



Community Development Department  
415 Diamond Street  
Redondo Beach CA90277

Tel: 310.318.0637  
Redondo.org

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TO: Public Amenities Commission  
FROM: Andrew Svitek, Senior Planner  
DATE: April 9, 2025  
SUBJECT: Past Approvals of Additions to Landmarked Properties

Please see enclosed information about past approvals by the Preservation Commission for additions. The documents contain photos of the original house and the house with an addition. These examples can provide guidance on the criteria for Certificates of Appropriateness as applied in the City of Redondo Beach.

# Certificate of Appropriateness for Additions

An overview of recent approvals by the Preservation Commission

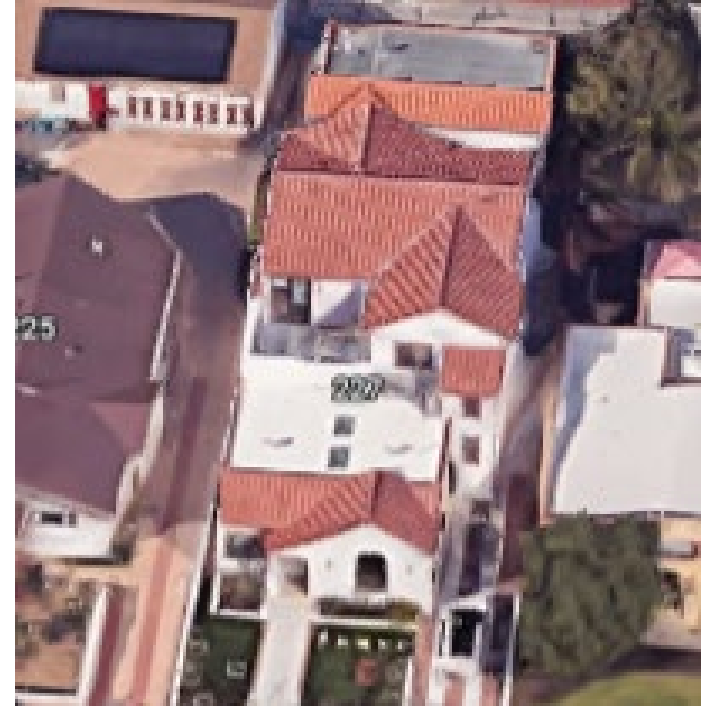
# 709 S. Broadway – January 4, 2020

## 2 story addition to 1 story house



# 227 Ave C – November 3, 2021

## 2 story addition to 1 story house





# 225 Ave D – March 4, 2020

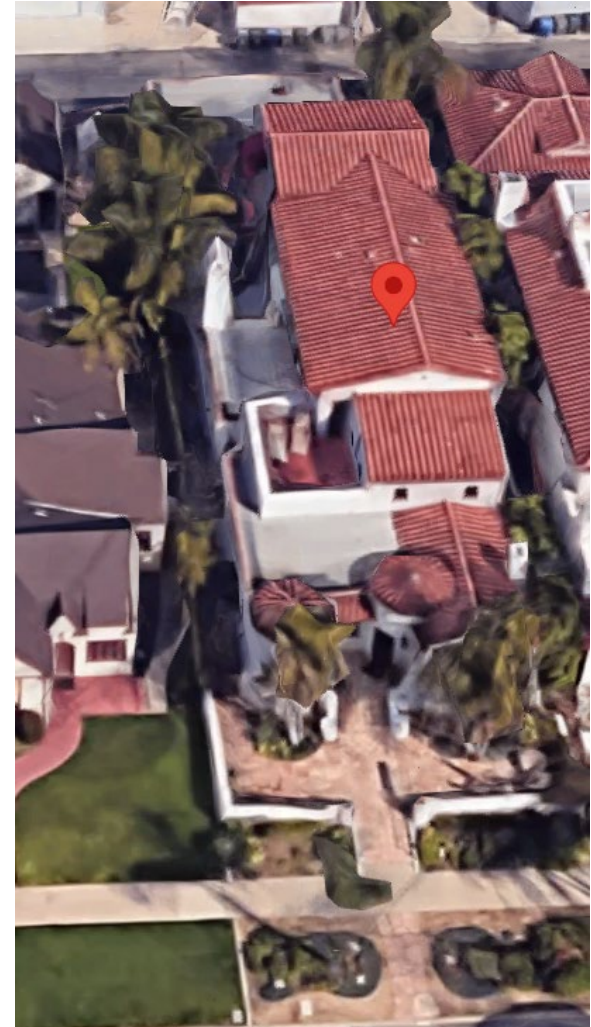
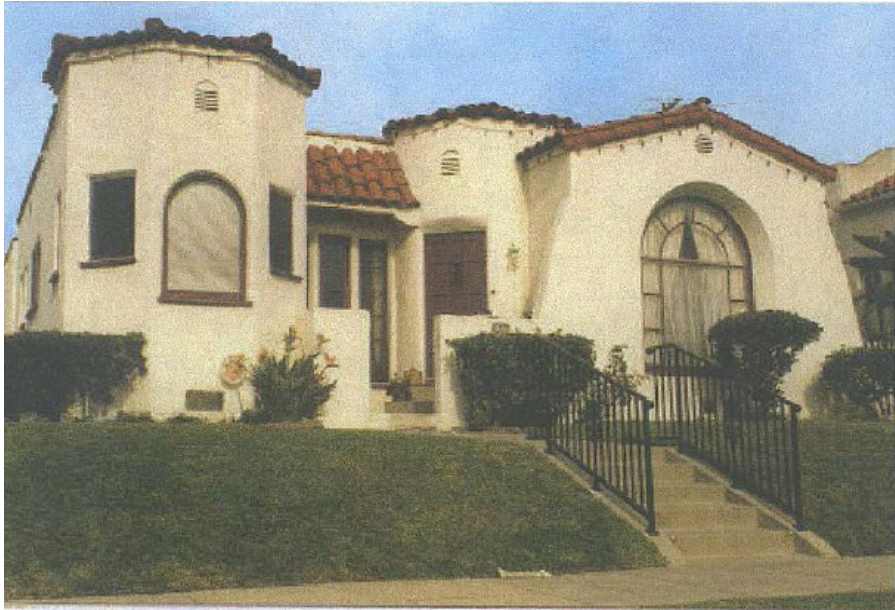
## 2 story addition to 1 story house





211 Avenue E – May 5, 2014

Landmarked with 2-story addition to 1-story house





# 228 Ave E – March 3, 2021

## 2 story addition to 1 story house





# 631 Emerald Street – 2-story addition to 1-story house





# 605 Garnet Street – November 3, 2010

## 2 story addition to 1 story house



FRONT ELEVATION (SOUTH)



EAST ELEVATION



REAR ELEVATION (NORTH)



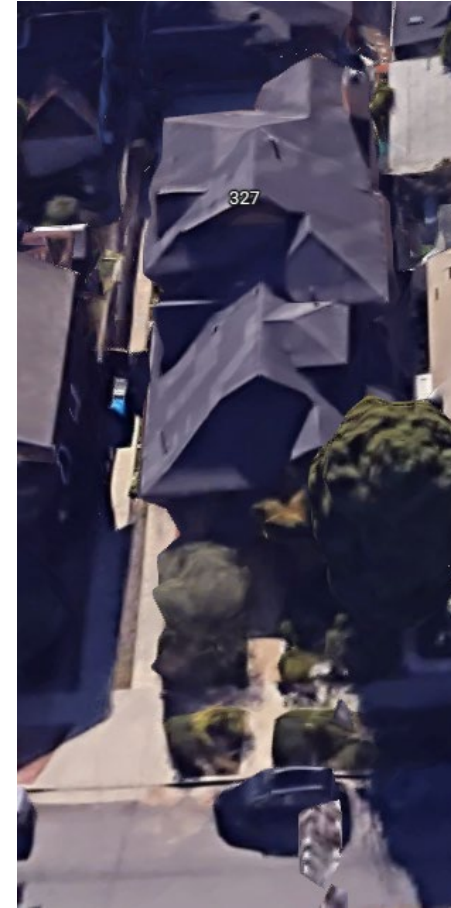
WEST ELEVATION

316 N. Gertruda Avenue – March 1, 2017  
2 story addition to 1 story house (Landmark  
District)

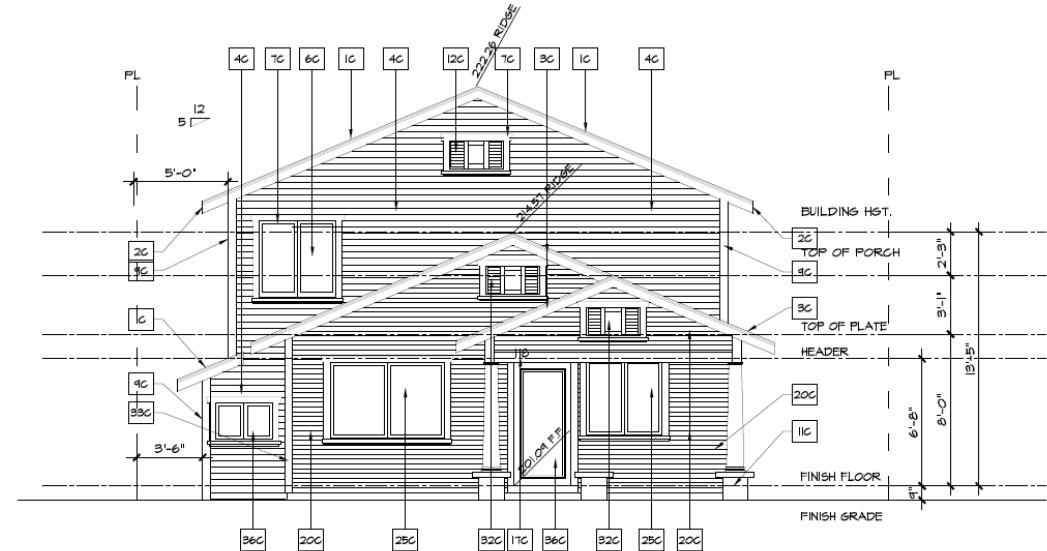




# 327 N. Gertruda Ave (Gertruda Historic District) 2 story addition to 1 story house

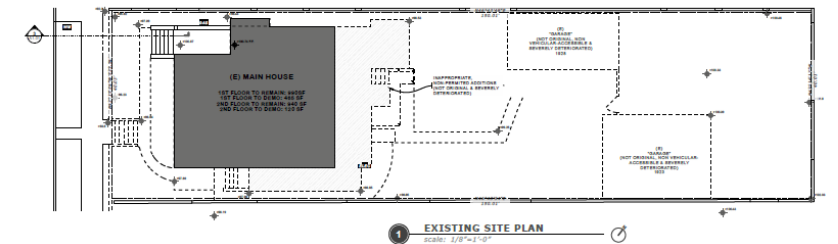
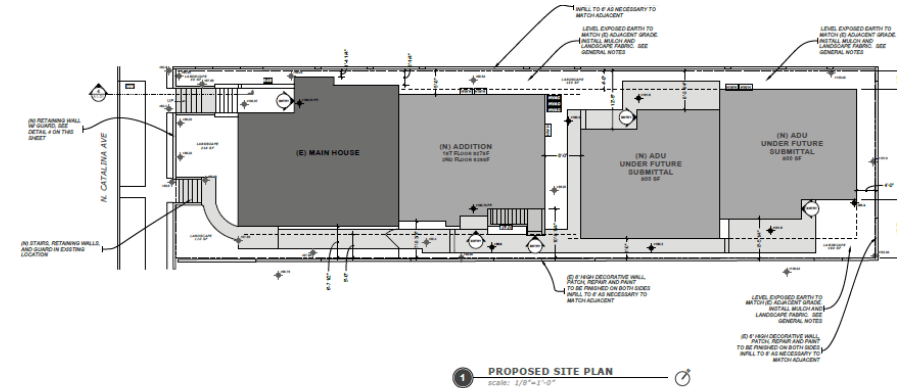
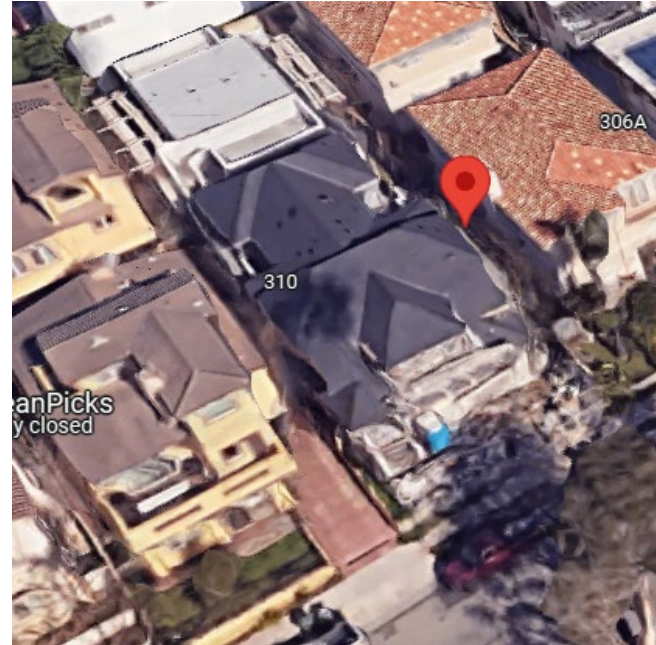


118 S. Helberta Avenue – November 3, 2021  
2 story addition to 1 story house





# 308 N. Catalina – 2 story addition to 2 story house - March 3, 2021





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TO: Public Amenities Commission  
FROM: Andrew Svitek, Senior Planner  
DATE: April 8, 2025  
SUBJECT: Public Comments

Please see comments received, with the following additional background. The Certificate of Appropriateness application includes a section which can be filled out by neighbors to indicate their support of an application. This is filled out at the time of submission of an application, and it is optional. In this case, the applicant, Kim Davidson, reached out to several of her neighbors prior to submitting the application and obtained their signatures indicating that they did not object to the filing of the application. Subsequently, as a result of the public hearing process, staff was contacted by 3 of the neighbors who had initially signed the application, and have since indicated that upon further review they would like to withdraw their signatures in support of the application.

#### Attachments

Online Application

Emails



**From:** [Kimberly Albright \(SP TOR\)](#)  
**To:** [Andrew Svitek](#)  
**Cc:** [Kimberly e Albright](#)  
**Subject:** RE: with drawing my name in support of remodel plan for 510 garnet  
**Date:** Monday, April 7, 2025 11:44:36 AM  
**Attachments:** [image007.png](#)  
[image004.png](#)  
[image006.png](#)

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**CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.**

Hello Andrew,

After reviewing the update proposed plans for the meeting on 4/9 and connecting with the co-owner of owner of our property; 512 Garnet. I am sorry to say that I need to withdraw my support of the 510 Garnet remodel. I know how much work went into this proposal. I was hoping that the architect and Kim Davidson would submit plans that took into consideration all the concerns from the meeting in February. Keeping charm of the historic home and neighborhood and all other concerns which would make it a win win for all.

We are familiar with how small these 100 year old homes are and know how much money and love that goes into maintaining them. I was excited when Kim mentioned that she was working with a firm that had renovated many historical homes but I don't see that they have kept the charm of the house by extending up from the garage and the proposed changes of street view of 510 Garnet,

I have always thought of home as famous architect Christopher Alexander does. This is a quote from his books: A Pattern Language, along with The Timeless Way of Building and The Oregon Experiment. They presents *"an entirely new approach to architecture, building and planning, which will we hope replace existing ideas and practices entirely"*. At the core of these books is the idea that people should design for themselves their own houses, streets, and communities. This idea may be radical (it implies a radical transformation of the architectural profession) but it comes simply from the observation that most of the wonderful places of the world were not made by architects but by the people."

Let's not loss the charm of this block of Garnet Street or other historical homes!

Please let me know if there is anything else that you might need from me before Wednesday. Otherwise will see you there.

Best,  
Kimberly Albright  
512 garnet street

Kea Albright  
Whole Body Team Leader  
Torrance, CA

**From:** [Tessa Bodey](#)  
**To:** [Andrew Svitek](#)  
**Subject:** Re: 510 Garnet Street  
**Date:** Wednesday, March 5, 2025 11:06:07 AM

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Hi Andrew,

I wanted to withdraw my signature & support from the document that was presented at the last meeting for the 510 Garnet renovations. I was under the impression that the living room would be pushed out into the side yard & there would be safety renovations which I am in support of. I did not see the plans when I signed & am not aligned with a rooftop deck, removing historic windows around the house & chopping down trees that have been there for 100 years. The proposed renovations would be an eyesore to our adorable block with all of the 1-story craftsmans & other historic homes.

Sincerely,  
Tessa Bodey  
501 Garnet Street (directly across the street)

On Feb 14, 2025, at 2:27 PM, Andrew Svitek <[Andrew.Svitek@redondo.org](mailto:Andrew.Svitek@redondo.org)> wrote:

Hi Tessa,

- The Public Amenities Commission meeting 2/13/25
  - Agenda - <https://redondo.legistar.com/View.ashx?M=A&ID=1271139&GUID=B54AA712-E2E2-4792-9572-129E3B028E58>
  - Video - <https://redondobeachca.new.swagit.com/videos/334824?place=holder&Mode2=Video>
- Historic District Application form (attached)

**Andrew Svitek, AICP**

Senior Planner

City of Redondo Beach

310.697.3192

[Andrew.Svitek@redondo.org](mailto:Andrew.Svitek@redondo.org)

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*We value and welcome your feedback! Please take our short survey so that we can understand how to better serve you (click [here](#)).*

<image001.png>



**From:** [Jessica Mayotte](#)  
**To:** [Andrew Svitek](#)  
**Subject:** 510 Garnet St. - Certificate of Appropriateness - Removal of Support  
**Date:** Monday, February 17, 2025 4:51:08 PM

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[You don't often get email from [jpmayotte@gmail.com](mailto:jpmayotte@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Hi Andrew,

My name is Jessica Mayotte and I signed my name, as an adjacent property owner (517 Garnet Street), certifying that I had no objections to the proposed Certificate of Appropriateness, based on the owner's description of proposed work to be done. The owner told me that all she was proposing was pushing out into the west section of her yard to make more living space for her family. I have now seen the plans and it is not even close to the description she gave.

I would like to formally pull my support for the project. Could you please remove my name? If you have any questions please do not hesitate to reach out via email or my mobile at 310-989-5278.

Thank you,  
Jessica Mayotte

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

RECEIVED BY:

DATE RECEIVED:

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.*

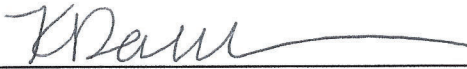
<b>A</b>	<b>APPLICANT INFORMATION</b>		
	STREET ADDRESS OF PROPERTY: <i>510 Garnet Street</i>		
	EXACT LEGAL DESCRIPTION OF THE PROPERTY:		ZONING:
	LOT: <i>portions of lot 14 &amp; 15</i>	BLOCK: <i>136</i>	TRACT: <i>Townsite of Redondo Beach</i> <i>R-3</i>
	RECORDED OWNER'S NAME: <i>Kim Davidson</i> MAILING ADDRESS: <i>510 Garnet Street, RB 90277</i> TELEPHONE: <i>404-218-1847</i> FAX: ----	AUTHORIZED AGENT'S NAME: <i>Miles Pritzkat Architect/PJA Inc.</i> MAILING ADDRESS: <i>306 Vista del Mar, Ste. A, RB 90277</i> TELEPHONE: <i>310-375-7700</i> FAX: ----	
<b>B</b>	<b>PROJECT DESCRIPTION:</b> 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. <i>See attached letter, #1</i>		
	Existing use(s) of site: <i>Existing single family dwelling is used as a residence by a single family.</i>  <i>Garage was converted into a de-facto ADU by the previous owner, with no approval on record.</i> <i>The plan is to obtain approval for the ADU as per current State law, remodeling and adding to as required to meet these regulations and to accomodate the new plan.</i>		
	Existing condition of structure: <i>See attached letter, #2</i>		
	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. <i>See attached letter, #3</i>		



# OWNER'S AFFIDAVIT

**Project address:** 510 Garnet Street  
**Project description:** 1005.4 s.f. first floor addition, 896.4 s.f. second floor addition; 40.4 s.f. ADU addit'n, floor plan alterations at both levels; roof deck; bring existing as-built ADU into compliance; upgrade building foundations, structural, electrical and plumbing systems while conforming to Secretary of Interior and City of Redondo Beach standards for historical structures.

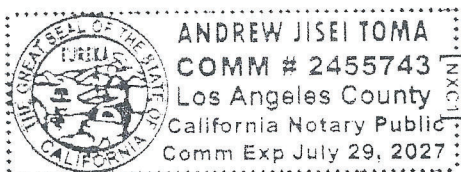
I (We) Kim Davidson, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to be best of my (our) knowledge and belief.


Signature(s): 

Address: 510 Garnet Street  
Redondo Beach, CA 90277

Phone No. (Res.) 404-218-1847  
(Bus.) \_\_\_\_\_

Subscribed and sworn to before me this 30 day of July, 20 24



  
FILING CLERK OR NOTARY PUBLIC

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS

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

NAME	ADDRESS	LOT	BLOCK	TRACT
Tessa Bodey	501 Garnet St.	18	137	TOWNSITE OF REDONDO BCH
Laura Martinez	511 Garnet St.	15	137	
Jessica Mayotte	517 Garnet St.	7	137	
DIANE CLITES	<del>521</del> 519 GARNET ST.	6	137	
Kimberly E. Altwelt	512 Garnet St.	21	136	
SEE ATTACHED FOR ADDITIONAL LETTERS OF SUPPORT				

#### A. INSTRUCTIONS FOR GRAPHIC PORTIONS OF THE APPLICATION FOR PREPARATION

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

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

#### 1) SITE PLAN

**Scale:** Minimum 1/8 inch = 1 foot

##### **General Information:**

North arrow.

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

Legal description.

Size of lot.

Percentage of lot coverage.

Percentage of hardscape/landscape/open space cover.

Proposed/required parking.

##### **Topographical Survey:**

(Prepared by registered civil engineer or land surveyor)

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

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