMS, PATH OF TRAVEL ACCESSIBILITY, INTERIOR TENANT IMPROVEMENT, EXTERIOR FACADE MODIFICATIONS TO INCLUDE REMOVAL OF EXISTING PILASTERS ON MAIN SANCTUARY BUILDING AND REMOVE PORTION OF ROOF BETWEEN TWO BUILDINGS, NEW CONCRETE STEPS AT MAIN ENTRY TO STREET.	
	Existing use(s) of site: CHURCH	
	Existing condition of structure: EXCELLENT	
	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. ALL EXTERIOR RENOVATIONS WILL INCORPORATE EXISTING MATERIALS, I.E. ROOF TILES, STUCCO, SAME COLOR OF BUILDING, WROUGHT IRON GATES, STONE FACING, ETC. NEW ELEMENTS WILL BE IN CONTEXT OF EXISTING ARCHITECTURAL STYLE, I.E. PLANTERS, VEGETATION, LIGHT FIXTURES, ETC.	

OWNER'S AFFIDAVIT

Project address: 100 N. PCH, REDONDO BEACH, CA.

Project description: NEW ADA COMPLIANT RESTROOMS, PATH OF TRAVEL ACCESSIBILITY, INTERIOR TENANT IMPROVEMENT, EXTERIOR FACADE MODIFICATIONS TO INCLUDE REMOVAL OF EXISTING PILASTERS ON MAIN SANCTUARY BUILDING AND REMOVE PORTION OF ROOF BETWEEN TWO BUILDINGS, NEW CONCRETE STEPS AT MAIN ENTRY TO STREET.

I (We) John W. Jones, 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): *John W. Jones*

Address: _____

Phone No. (Res.) _____
(Bus.) Cell 310 616-6099

Subscribed and sworn to before me this 30 day of March, 2021

[Signature]
FILING CLERK OR NOTARY PUBLIC

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS



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 DEPARTMENT STAFF

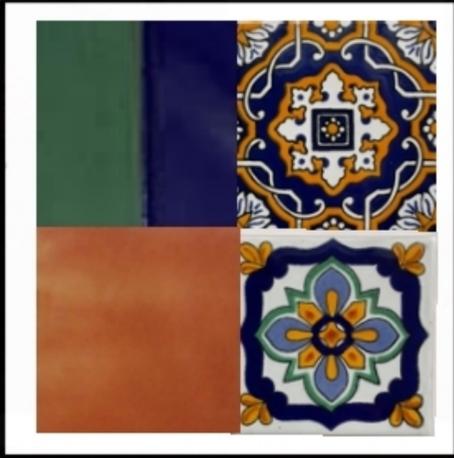
1. PRESERVATION PLAN
2. HISTORIC STRUCTURE REPORT
3. ENVIRONMENTAL ASSESSMENT



SHERWIN WILLIAMS
#9175 DEEP FOREST BROWN



BENJAMIN MOORE
#151 - SUPER WHITE



VARIOUS MEXICAN TILES



EL DORADO STONE
COUNTRY RUBBLE - BELLA



NATURAL LIMESTONE



MEXICAN WROUGHT IRON
FLAT BLACK



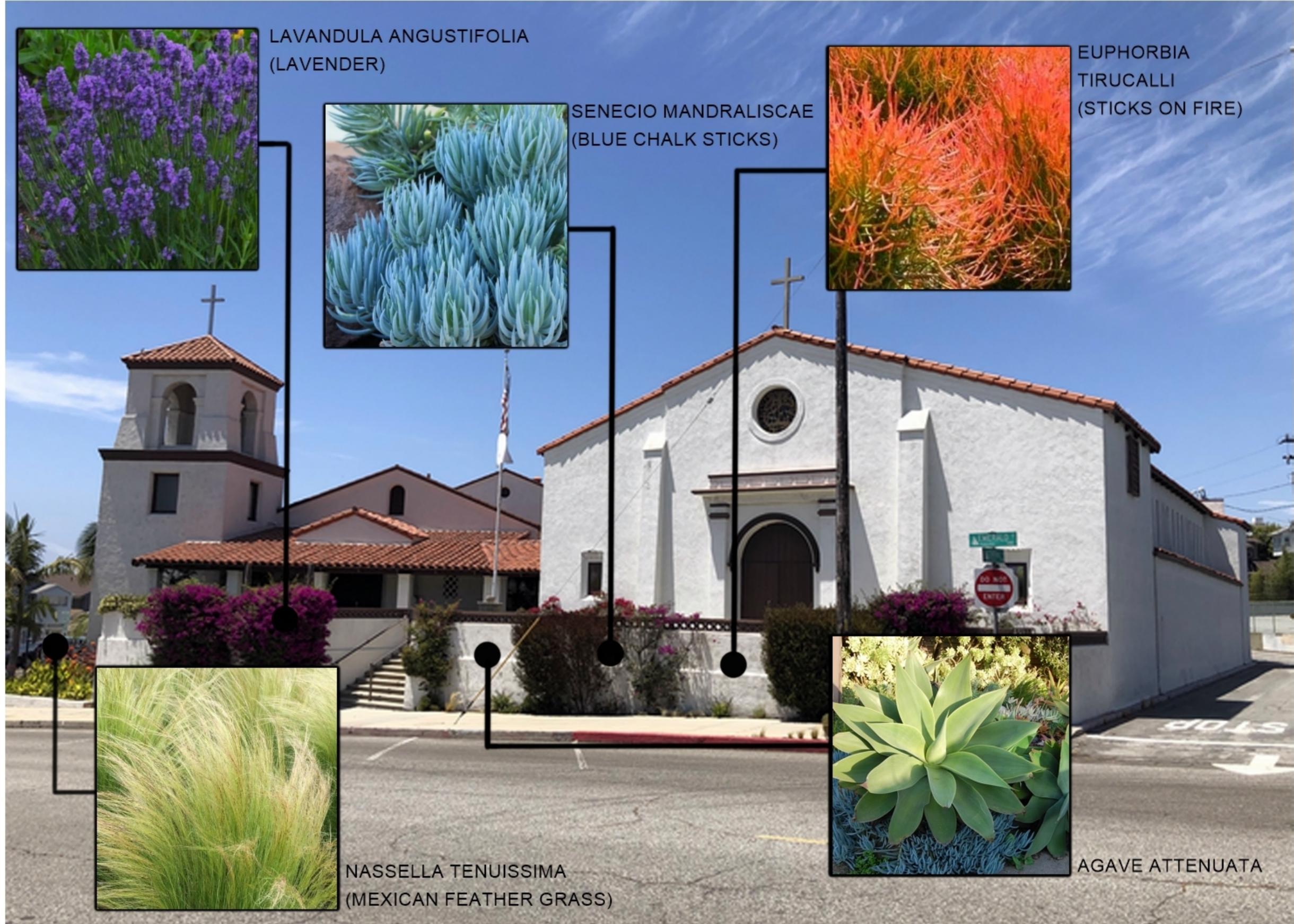
LAVANDULA ANGUSTIFOLIA
(LAVENDER)



SENECIO MANDRALISCAE
(BLUE CHALK STICKS)



EUPHORBIA
TIRUCALLI
(STICKS ON FIRE)



NASSELLA TENUISSIMA
(MEXICAN FEATHER GRASS)



AGAVE ATTENUATA



Existing South Facade



Proposed South Facade



Existing South Patio facing West



Proposed South Patio facing West



Existing South Patio facing East



Proposed South Patio facing East



Existing East Side Entry



Proposed East Side Entry
View 1



Proposed East Side Entry
View 2



Existing South Patio in front of Emanuel Hall



Proposed South Patio in front of Emanuel Hall



Existing Inner Courtyard



Proposed Inner Courtyard

GENERAL REQUIREMENTS

GENERAL NOTES

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170, 158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOBSITE.
5. PUBLIC ACCOMMODATIONS SHALL MAINTAIN IN OPERABLE WORKING CONDITION THOSE FEATURES OF FACILITIES AND EQUIPMENT THAT ARE REQUIRED TO BE ACCESSIBLE TO AND USEABLE BY PERSONS WITH DISABILITIES. ISOLATED OR TEMPORARY INTERRUPTIONS IN SERVICE OR ACCESSIBILITY DUE TO MAINTENANCE OR REPAIRS SHALL BE PERMITTED.

PROJECT DIRECTORY

OWNER SEACOAST CHURCH
100 N. PACIFIC COAST HIGHWAY
REDONDO BEACH, CA.
CONTACT: JOSH WAGGONER
JOHN JONES

DESIGNER DESIGN BLUE
25935 SW STAFFORD ROAD
WILSONVILLE, OR. 97070
CONTACT: DANIEL PACKMAN
DPAK@DESIGNBLUE.COM

PROJECT ARCHITECT PACKMAN ARCHITECTS
250 LUPE AVE.
NEWBURY PARK, CA. 91320
CONTACT: PAUL PACKMAN
PAUL@PACKMANARCHITECTS.COM

STRUCTURAL ENGINEER

GENERAL CONTRACTOR

PROJECT SUMMARY

ADDRESS 100 N. PACIFIC COAST HIGHWAY
REDONDO BEACH, CA.

SITE AREA 21,055 SQ. FT.

APN 7505-010-024

ZONE INSTITUTIONAL

LOT 22,23,24 & 25

TRACT

TYPE V-B

OCCUPANCY -

PROJECT SCOPE NEW ADA COMPLIANT RESTROOMS, PATH OF TRAVEL ACCESSIBILITY, INTERIOR TENANT IMPROVEMENT, EXTERIOR FACADE MODIFICATIONS, NEW CONCRETE STEPS AT MAIN ENTRY TO STREET.

BUILDING AREA

EXISTING	
BASEMENT	5,803 S.F.
MAIN FLOOR	12,648 S.F.
SECOND FLOOR	5,796 S.F.
TOTAL	12,648 S.F. (NO ADDED SQUARE FOOTAGE)

STORIES 2-STORY WITH PARTIAL BASEMENT

HEIGHT EXISTING

BUILDING USE CHURCH BUILDING (NO CHANGE OF USE)

PARKING NO CHANGE TO EXISTING PARKING

SHEET INDEX

- A0.00 COVER SHEET
- A0.03 SCHEDULES
- A1.00 SURVEY
- A1.01 SITE PLAN
- A1.02 GROUND FLOOR DEMO KEY PLAN
- A1.03 SECOND FLOOR DEMO KEY PLAN
- A1.04 GROUND FLOOR KEY PLAN
- A1.05 GROUND FLOOR PLAN-1
- A1.06 GROUND FLOOR PLAN-2
- A1.07 SECOND FLOOR PLAN-1
- A1.08 ENLARGED GROUND FLOOR RCP-1
- A1.09 ENLARGED GROUND FLOOR RCP-2
- A1.10 ROOF PLAN
- A2.00 EXISTING EXTERIOR ELEVATIONS
- A2.01 EXTERIOR ELEVATIONS
- A2.02 EXTERIOR ELEVATIONS
- A3.00 SECTIONS
- A4.00 INTERIOR ELEVATIONS
- A4.01 INTERIOR ELEVATIONS
- A4.02 INTERIOR ELEVATIONS
- A4.03 INTERIOR ELEVATIONS
- A4.04 INTERIOR ELEVATIONS
- A5.00 DETAILS
- A5.01 DETAILS
- A5.02 DETAILS
- A6.00 TITLE-24
- A6.01 TITLE-24
- GRN-1 GREEN BUILDING CODE
- GRN-2 GREEN BUILDING CODE

VICINITY MAP



CODE COMPLIANCE

GOVERNING AGENCY CITY OF REDONDO BEACH

APPLICABLE CODES: ALL WORK & MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

CODES

- 2019 CALIFORNIA BUILDING CODE, TITLE 24 PART 2 (PARTS 8 & 10 INCLUDED)
- 2019 CALIFORNIA ELECTRICAL CODE, TITLE 24 PART 3
- 2019 CALIFORNIA MECHANICAL CODE, TITLE 24 PART 4
- 2019 CALIFORNIA PLUMBING CODE, TITLE 24 PART 5
- 2019 CALIFORNIA ENERGY CODE, TITLE 24 PART 6
- 2019 CALIFORNIA GREEN BUILDING CODE STANDARDS CODE, TITLE 24 PART 11

100 N. Pacific Coast Highway, Redondo Beach, CA.

NO.	DATE	REVISION

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4/26/2021

SCALE

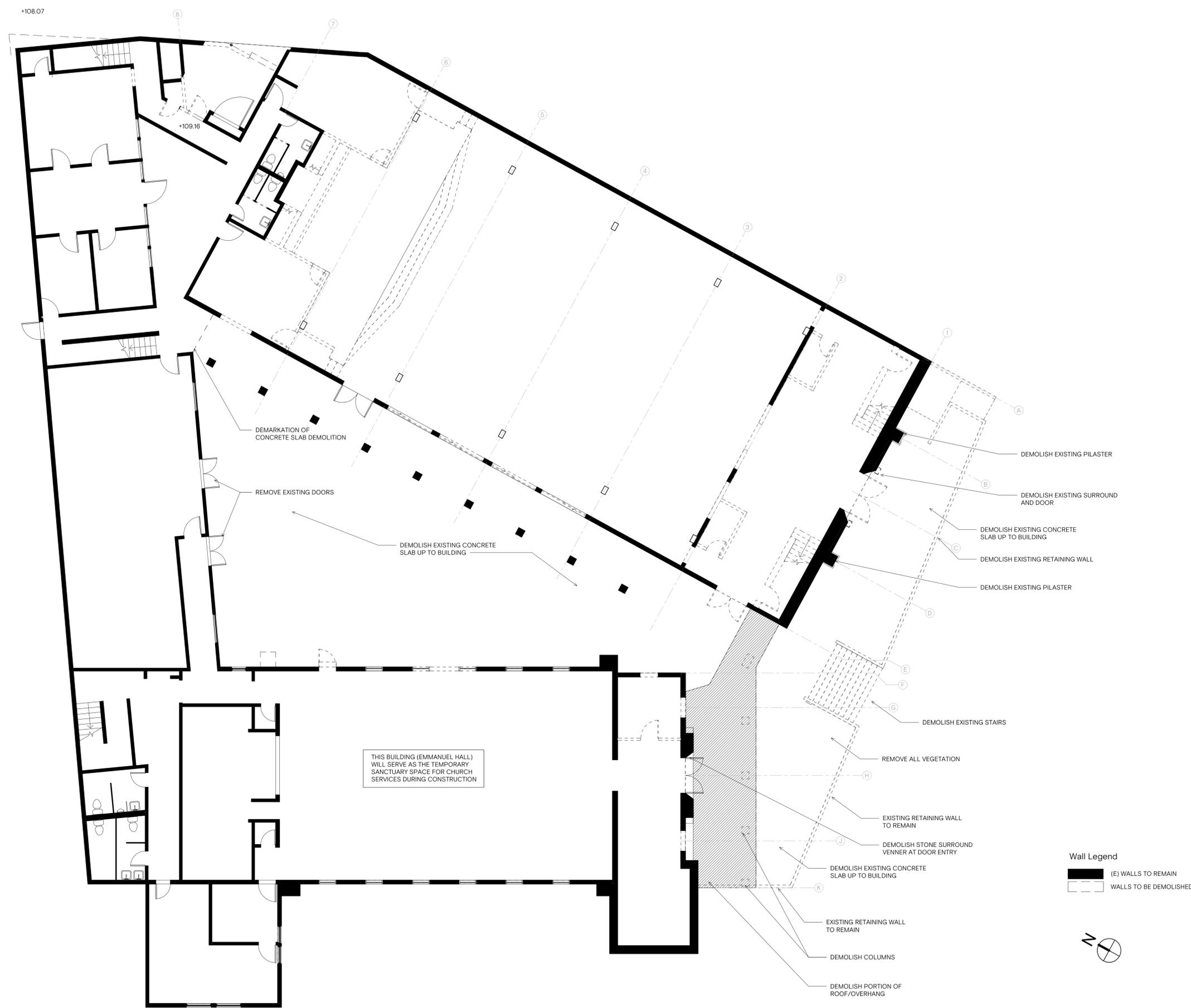


COVER SHEET

A0.00

PACKMAN ARCHITECTS
PAUL@PACKMANARCHITECTS.COM
WWW.PACKMANARCHITECTS.COM

100 N. Pacific Coast Highway, Redondo Beach, CA.



Wall Legend
 (E) WALLS TO REMAIN
 WALLS TO BE DEMOLISHED



GROUND FLOOR
 DEMO KEY PLAN

A1.02

PACKMAN ARCHITECTS
 PAUL PACKMAN ARCHITECTS, LLC
 WWW.PACKMANARCHITECTS.COM

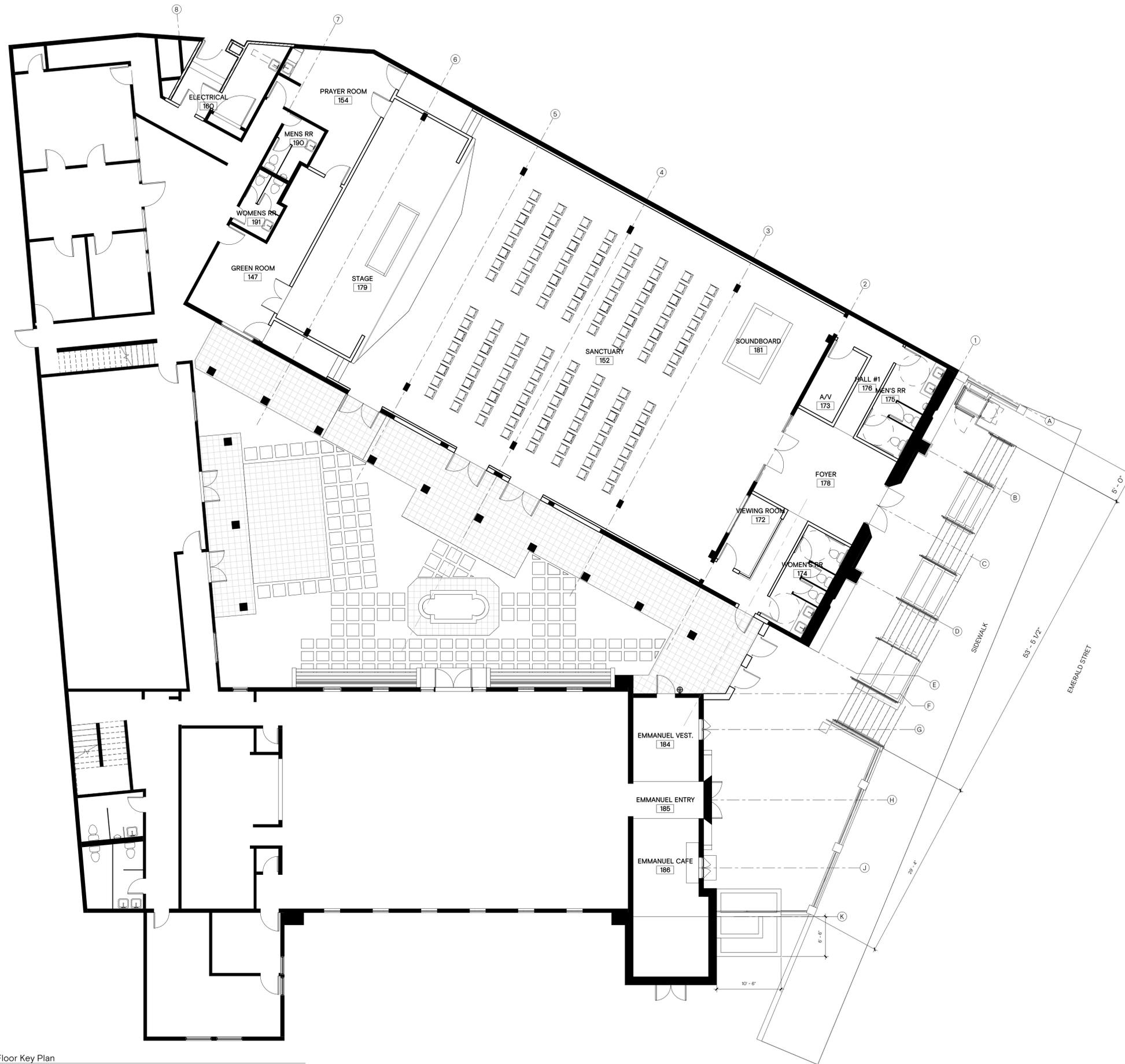
1 Ground Floor Existing/Demo Key Plan
 1/8" = 1'-0"

100 N. Pacific Coast Highway, Redondo Beach, CA.

NO.	DATE	REVISION

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4/26/2021 As Indicated



1 Ground Floor Key Plan
1/8" = 1'-0"

100 N. Pacific Coast Highway, Redondo Beach, CA.



GROUND FLOOR
KEY PLAN

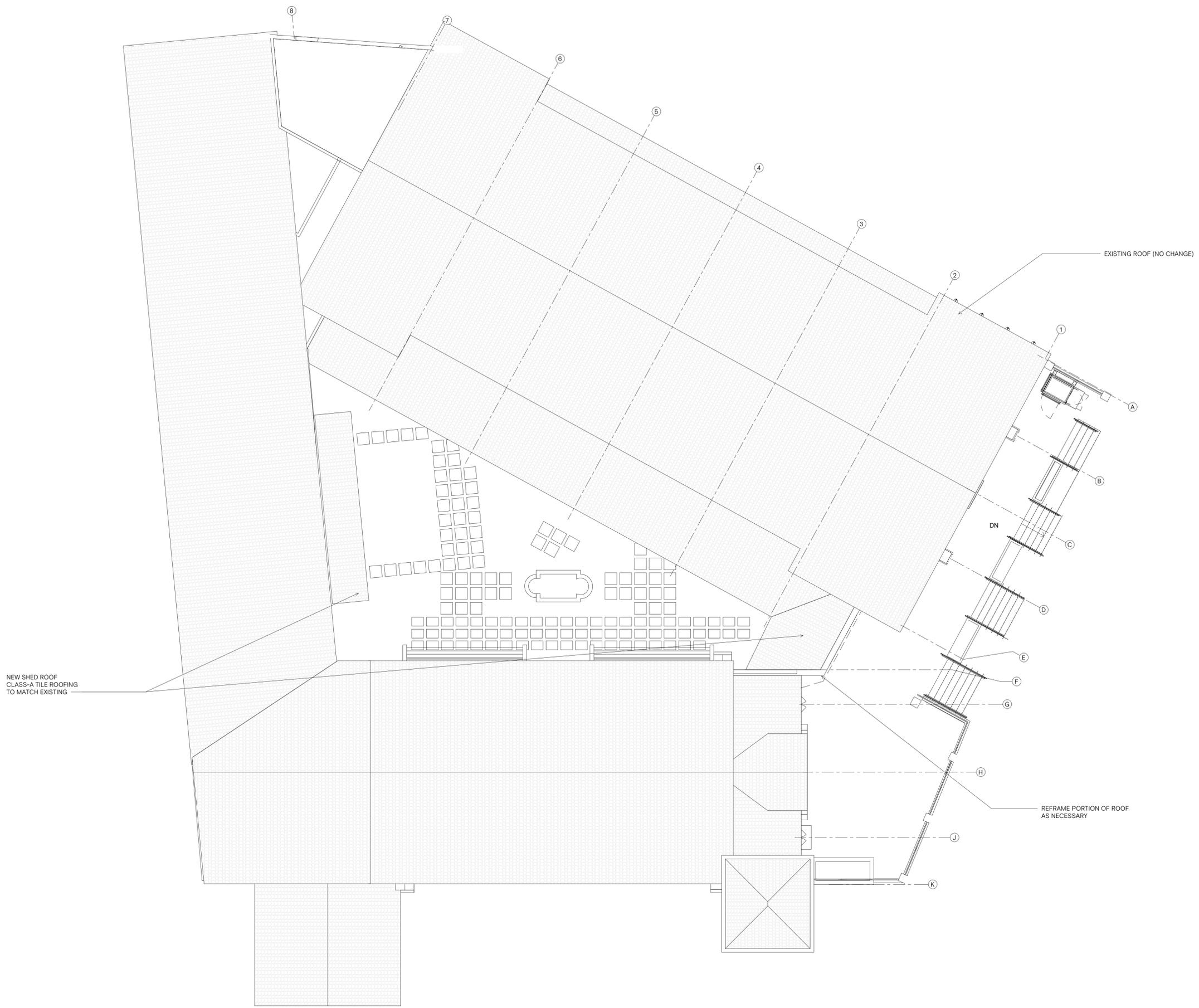
A1.04

PACKMAN ARCHITECTS
PAUL & SHANNON ARCHITECTS, LLC
WWW.PACKMANARCHITECTS.COM

NO.	DATE	REVISION

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DATE: 4/26/2021 SCALE: 1/8" = 1'-0"



NEW SHED ROOF
CLASS-A TILE ROOFING
TO MATCH EXISTING

EXISTING ROOF (NO CHANGE)

REFRAME PORTION OF ROOF
AS NECESSARY



ROOF PLAN

A1.10

PACKMAN ARCHITECTS
PAUL & SHARON PACKMAN
WWW.PACKMANARCHITECTS.COM

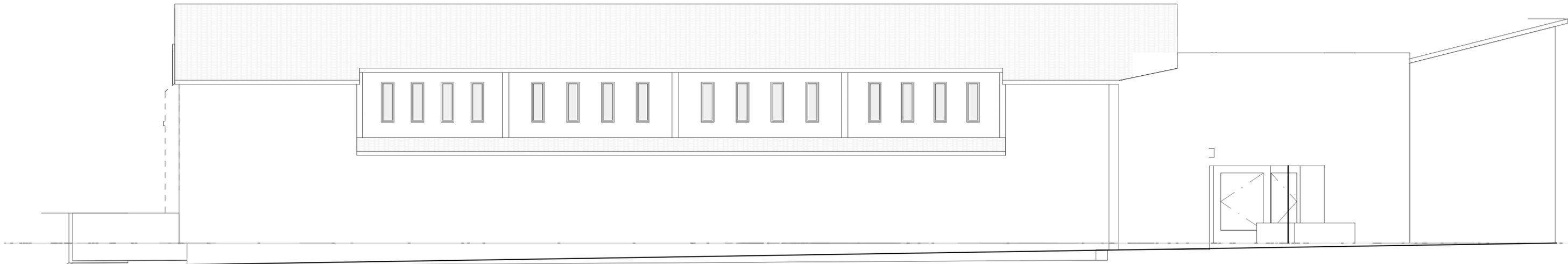
1 Roof Plan
1/8" = 1'-0"

100 N. Pacific Coast Highway, Redondo Beach, CA.

NO.	DATE	REVISION

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4/26/2021 1/8" = 1'-0"



① Existing East Elevation
3/16" = 1'-0"



② Existing South Elevation
3/16" = 1'-0"

100 N. Pacific Coast Highway, Redondo Beach, CA.



EXISTING EXTERIOR ELEVATIONS

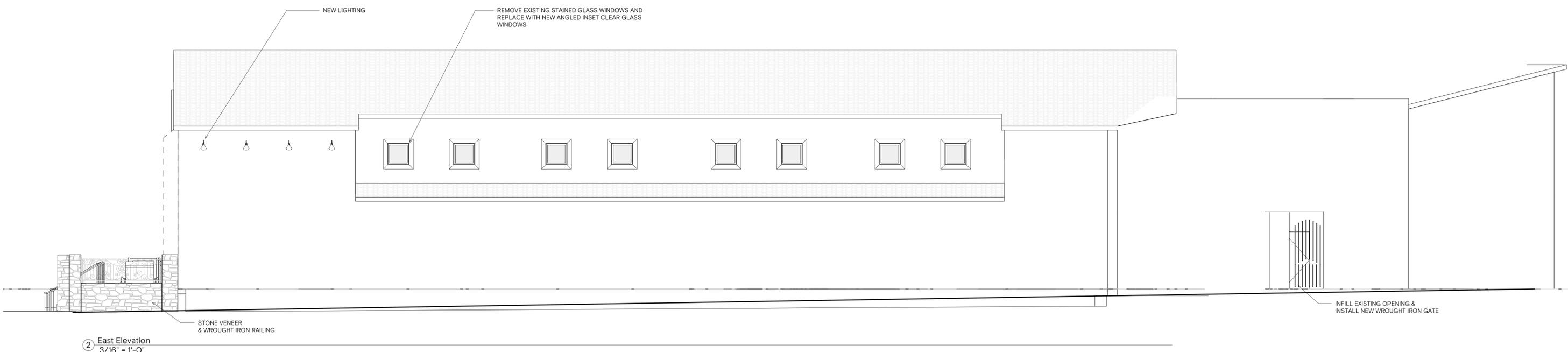
A2.00

PACKMAN ARCHITECTS
PAUL PACKMAN ARCHITECTS, LLC
WWW.PACKMANARCHITECTS.COM

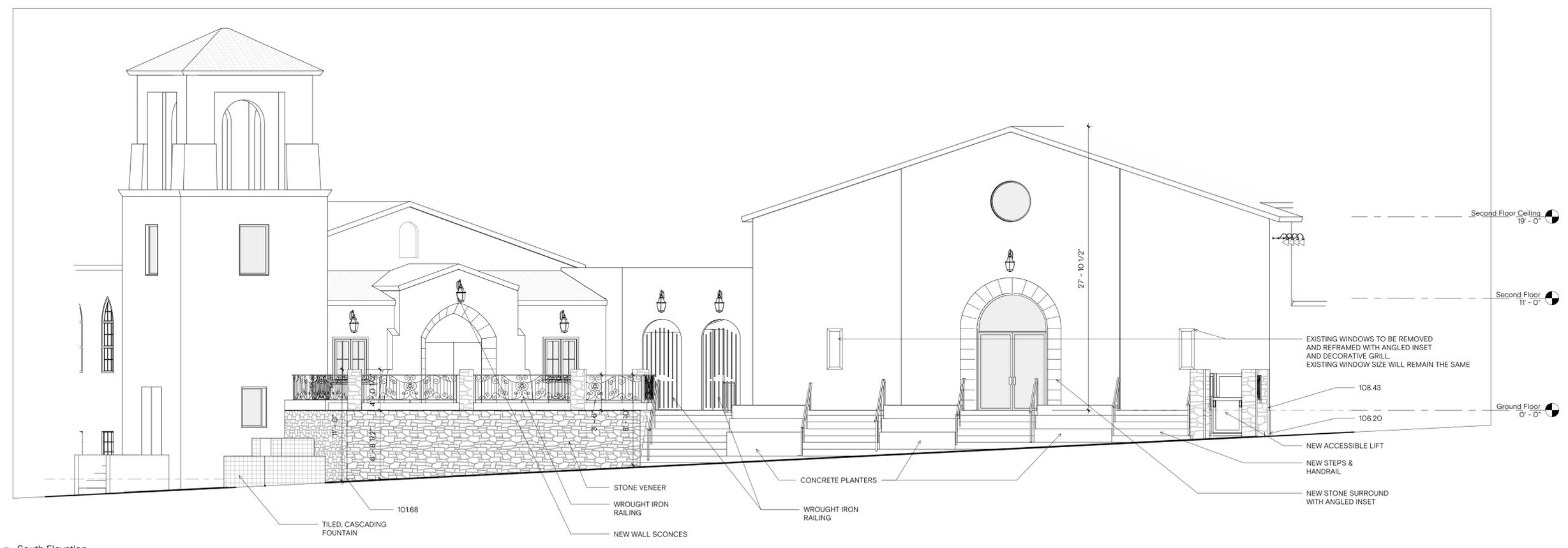
NO.	DATE	REVISION

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF PACKMAN ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH PACKMAN ARCHITECTS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE REFERRED BY THE CONTRACTOR ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF PACKMAN ARCHITECTS PRIOR TO THE COMMENCEMENT OF ANY WORK.

4/26/2021 3/16" = 1'-0"



② East Elevation
3/16" = 1'-0"



① South Elevation
3/16" = 1'-0"



EXTERIOR ELEVATIONS

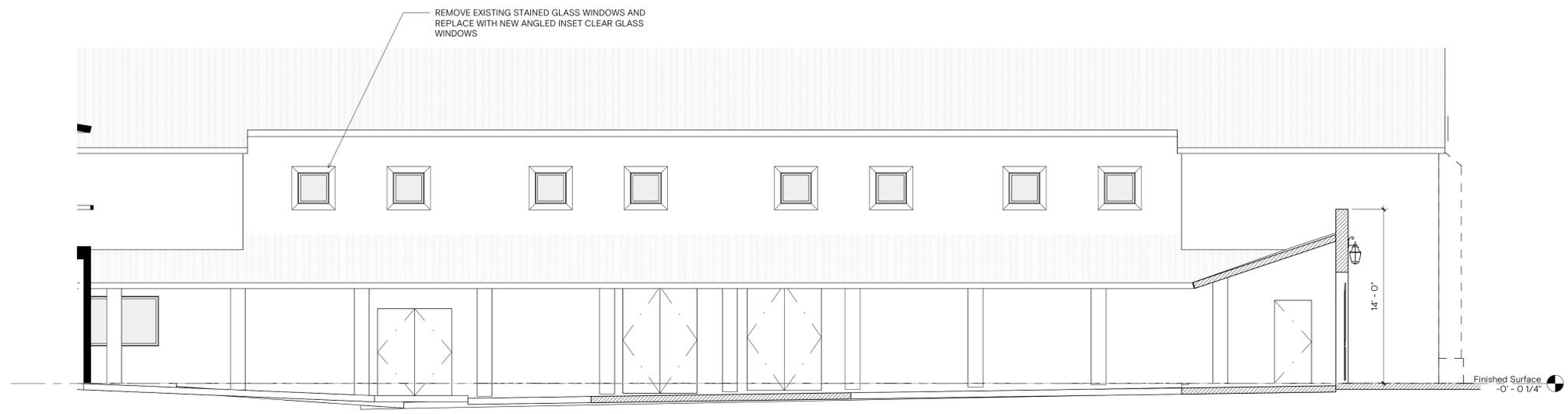
A2.01

PACKMAN ARCHITECTS
PAUL PACKMAN ARCHITECTS, LLC
WWW.PACKMANARCHITECTS.COM

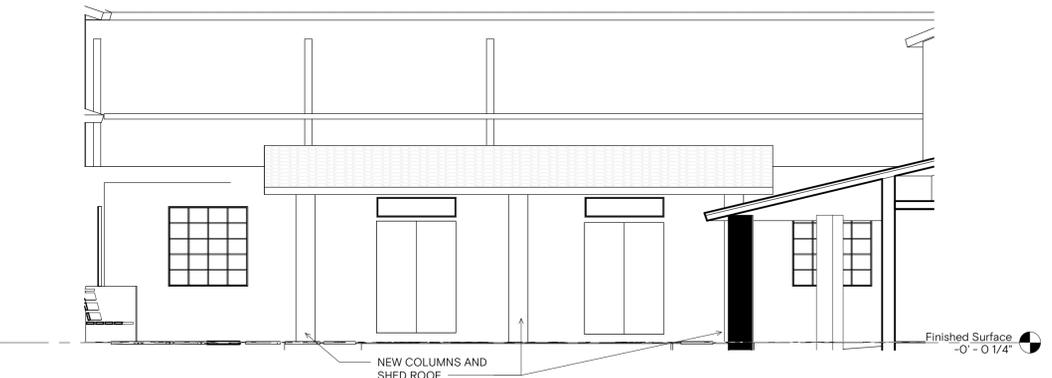
100 N. Pacific Coast Highway, Redondo Beach, CA.

NO.	DATE	REVISION	DATE	SCALE
			4/26/2021	3/16" = 1'-0"

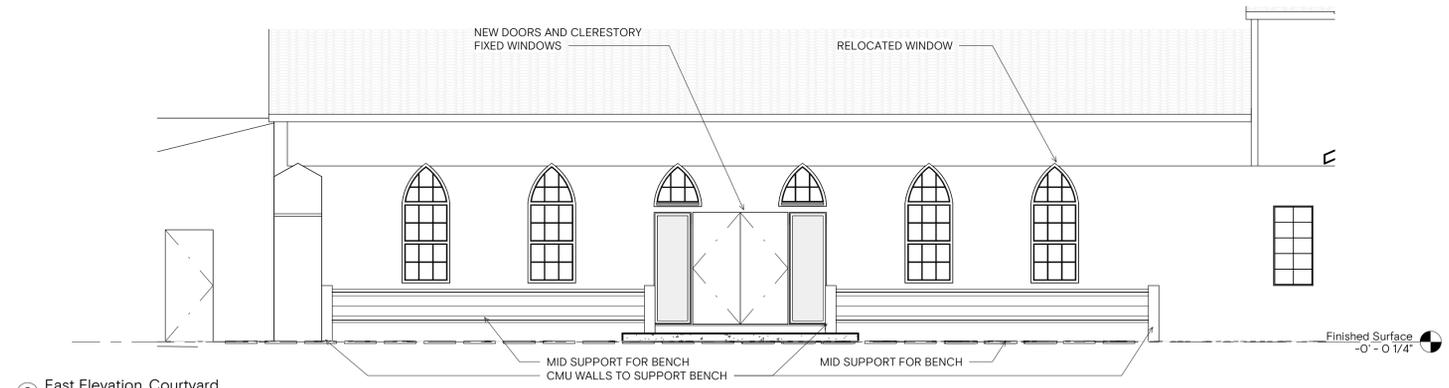
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF PACKMAN ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH PACKMAN ARCHITECTS. WITHIN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE USED BY THE CONTRACTOR ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF PACKMAN ARCHITECTS PRIOR TO THE COMMENCEMENT OF ANY WORK.



① West Elevation-Courtyard
3/16" = 1'-0"



② South Elevation-Courtyard
3/16" = 1'-0"



③ East Elevation-Courtyard
3/16" = 1'-0"

100 N. Pacific Coast Highway, Redondo Beach, CA.



EXTERIOR
ELEVATIONS

A2.02

PACKMAN ARCHITECTS
PAUL PACKMAN ARCHITECTS, LLC
WWW.PACKMANARCHITECTS.COM

NO.	DATE	REVISION

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF PACKMAN ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH PACKMAN ARCHITECTS. WITHIN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE REFERRED BY THE CONTRACTOR ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF PACKMAN ARCHITECTS PRIOR TO THE COMMENCEMENT OF ANY WORK.

DATE: 4/26/2021 SCALE: 3/16" = 1'-0"



Administrative Report

J.3., File # PREZ21-2415

Meeting Date: 5/5/2021

To: PRESERVATION COMMISSION

From: ANTONIO GARDEA, SENIOR PLANNER

TITLE

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 PROPERTY LOCATED AT 523 S. CATALINA AVENUE (CASE NO. LM-2021-03)

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony, and deliberate;
2. Close the public hearing; and
3. Adopt a resolution by title only approving a Historic Landmark Designation pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for the property located at 523 S. Catalina Avenue

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 is developed with two structures, a multiple-family residential building constructed with a detached two-car garage. The 1986 Historic Resources Survey identifies the structure as a pre-1917, "B"-rated Craftsman style building that is potentially eligible for listing on the

National Register of Historic Places. The property is located in line with three other Craftsman-style, locally-designated landmark buildings. These properties form a potential historic district along the 500 block of South Catalina Avenue.

The property is located on the west side of Catalina Avenue, between Ruby Street and Sapphire Street. The rectangular-shaped parcel is 40 feet wide and 165 feet long (Approximately 6,600 square feet in area). According to Los Angeles County Assessor records, the house was constructed in 1913. City building permit records indicate that in 1940 the house was converted to two apartments and then in 1947 was altered to create a third apartment. In 1949, a detached garage with unit above was constructed.

LANDMARK ANALYSIS

Historic Resources Survey Rating

The property was identified in the 1986 Historic Resources Survey as an example of Craftsman style architecture. The building was given a "B" rating. According to the survey "B" rated buildings are somewhat less unusual or distinctive in terms of age or architecture, however, they are well designed buildings which research may prove to have a relationship to important events or person in history. Many of these buildings are likely to have local significance and some of these buildings may also be candidates for the National Register, depending on the results of research.

Construction History

L.A. County records indicate that the property was constructed in 1913. On June 11, 1927, permits were issued for alterations to the home (Dr. Shea). On June 5, 1940, the City issued permits for conversion of the house to two units (Kemp). On April 3, 1947, permits were issued to add a four-room apartment and on February 14, 1949, a permit was issued to allow the construction of detached garage with a four-room apartment above (Tytus).

Design and Architecture

The nominated building is an example of the Craftsman-style architecture typical of residential buildings constructed between 1905 and 1930. The character-defining features are the roof form, the fenestration and horizontal wood, and the exterior cladding. The cross gabled roof is designed with two dormers - one with a front facing gable, the other with a shed roof with open eaves and shaped rafter tails. Decorative braces are added under the wide eave overhang. The front façade is asymmetrical with a partial-width porch. The stairs leading to the porch are centrally positioned leading to the main entry. The columns and the base are clad in brick. Pairs of windows flank both sides with divided light transoms. The windows and doors have wide surrounds that are associated with Craftsman-style homes.

The property exhibits some alterations, in particular the addition of stairs along the south elevation leading to the second story apartment. The detached structure at the rear of the property was constructed in a vernacular style, dissimilar to the original building and not considered an historic resource. Overall, the main structure is largely unaltered and retains its original character.

Historical Background

Permit records show that Dr. J. Russell Shea owned and developed the property in 1909 and lived at the home until the 1930s. As reported in the Redondo Reflex, Dr. Shea was elected as a City Trustee (i.e. Councilmember) from 1928 through 1954. Mrs. Maude D. Shea was appointed as Redondo Beach postmaster and president of the county postmasters in 1935. Mrs. Shea was also president of the Women's Club. After Dr. Shea and Mrs. Shea moved out, the house was altered and converted to three apartment units.

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

The main residential structure at 523 South Catalina Avenue is an example of Craftsman architecture. This property reflects elements of the City's early development including the cultural, social and economic history and is associated with a person of local significance. The property is a valuable historical resource to the community and will become a contributing member to a potential historic district. Thus, the property merits designation as a local landmark. If approved, this landmark will be referred to as the "Shea Residence" for the first known family who owned the property.

ATTACHMENTS

- Draft Resolution
- Exemption Declaration
- Landmark Designation Application
- Building Record
- Photographs

RESOLUTION NO. 2021--PR-*****

**A RESOLUTION OF THE PRESERVATION COMMISSION
OF THE CITY OF REDONDO BEACH APPROVING AN
HISTORIC LANDMARK DESIGNATION FOR THE
PROPERTY LOCATED AT 523 SOUTH CATALINA
AVENUE PURSUANT TO THE REQUIREMENTS OF
TITLE 10, CHAPTER 4, OF THE REDONDO BEACH
MUNICIPAL CODE**

WHEREAS, an application has been filed to designate an historic landmark pursuant to Title 10, Chapter 4 of the Municipal Code for property located at 523 South Catalina Avenue; and

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

WHEREAS, on May 5, 2021, 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. FINDINGS.

- A. The building meets the minimum eligibility requirement for landmark designation by being at least 50 years old in that evidence indicates that the building was constructed in 1913.
- B. 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 representative example of the Craftsman style of architecture that was popular in California between 1905 and 1930. Together with the neighboring, locally-designated landmark residential buildings, the properties form a potential historic district along the 500 block of South Catalina Avenue.
- C. This property reflects special elements of the City's cultural, social, and economic history. The residential structure was constructed on the property in 1913 during a time when Redondo Beach was a thriving resort with a growing residential community for working men and their families. Specifically, this property was owned by a local physician (surgeon) and city trustee (council member), Dr. J. Russell Shea. His spouse, Maude Dawson Shea was president of the Women's Club and

Redondo Beach Postmaster. 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 2. Based on the findings contained herein, the Preservation Commission hereby approves the designation of the original western portion of the building at 523 S. Catalina Avenue as a historic landmark, subject to the following conditions:

1. Any exterior modifications shall be subject to review and approval of a Certificate of Appropriateness by the Preservation Commission; and
2. The windows that were replaced with sliders shall be repaired, restored, replaced in kind, or reconstructed with compatible substitute materials, subject to review by Community Development Director for conformance with the Secretary of Interior's Standards for Rehabilitation.

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 5th day of May, 2021.

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 the 5th day of May, 2021 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: April 21, 2021

PROJECT ADDRESS: 523 S. Catalina Avenue

PROPOSED PROJECT: Consideration of an application requesting Local Landmark designation of an existing single-family residential home located at 523 S. Catalina Avenue within a Low-Density, Multiple-Family Residential (R-3A) Zone in the Coastal Area of 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.

Antonio Gardea, AICP
Senior Planner

**CITY OF REDONDO BEACH
PLANNING DEPARTMENT**

RECEIVED BY: SK
DATE RECEIVED: 4/7/2021

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: 523 S CATALINA AVE, REDONDO BEACH, CA. 90277	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 4 BLOCK: 189 TRACT: 08055 ASSESSOR'S PARCEL NUMBER: 7508 005 004 20 000	ZONING: MULTI FAMILY (4 UNIT) R2
	RECORDED OWNER'S NAME: GOLDBERG, JACK AND JULIE MAILING ADDRESS: 1229 VIA LANDETA, PVE, CA. 90274 TELEPHONE: 310-791-8592 FAX #:	AUTHORIZED AGENT'S NAME: GOLDBERG, BRIA MAILING ADDRESS: 28441 HIGHRIDGE RD #520, ROLLING HILLS EST, CA. 90274 TELEPHONE: 310-847-9199 FAX #:
B	DESCRIPTION OF PROPOSED LANDMARK: Give full and complete answers:	
	1. Indicate the type and use of building (residential, commercial, etc.): RESIDENTIAL, MULTI-FAMILY HOME	
	2. Indicate type of construction (<u>wood frame</u> , <u>masonry</u> , etc.) WOOD FRAME, MASONRY	

3. Indicate architectural style:

CRAFTSMAN

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

1949

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

If yes, indicate rating:

- B-RATING - POTENTIAL HISTORIC RESOURCE

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

PRIVATE HOME - RETAINED ORIGINAL CHARM + STYLE. EVERY EFFORT TO RETAIN HISTORIC/ORIGINAL INTEGRITY.

and becoming unsafe. We want to retain the style while keeping the integrity of the craftsman material type.

Private home - every effort to retain historic/original integrity.

OWNER'S AFFIDAVIT

Project address: 523 S CATALINA AVE, REDONDO BEACH, CA. 90277

Project description: REPLACE / REPAIR EXISTING EXTERIOR
STAIRCASE

I (We) JULIE/JACK GOLDBERG, 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): *Julie Goldberg*
Jack Goldberg

Address: 1229 VIA LANDETA
PVE, CA 90274

Phone No. (Res.) 310 791-8592
(Bus.) 310 544-0382

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.

SEE ATTACHED JURAT.

FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

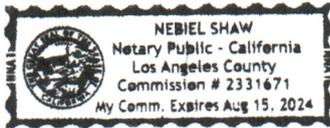
Seal

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.

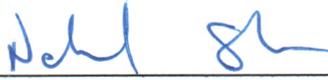
State of California
County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 7
day of APRIL, 2021, by _____

JACK GOLDBERG and JULIE GOLDBERG,
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature 

ATTACH TO: OWNER'S AFFIDAVIT

LOT 4 BLOCK 189 TRACT TS 40x165
HISTORIC SURVEY
"B"

ST. ADDRESS 523 S. Catalina R-3A

SIZE BLDG. _____ ZONE ~~R-3A~~ FIRE ZONE 3

CONTRACTOR Walker

USE OF BUILDING Alter 2-story single res. to 2 apts. 4 units

PERMIT NO.	DATE	NAME	DESCRIPTION
<u>716</u>	<u>6/11/27</u>	<u>D. Shen</u>	<u>alter</u>
<u>4811</u>	<u>6/5/40</u>	<u>Kemp</u>	<u>Alter sgl. to 2 apts.</u>
<u>10201</u>	<u>4/3/47</u>	<u>Tytus</u>	<u>Conv. to add. 4 rm. apt.</u>
<u>13758</u>	<u>2/14/49</u>	<u>Tytus</u>	<u>4 rm. res. above 20X22 garage</u>
<u>E983817</u>	<u>12-23-98</u>		<u>7 subpanels</u>
<u>B20020638</u>	<u>3-14-02</u>		<u>Fire Damage Repair</u> <u>Front Unit</u>
<u>B20021491</u>	<u>6-12-02</u>		<u>Fire Sprinklers</u>
		(Over)	

PERMIT NO.	DATE	TYPE INSP.	ROUGH	FINAL
12-14-77				
10-4-88		FOUNDATION		
9-1-98		PLUMBING		
1-10-01		GAS		
		FRAMING		
		ELECTRICAL		
		STUCCO WIRE		
		PLASTERING		
		CESSPOOL-SEWER		

B20021491
8-28-02

FINAL ON BUILDING: *no more 7/14/49*

REMARKS:

TENTS — TRAILERS —

NON-CONFORMING BUILDINGS

7508 5

MB.	PG.	PCL.
39	1-17	4



523 S. Catalina Avenue













Administrative Report

L.1., File # PREZ21-2425

Meeting Date: 5/5/2021

TITLE

DISCUSSION AND POSSIBLE ACTION ON THE CERTIFIED LOCAL GOVERNMENT (CLG) PROGRAM ANNUAL REPORTS FOR 2018-2019 AND 2019-2020

RECEIVE AND FILE CLG PROGRAM ANNUAL REPORTS FOR 2018-2019 AND 2019-2020

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

INSTRUCTIONS: This a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to Lucinda.Woodward@parks.ca.gov. You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

Name of CLG

City of Redondo Beach, Community Development Department – Planning Division

Report Prepared by: Antonio Gardea

Date of commission/board review: TBD (Due to COVID-19)

MINIMUM REQUIREMENTS FOR CERTIFICATION

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals.
REMINDER: Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.
No amendments or revisions are being considered to the certified ordinance.
2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code.
<http://www.qcode.com/redondobeach> Title 10, Planning and Zoning Chapter 4, Historic Preservation Ordinance

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance, HPOZ, etc.)

1. During the reporting period, October 1, 2018 – September 30, 2019, what properties/districts have been locally designated?

Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
601 Garnet Street	2/6/2019	N/A	Pending
724 N. Irena Avenue	2/6/2019	N/A	Pending

REMINDER: Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors?

Property Name/Address	Date Removed	Reason
None	N/A	N/A

C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan? No
 Yes, in a separate historic preservation element. Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan or to the separate historic preservation element. [Type here.](#)

D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

- All projects subject to design review go the commission.

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

Some projects are reviewed at the staff level without commission review. What is the threshold between staff-only review and full-commission review? Maintenance projects are reviewed by Staff and minor alterations like window replacements are reviewed by the Minor Alterations Subcommittee. The Subcommittee is comprised of two appointed Preservation Commissioners.

2. California Environmental Quality Act

- What is the role of the staff and commission in *providing input* to CEQA documents prepared for or by the local government? Staff is responsible for preparing and providing input regarding CEQA documents. The Preservation Commission provides input during the public hearing.

What is the role of the staff and commission in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government? The Preservation Commission makes findings to adopt a CEQA determination, very typically a categorical exemption declaration.

3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in *providing input* to Section 106 documents prepared for or by; the local government? Staff is responsible for preparing and providing input regarding Section 106 documents. The Preservation Commission provides input during the public hearing.
- What is the role of the staff and commission in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government? The Preservation Commission reviews Section 106 documents associated with a project during the hearing process.

II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
David Jackson	Insurance Broker	10/1/2018	9/30/2022	jacksondavidw@aol.com

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

Jeff Matsuno	Teacher/Artist	10/01/2017	9/30/2021	Jmatsuno3@verizon.net
Jeannie Penner-More	Real Estate	10/1/2016	9/30/2020	jeannieshomes@aol.com
Edward Caldwell	Attorney	10/1/2019	9/30/2023	edwardc@westbasin.org
Sharon Ritums	Telecommunications	10/1/2017	9/30/2021	scrlett@hotmail.com
Michele McNearney	Real Estate	10/1/2018	9/30/2023	mickeymclinearney@yahoo.com
Benjamin Morse	Automotive	5/7/2019	9/30/2020	111benmorse111@gmail.com
Type here.	Type here.	Type here.	Type here.	Type here.
Type here.	Type here.	Type here.	Type here.	Type here.

Attach resumes and Statement of Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, explain why the professional qualifications not been met and how professional expertise is otherwise being provided. *David Jackson is a long-time member of the Redondo Beach Historical Society and is actively involved in their events and activities. Jeff Matsuno is an artist and teacher with a strong background in Art History as well as experience in renovation, restoration, building and construction.*
2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? Type here.

B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? Yes No If not, who serves as staff? [Click or tap here to enter text.](#)
2. If the position(s) is not currently filled, why is there a vacancy? N/A

Name/Title	Discipline	Dept. Affiliation	Email Address
Stacey Kinsella, Associate	City Planner	Community Development	Stacey.kinsella@redondo.org

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

Antonio Gardea, Senior	City Planner	Community Development	Antonio.gardea@redondo.org
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Attach resumes and Statement of Qualifications forms for staff.

C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum. If you haven't met at least four times, explain why not.

Commissioner/Staff	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Jackson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Matsuno	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Penner-More	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Caldwell	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
Ritums	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
McNearney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Morse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
Stacey Kinsella	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Antonio Gardea	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Type here.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

D. Training Received

Indicate what training each commissioner and staff member has received. Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/Staff Name	Training Title & Description (including method presentation, e.g., webinar,	Duration of Training	Training Provider	Date

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

	workshop)			
Stacey Kinsella	"Take me on a Trip": The Architectural Styles and History Behind Disney's Attractions (webinar)	1.5 hours	California Preservation Foundation	9/18/2019
Stacey Kinsella & Antonio Gardea	Getty Conservation Institute – Arches Software (tour)	4 hours	Getty Conservation Institute	10/4/2019
Antonio Gardea	Redondo Beach Historical Society Home Tour	4 hours	RB Historical Society	5/11/2019
Stacey Kinsella	Presentations: 1. Redondo Beach Historical Society Home Tour; 2. California Preservation Conference; 3. Restoration Project – 124 S. Guadalupe Avenue	1.5 hours	Staff provided presentations #1 and #2; John Loomis of 30 th Street Architects provided #3	#1 and #2 on 6/5/2019; #3 on 9/4/2019
Antonio Gardea	"	"	"	"
Commissoners Caldwell; Jackson; Mastuno; McNearney; Morse; & Penner-More	"	"	"	"
Stacey Kinsella	California Preservation Conference in Palm Springs	3 days	California Preservation Foundation	5/8/2019 – 5/10/2019
Type here.	Type here.	Type here.	Type here.	Type here.

III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

A. Historical Contexts: initiated, researched, or developed in the reporting year (excluding those funded by OHP)

NOTE: California CLG procedures require CLGs to submit survey results, including historic contexts, to OHP. (If you have not done so, submit an electronic copy or link if available online with this report.)

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

Context Name	Description	How it is Being Used	Date Submitted to OHP
None	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

B. New Surveys or Survey Updates (excluding those funded by OHP)

NOTE: The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP
None	Type here.	Type here.	Type here.	Type here.	Type here.	Type here.

How are you using the survey data? Type here.

IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

What public outreach, training, or publications programs has the CLG undertaken? How were the commissioners and staff involved? Please provide an electronic link to all publications or other products not previously provided to OHP.

Item or Event	Description	Date
Cable Television Commercial	A television commercial advertising the City's Historic Preservation program is broadcast on the local cable network.	Ongoing
A "Photographic Collection of Historic Landmark Properties" book	This book contains photographs and brief descriptions of all landmark properties in the City. Copies of the 2009 edition are kept throughout City Hall and available in the Main Library.	

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

Item or Event	Description	Date
City Redondo Beach Historic Preservation Video and documents	A video is available in the City's Main Library which describes the benefits of the local historic preservation program, incentives and interviews with landmark owners. All the City's official written preservation documents are filed in the Main Library and available to the public.	
Various Events, Redondo Beach Historical Society	The Redondo Beach Historical Society holds several events during the year at the historic Morrell House, and holds the semi-annual Redondo Beach Historic Home Tour. The Society also curates museum tours of the Morrell House.	

ADDITIONAL INFORMATION FOR NATIONAL PARK SERVICE ANNUAL PRODUCTS REPORTS FOR CLGS

NOTE: OHP will forward this information to NPS on your behalf. Please read "Guidance for completing the Annual Products Report for CLGs" located at http://www.nps.gov/clg/2015CLG_GPRA/FY2013_BaselineQuestionnaireGuidance-May2015.docx.

A. CLG Inventory Program

During the reporting period (October 1, 2018-September 30, 2019) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
--------------	----------------------------

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

Local	Two properties
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B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. During the reporting period (October 1, 2018-September 30, 2019) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? Yes No

2. If the answer is yes, then how many properties have been added to your register or designated from October 1, 2018 to September 30, 2019? Two

C. Local Tax Incentives Program

1. During the reporting period (October 1, 2018-September 30, 2019) did you have a Local Tax Incentives Program, such as the Mills Act? Yes No

2. If the answer is yes, how many properties have been added to this program from October 1, 2018 to September 30, 2019? *Click or tap here to enter text.*

Name of Program	Number of Properties Added During 2018-2019	Total Number of Properties Benefiting From Program
Mills Act	Two properties	103

D. Local “bricks and mortar” grants/loan program

1. During the reporting period (October 1, 2018-September 30, 2019) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? Yes No

2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2018 to September 30, 2019? *Type here.*

Name of Program	Number of Properties that have Benefited
N/A	<i>Type here.</i>

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

E. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2018-September 30, 2019) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties? Yes No

2. If the answer is yes, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s) from October 1, 2018 to September 30, 2019? We have a Certificate of Appropriateness review process and three applications were processed.

F. Local Property Acquisition Program

1. During the reporting period (October 1, 2018-September 30, 2019) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? Yes No

2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2018 to September 30, 2019? Type here.

Name of Program	Number of Properties that have Benefited
Type here.	Type here.

IN ADDITION TO THE MINIMUM CLG REQUIREMENTS, OHP IS INTERESTED IN A SUMMARY OF LOCAL PRESERVATION PROGRAMS

- A. What are your most critical preservation planning issues? **The most critical preservation issue is the need to update the Historic Resources Surveys. The last surveys were completed in 1986 (South Redondo Beach) and 1996 (North Redondo Beach). The Preservation Commission has requested that the City Council consider this as a strategic plan item. While there has been interest from Councilmembers, the City Council has yet to allocate funds to an updated survey.**

- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community? **The biggest accomplishment has been providing more educational opportunities to**

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

both staff and the Commission. Three educational presentations were given at Commission hearings, one of which was provided by a Preservation Architect. Staff was able to attend a webinar, a local historic home tour, a tour of The Getty Preservation Institute, and attend a conference. All of these educational opportunities help inform our members and further elevate their abilities to assess historic properties.

- C. What recognition are you providing for successful preservation projects or programs? **There are no recognition programs at this time but staff is seeking a partnership with the Historical Society to provide plaques for Landmark properties. The Historical Society does features new and/or high profile landmark buildings on the popular Historic Home Tour. The tour’s popularity helps to highlight the landmark homes and historic preservation program.**

- D. What are your local historic preservation goals for 2019-2020? **The Comissions is still interested in requesting that the City Council consider allocating funds for an updated City-wide survey. The Commission is also interested in obtaining funding for plaques to recognize Landmark properties. Plaques were provided to the Gertruda Avenue Historic District several years ago and we would like to do a similar program for individual Landmarks.**

- E. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? **Staff and Commissioners can always use additional technical training.**

- F. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Training Needed or Desired	Desired Delivery Format
Best practices for restoration and rehabilitation of historic buildings.	webinar

- G. Would you be willing to host a training working workshop in cooperation with OHP? Yes No

- H. Is there anything else you would like to share with OHP? We have re-activated our Minor Alterations Subcommittee. While we only had one meeting on April 22, 2019, you will see several more during the next reporting period. Most of the

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

projects prior to re-activating the Subcommittee were either maintenance or major alterations. We have had several Mills Act owners request review of minor work that go beyond mere maintenance. This helps support our owners who want to provide more care to their senior homes and staff is thrilled to have a more expedited review process for these small projects. Our Preservation Ordinance (adopted 1989) has always had the provision for the subcommittee.

XII Attachments (electronic)

- Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- Minutes from commission meetings
- Drafts of proposed changes to the ordinance
- Drafts of proposed changes to the General Plan
- Public outreach publications

Email to Lucinda.Woodward@parks.ca.gov

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

INSTRUCTIONS: This a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to Lucinda.Woodward@parks.ca.gov. You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

Name of CLG

City of Redondo Beach

Report Prepared by: Stacey Kinsella, Associate Planner

Date of commission/board review: May 5, 2021

MINIMUM REQUIREMENTS FOR CERTIFICATION

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals.

REMINDER: Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.

We are not considering any amendments to our current Preservation Ordinance.

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code.

<http://www.qcode.us/codes/redondobeach/>

B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance, HPOZ, etc.)

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

1. During the reporting period, October 1, 2019 – September 30, 2020, what properties/districts have been locally designated?

Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
224 – 226 S. Broadway	March 4, 2020	N/A	12/28/20
709 S. Broadway	September 2, 2020	N/A	Pending
519 S. Francisca	September 2, 2020	N/A	Pending

REMINDER: Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors?

Property Name/Address	Date Removed	Reason
None	Click or tap here to enter text.	Click or tap here to enter text.

C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan? No
 Yes, in a separate historic preservation element. Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan or to the separate historic preservation element. [Type here.](#)

D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

- All projects subject to design review go the commission.

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

Some projects are reviewed at the staff level without commission review. What is the threshold between staff-only review and full-commission review? Minor alterations such as changes to an opening are reviewed with our appointed Minor Alterations Subcommittee comprised of two Preservation Commission members. Projects that involve major alterations such as additional square footage or changes to character-defining or street-facing features are reviewed with the Preservation Commission. Staff reviews ongoing maintenance.

2. California Environmental Quality Act

- What is the role of the staff and commission in *providing input* to CEQA documents prepared for or by the local government? Staff is responsible for preparing and providing input regarding CEQA documents. The Preservation Commission provides input during the public hearing process.

What is the role of the staff and commission in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government? The Preservation Commission makes findings to adopt a CEQA determination, most commonly for a categorical exemption.

3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in *providing input* to Section 106 documents prepared for or by; the local government? Staff is responsible for preparing and providing input regarding Section 106 documents. The Preservation Commission provides input during the public hearing.
- What is the role of the staff and commission in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government? The Preservation Commission reviews Section 106 documents associated with projects during the public hearing process.

II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
David Jackson	Insurance Broker	10/1/2018	9/30/2022	jacksondavidw@aol.com

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

Jeff Matsuno	Teacher/Artist	10/1/2017	9/30/2021	Jmatsuno3@verizon.net
Jeannie Penner-More	Real Estate	10/1/2016	9/30/2020	jeannieshomes@aol.com
Edward Caldwell	Attorney	10/1/2019	9/30/2023	edwardc@westbasin.org
Sharon Ritums	Telecommunications	10/1/2017	9/30/2021	scrlett@hotmail.com
Michele McNearney	Real Estate	10/1/2018	9/30/2023	mickeymcnearney@yahoo.com
Benjamin Morse	Automotive	5/7/2019	9/30/2020	111benmorse111@gmail.com
Type here.	Type here.	Type here.	Type here.	Type here.
Type here.	Type here.	Type here.	Type here.	Type here.

Attach resumes and Statement of Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, explain why the professional qualifications not been met and how professional expertise is otherwise being provided. *David Jackson is a long-time member of the Redondo Beach Historical Society and is actively involved in their events and activities. He is well-versed in the local historic properties. Jeff Matsuno is an artist and teacher with a strong understanding of historic architecture.*
2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? *N/A*

B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? Yes No If not, who serves as staff? [Click or tap here to enter text.](#)
2. If the position(s) is not currently filled, why is there a vacancy? *N/A*

Name/Title	Discipline	Dept. Affiliation	Email Address
Stacey Kinsella, Associate	City Planner	Community Development	Stacey.kinsella@redondo.org

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

Antonio Gardea, Senior	City Planner	Community Development	Antonio.gardea@redondo.org
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Attach resumes and Statement of Qualifications forms for staff.

C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum. If you haven't met at least four times, explain why not.

Commissioner/Staff	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
David Jackson	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
Jeff Matsuno	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
Jeannie Penner-More	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Edward Caldwell	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
Sharon Ritums	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michele McNearney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
Benjamin Morse	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
Stacey Kinsella	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
Antonio Gardea	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
Type here.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

D. Training Received

Indicate what training each commissioner and staff member has received. Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/Staff Name	Training Title & Description (including method presentation, e.g., webinar, workshop)	Duration of Training	Training Provider	Date

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

Stacey Kinsella	Movie Palaces Documentary by April Wright	90 minutes	April Wright provided the link via email	March 2020
Antonio Gardea	“	“	“	“
Benjamin Morse	“	“	“	“
Jeff Matsuno	“	“	“	“
Stacey Kinsella	Buildings on Film: Bridging Art and Architecture	1 Hour	CPF	4/23/2020
Stacey Kinsella	Neuroscience, Architecture, and Neutra	1 Hour	CPF	8/11/2020
Type here.	Type here.	Type here.	Type here.	Type here.
Type here.	Type here.	Type here.	Type here.	Type here.

III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

A. Historical Contexts: initiated, researched, or developed in the reporting year (excluding those funded by OHP)

NOTE: California CLG procedures require CLGs to submit survey results, including historic contexts, to OHP. (If you have not done so, submit an electronic copy or link if available online with this report.)

Context Name	Description	How it is Being Used	Date Submitted to OHP
(E) Context Remains Unchanged	Completed September 1995	As an ongoing reference document for landmark sites	Click or tap here to enter text.

B. New Surveys or Survey Updates (excluding those funded by OHP)

NOTE: The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP
No updated surveys completed	Type here.	Type here.	Type here.	Type here.	Type here.	Type here.

How are you using the survey data? Type here.

IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

What public outreach, training, or publications programs has the CLG undertaken? How were the commissioners and staff involved? Please provide an electronic link to all publications or other products not previously provided to OHP.

Item or Event	Description	Date
Cable Television Commercial	A television commercial advertising the City's Preservation Program broadcast on local cable network.	Ongoing
Book – Photographic Collection of Historic Landmark Properties	This book contains photos and descriptions of landmark sites within the City. Copies of 2009 edition are available at City Hall and the public library.	
City of Redondo Beach Historic Preservation video and documents	A video is available at the City's main library which describes the benefits of the local historic preservation program. All City preservation documents are filed at the main library and available to the public.	
Redondo Beach Historical Society Events	The Redondo Beach Historical Society holds several events each year at the historic Morrell House. They also host an annual historic homes tour that is very popular.	

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

Item or Event	Description	Date

ADDITIONAL INFORMATION FOR NATIONAL PARK SERVICE ANNUAL PRODUCTS REPORTS FOR CLGS

NOTE: OHP will forward this information to NPS on your behalf. Please read “Guidance for completing the Annual Products Report for CLGs” located at http://www.nps.gov/clg/2015CLG_GPRA/FY2013_BaselineQuestionnaireGuidance-May2015.docx.

A. CLG Inventory Program

During the reporting period (October 1, 2019-September 30, 2020) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
Local - Citywide	Three

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. During the reporting period (October 1, 2019-September 30, 2020) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? Yes No

2. If the answer is yes, then how many properties have been added to your register or designated from October 1, 2018 to September 30, 2019? Three

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

C. Local Tax Incentives Program

1. During the reporting period (October 1, 2019-September 30, 2020) did you have a Local Tax Incentives Program, such as the Mills Act? Yes No

2. If the answer is yes, how many properties have been added to this program from October 1, 2018 to September 30, 2019? From 2019 to 2020, we added three properties.

Name of Program	Number of Properties Added During 2019-2020	Total Number of Properties Benefiting From Program
Mills Act	Three, but recordation is pending for two of them	105

D. Local “bricks and mortar” grants/loan program

1. During the reporting period (October 1, 2019-September 30, 2020) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? Yes No

2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2019 to September 30, 2020? *Type here.*

Name of Program	Number of Properties that have Benefited
N/A	<i>Type here.</i>

E. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2019-September 30, 2020) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties? Yes No

2. If the answer is yes, how many historic properties did your local government review for compliance with your local government’s historic preservation regulatory law(s) from October 1, 2019 to September 30, 2020? We processed 15 applications for review via the Certificate of Appropriateness process.

F. Local Property Acquisition Program

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

1. During the reporting period (October 1, 2019-September 30, 2020) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? Yes No

2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2019 to September 30, 2020? Type here.

Name of Program	Number of Properties that have Benefited
N/A	Type here.

IN ADDITION TO THE MINIMUM CLG REQUIREMENTS, OHP IS INTERESTED IN A SUMMARY OF LOCAL PRESERVATION PROGRAMS

- A. What are your most critical preservation planning issues? **The most critical preservation issues is the need to update the Historic Resources Survey. The survey was first completed in 1986 and the second one was completed in 1996.**

- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community? **Due to COVID, our most important accomplishment was hosting Zoom meetings with the Minor Alterations Subcommittee so that the minor projects could still be processed. We were able to process 11 applications this way which helps our historic homeowners maintain their properties and perform minor, appropriate upgrades. We were able to convert the Preservation Commission meetings to online Zoom and software by September 2020.**

- C. What recognition are you providing for successful preservation projects or programs? **The only recognition right now is through the public hearing process.**

- D. What are your local historic preservation goals for 2020-2021? **We are eager to slowly transition back to in-person public meetings and appointments. Similarly, we hope to perform more in-person site inspections to ensure that historic properties and homeowners continue to thrive.**

- E. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? **Staff and Commission can always use more technical training.**

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

F. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Training Needed or Desired	Desired Delivery Format
Construction best practices for historic restoration projects	Webinar

G. Would you be willing to host a training working workshop in cooperation with OHP? Yes No

H. Is there anything else you would like to share with OHP? Our Minor Alterations Subcommittee has been extremely active via Zoom this past year. They were able to meet on 7 different occasions and process 11 applications. We needed to keep momentum with our historic projects while the pandemic put in-person meetings on hold. This really showed the level of commitment of our commissioners and staff to keep the program alive during a scary time. Larger projects were, unfortunately, delayed until the Zoom public hearing format could be properly utilized. Recent Zoom meetings which will be reflected on the next annual report will show those delayed projects finally being processed.

XII Attachments (electronic)

- Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- Minutes from commission meetings
- Drafts of proposed changes to the ordinance
- Drafts of proposed changes to the General Plan
- Public outreach publications

Email to Lucinda.Woodward@parks.ca.gov